

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

901 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 21, 2012

SUBJECT: Change of Zone No. 7317

RECOMMENDED MOTION:

**TENTATIVE APPROVAL** of CHANGE OF ZONE NO. 7317, formalizing the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with the attached exhibit, and based upon the findings and conclusions incorporated in the staff report, subject to the adoption of Ordinance No.348.4739 for map number 2.2340.

**BACKGROUND:**

Condition of Approval 30.PLANNING.22 and 50.PLANNING.37 for TR31908 require that the Specific Plan Planning Area boundary be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR31908-1 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries. This Change of Zone will be the first of two planned. The Specific Plan 256 Amendment No. 2 will create a total of 39 Planning Areas, this Change of Zone will formalize 14 of the Planning Areas. The second Change of Zone application (yet to be filed) will formalize the remaining 25 Planning Areas, or 65% of the project.

Greg Neal, Deputy Director for  
Carolyn Syms Luna  
Planning Director

Initials:  
MS:dm

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried,  
IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: March 20, 2012  
xc: Planning, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16.1

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE 2/23/12 mg

Tina Grande

Departmental Concurrence

Policy

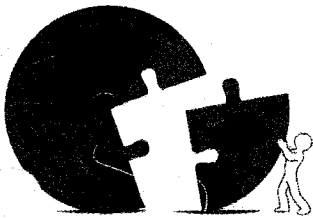
Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Determination was routed to County Clerks for posting on.

3/21/12  
Date

ae  
Initial

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 7317

Project Location: In the unincorporated area of Riverside County, in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

Project Description: Change of Zone No. 7317 proposes to formalize the Planning Area Boundaries for PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Sycamore Creek Holdings, LLC

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (\_\_\_\_)
- Statutory Exemption (\_\_\_\_)
- Other: Exempt per section 15182

Reasons why project is exempt: Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a eviously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 requirements for a subsequent EIR). No further environmental documents are required.

Matt Straite

County Contact Person

951-955-8631

Phone Number

April Eckles  
Signature

Board Assistant  
Title

3/20/12  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCZ7317 ZCFG No. 4591 - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**

03/20/12 d.3  
03/20/12/6.1

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0605745

1080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SYCAMORE CREEK HOLDINGS LLC \$64.00  
paid by: CK 4591  
paid towards: CFG04211 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR CZ07317  
at parcel #:  
appl type: CFG3

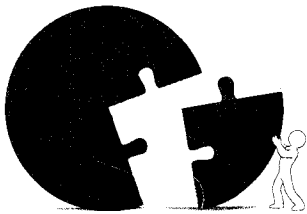
By \_\_\_\_\_ Mar 31, 2006 15:01  
CYUHAS posting date Mar 31, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

901B

03-20-2012

DATE: 2/21/2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7317

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - (1st Dist) Press Enterprise
- CEQA Exempt
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)
  - Controversial:  YES  NO

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Exemption  
Fish & Game Receipt (CFG4211)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**Please schedule for March 20<sup>th</sup> Board Hearing. An Adoption of the matching Ordinance is scheduled on the same day.**

OK  
KI

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 15, 2012**

**I. AGENDA ITEM 3:3 CHANGE OF ZONE NO: 07317**– Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan.

**II. PROJECT DESCRIPTION:**

The Project proposes to formalize the Planning Area Boundaries for Planning Area's 1, 2, 10, 12, 13, 14, 15b, 20b, 21, 22, 25, and 28. – APN's: see Planning Dept for list– Concurrent Cases: SP00256A2.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org)

There were three speakers in favor of the subject proposal:

- J.R. Ackton, 8401 Bedford Motor Way, Corona CA 92883
- Gary Laughlin, 3545 Lexington, Chino CA 91710 (909) 628-5446
- Wayne Kiley, 7726 S. Weirick, Corona CA (231) 631-2311

There were no speakers in a favor or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

The Planning Commission, by a vote of 5-0:

**TENTATIVLY APPROVED CHANGE OF ZONE 7317**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: 3.3  
Area Plan: Temescal Canyon  
Zoning Area: Alberhill, Glen Ivy, and  
Temescal  
Supervisorial District: First  
Project Planner: Matt Straite  
Planning Commission: February 15, 2012

CHANGE OF ZONE NO. 7317  
CEQA Exempt  
Applicant: Sycamore Creek Holdings, LLC  
Engineer/Representative: T & B Planning  
Consultants

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7317 proposes to formalize the Planning Area Boundaries for the following Planning Area's of Specific Plan No. 256 (Sycamore Creek):

- PA 1, 23.5 acres
- PA 2, 32.1 acres
- PA 10, 23.6 acres
- PA 12, 35.6 acres
- PA 13, 26 acres
- PA 14, 22.4 acres
- PA 15a, 23.3 acres
- PA 15b, 21 acres
- PA 19, 11.9 acres
- PA 20b, 4.9 acres
- PA 21, 85.3 acres
- PA 22, 9.6 acres
- PA 25, 25 acres
- PA 28, 1.2 acres

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

### ISSUES OF POTENTIAL CONCERN:

Condition of Approval 30.PLANNING.22 and 50.PLANNING.37 for TR31908 require that the Specific Plan Planning Area boundary be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR31908-1 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries. This Change of Zone will be the first of two planned. The Specific Plan 256 Amendment No. 2 will create a total of 39 Planning Areas, this Change of Zone will formalize 14 of the Planning Areas, or 35% of the Project. The second Change of Zone application (yet to be filled) will formalize the remaining 25, or 65% of the Project.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):  
Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5):  
Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space- Conservation Habitat (OS:CH) to the south and east.
3. Existing Zoning (Ex. #2):  
Specific Plan (SP)
4. Surrounding Zoning (Ex. #2):  
Manufacturing Service Commercial (M-SC) to the

5. Existing Land Use (Ex. #1): north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
6. Surrounding Land Use (Ex. #1): Single Family, School, Retail, Conservation Habitat and Vacant Land.
7. Project Data: Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
- Total Acreage: 345.4 Acres (PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres)  
Total Planning Areas: 14
8. Environmental Concerns: The project is exempt from CEQA pursuant to CEQA Guidelines Section 15182.

**RECOMMENDATIONS:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7317**, formalizing the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 Acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres, PA 19, 11.9 acres; PA 20b, 4.9 acres, PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. The zoning for the subject site is Specific Plan (SP).
4. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
6. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the first Amendment to the Specific Plan. Because the Change of Zone proposed is consistent with the Specific Plan, and with the MSHCP determination and requirements, there is no specific requirement for the Change of Zone to dedicate any lands.
7. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU because it is consistent with the Specific Plan.
8. Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. an area drainage plan, or dam inundation area;
  - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:



**CHANGE OF ZONE NO. 7317**

**Planning Commission Staff Report: February 15, 2012**

**Page 4 of 4**

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- a. The city of Corona sphere of influence;
  - b. The boundaries of the County Service Area No. 134;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - d. A fault zone;
  - e. An area subject to low to moderate liquefaction;
  - f. Several MSHCP criteria cells; and,
  - g. Partially within a 100-year flood plain.
4. See attached list for all APN's associated with the Specific Plan.

Ms:DJ

Y:\Planning Master Forms\Staff Report.doc

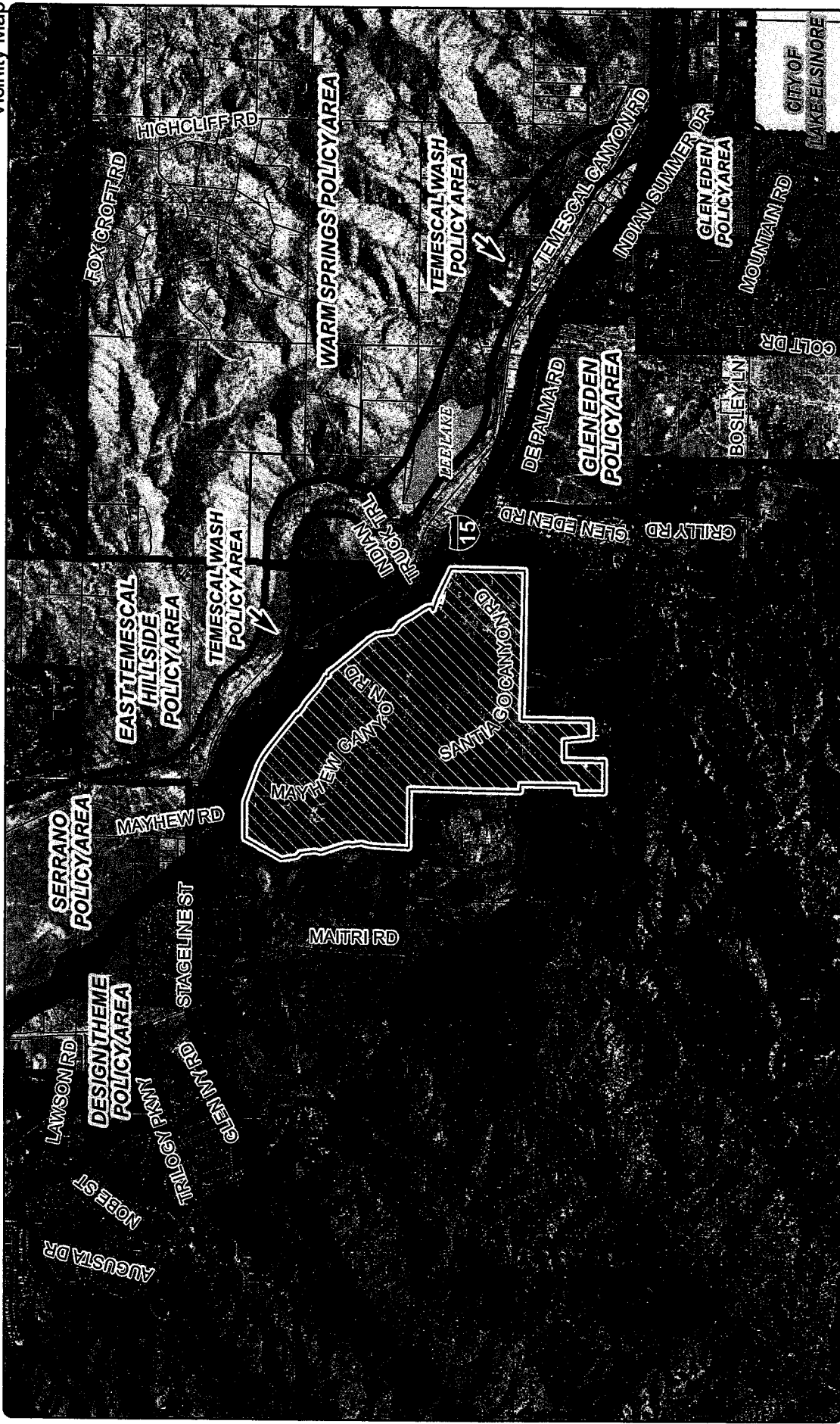
Date Prepared: 01/19/12

Date Revised: 01/19/12

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07317/SP00256A2/TR36316/TR36317  
VICINITY/POLICY AREAS**

Supervisor Buster  
District 1

Date Drawn: 8/29/11  
Vicinity Map



Zoning Area: Temescal, Alberhill and Glen Ivy  
Township/Range: T5SR6W  
Section: 12

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.us/index.html>

Assessors Bk. Pg. 943-14  
Thomas Bros. Pg. 834 2G  
Edition 2009

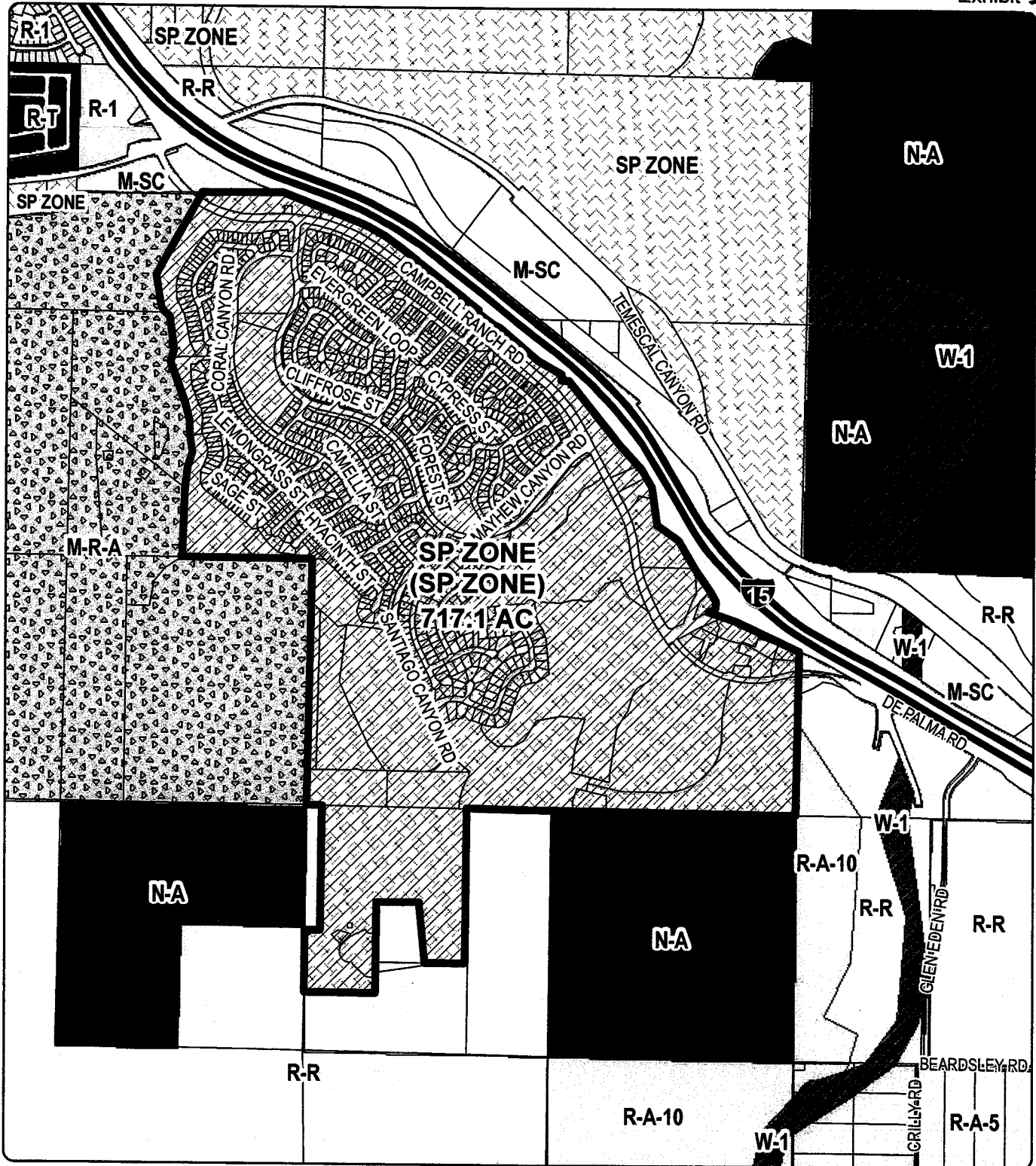


Feet

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07317/SP00256A2/TR36316/TR36317**  
**ZONING**

Supervisor Buster  
 District 1

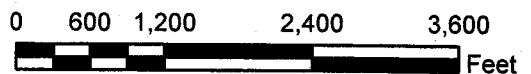
Date: 8/29/11  
 Exhibit 2



Zoning Area: Temescal, Alberhill and Glen Ivy  
 Township/Range: T5SR6W  
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65  
 Thomas Bros. Pg. 834 2G  
 Edition 2009

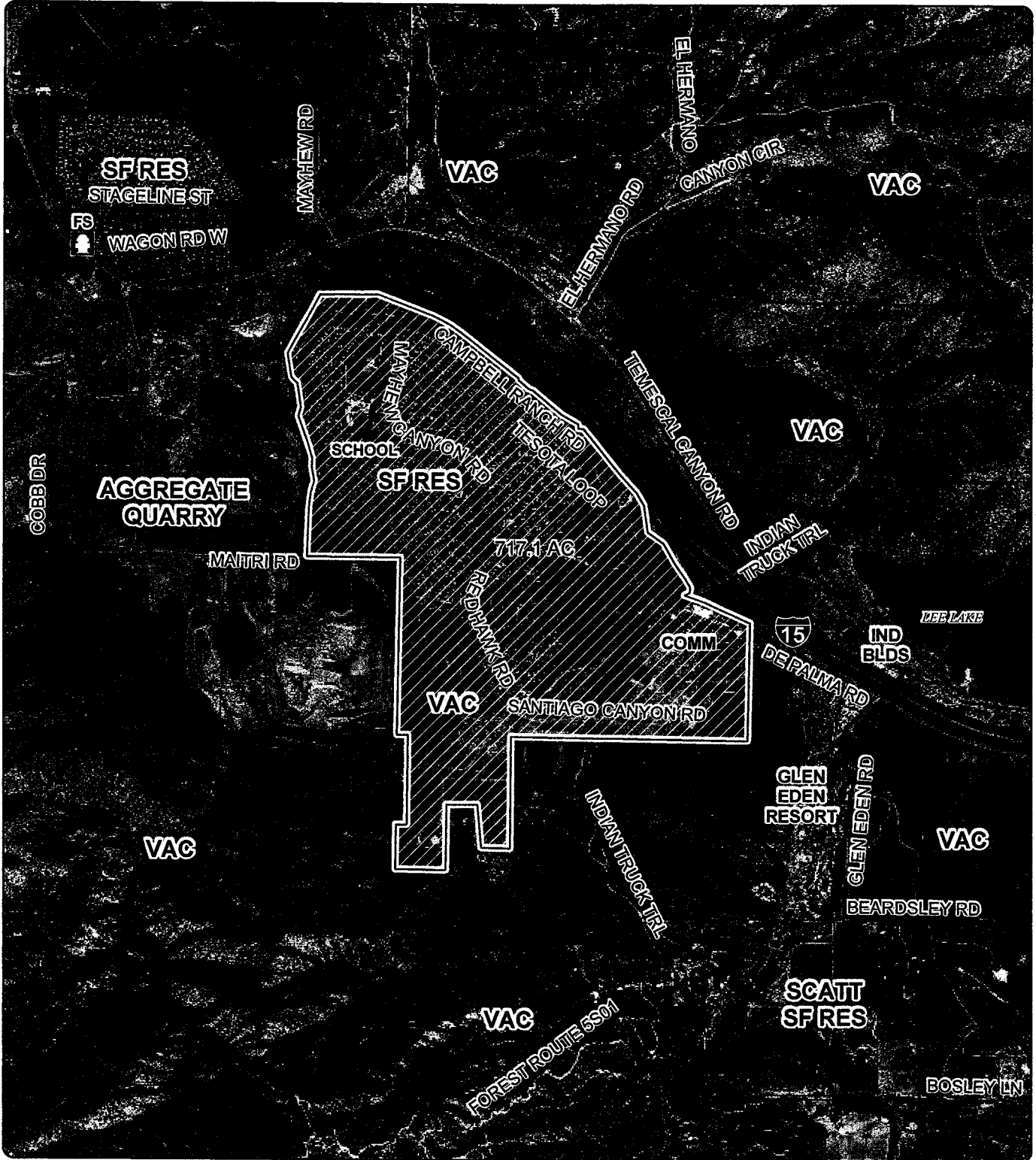
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07317/SP00256A2/TR36316/TR36317**  
**LAND USE**

Supervisor Buster  
 District 1

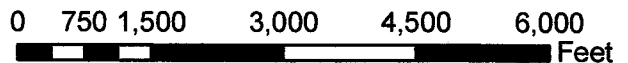
Date: 8/29/11  
 Exhibit 1



Zoning Area: Temescal, Alberhill and Glen Ivy  
 Township/Range: T5SR6W  
 Section: 12

Assessors Bk. Pg. 290-06, 08, 11, 13, 14, 16, 43-48, 53-65  
 Thomas Bros. Pg. 834 2G  
 Edition 2009

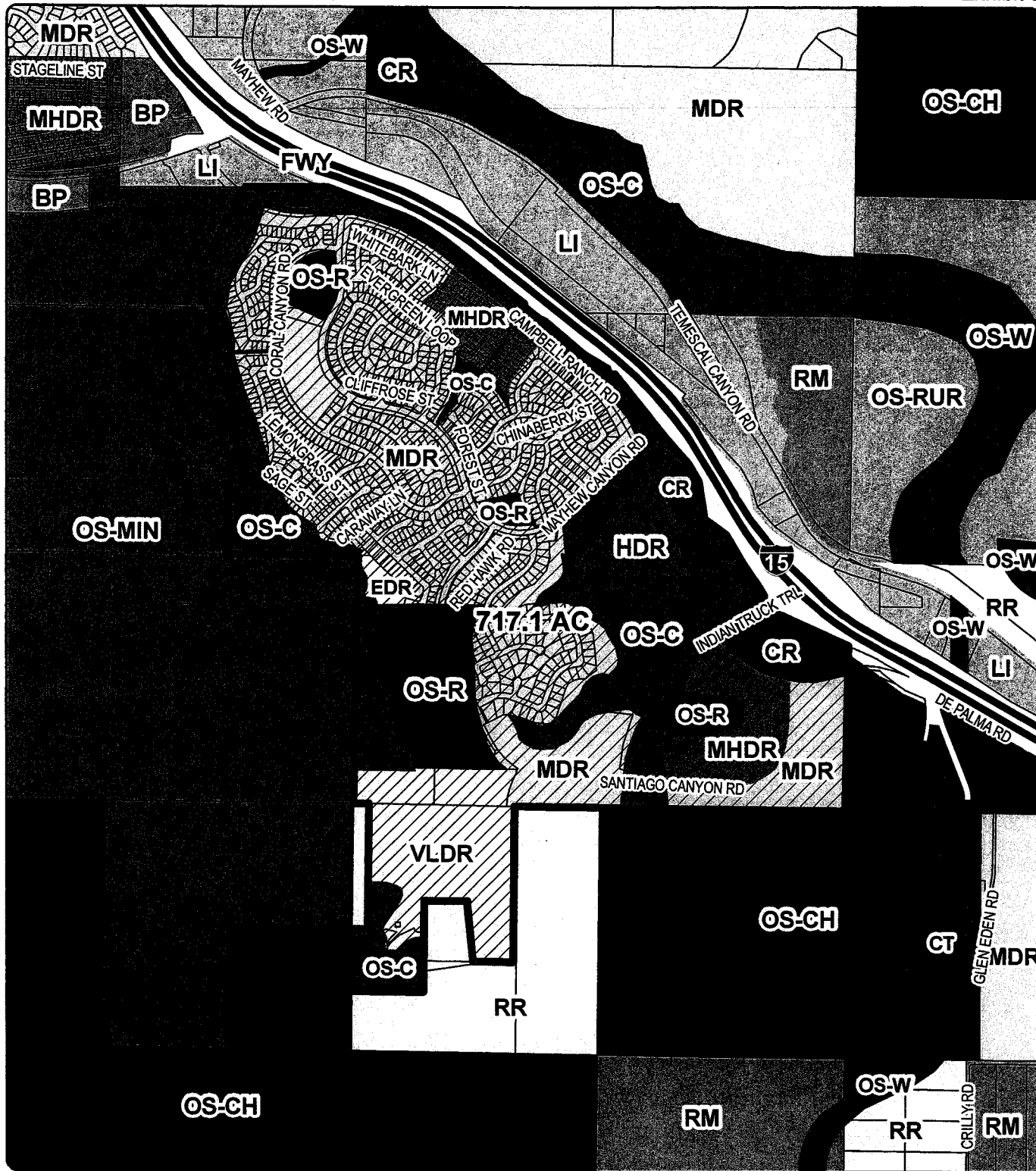
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrra.co.riverside.ca.us/index.html>



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07317/SP00256A2/TR36316/TR36317**  
**EXISTING GENERAL PLAN**

Supervisor Buster  
 District 1

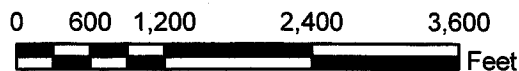
Date Drawn: 8/29/11  
 Exhibit 5

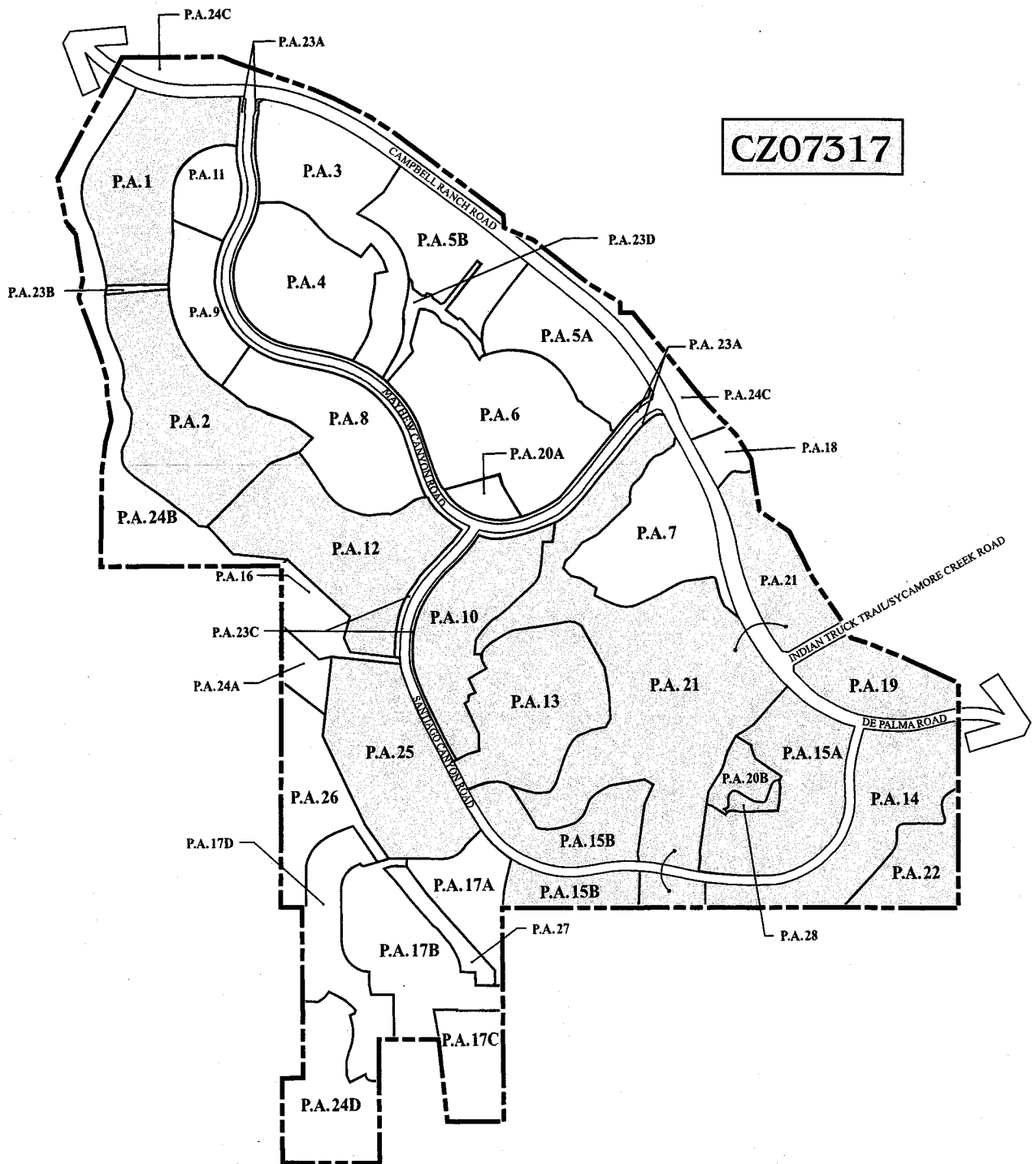


Zoning Area: Temescal, Alberhill and Glen Ivy  
 Township/Range: T5SR6W  
 Section: 12

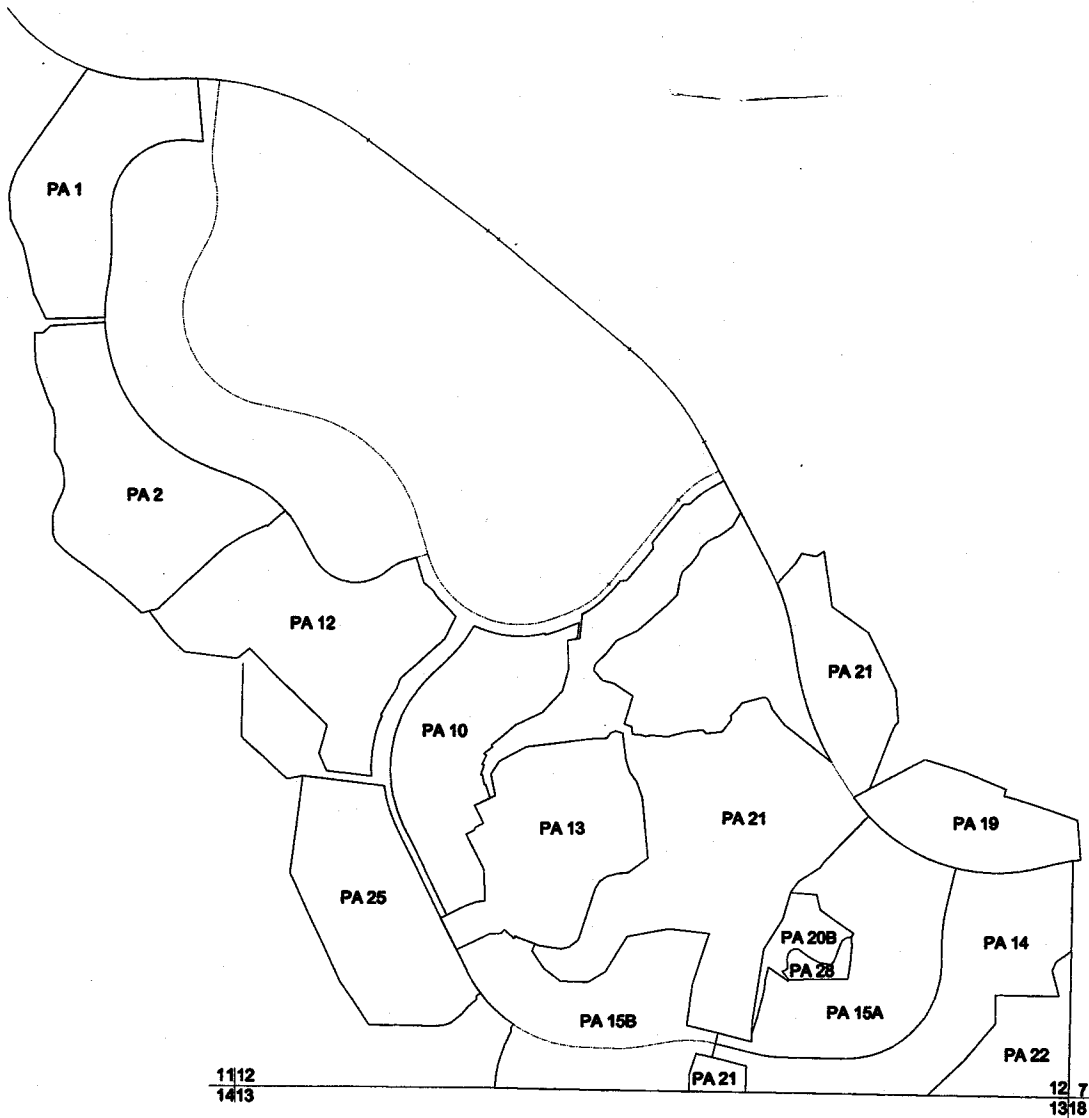
Assessors Bk. Pg. 290-06, 08,11,13,14,16, 43-48, 53-65  
 Thomas Bros. Pg. 834 2G  
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TEMESCAL  
SEC 11,12, T.5S., R.6W S.B.M.

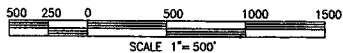


LEGEND

**SP\_ZONE** SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

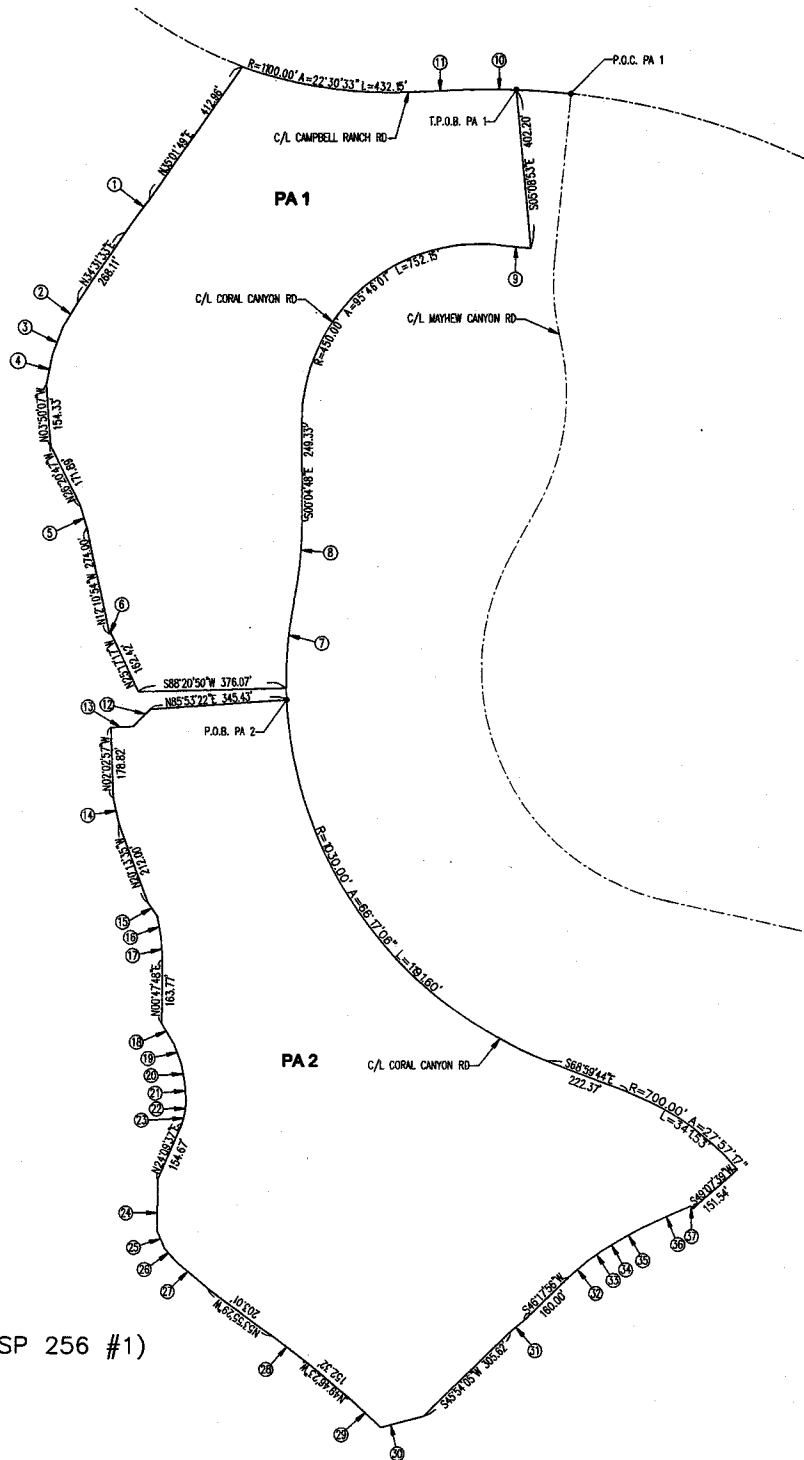


CHANGE OF ZONE CASE NO. XXXX  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.XXXX  
JANUARY 17, 2012  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL  
SEC 11, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	N37°40'03"E	--	51.05'
2	N30°39'40"E	--	72.67'
3	N20°26'06"E	--	74.48'
4	N11°21'00"E	--	75.25'
5	N16°12'15"W	--	56.08'
6	N77°49'06"E	--	3.93'
7	06°47'10"	1030.00	221.59'
8	11°21'14"	1030.00	204.11'
9	N84°18'46"W	--	86.10'
10	04°31'14"	1900.00	149.91'
11	N87°22'05"E	--	120.32'
12	N44°48'29"E	--	63.23'
13	N87°57'03"E	--	57.40'
14	N12°04'07"W	--	67.50'
15	N34°59'06"W	--	41.18'
16	N09°45'31"W	--	54.00'
17	N04°30'39"W	--	55.23'
18	N32°14'06"W	--	60.15'
19	N20°51'06"W	--	51.97'
20	N09°45'31"W	--	51.00'
21	N03°49'32"W	--	48.51'
22	N06°13'43"E	--	27.28'
23	N14°10'30"E	--	26.98'
24	N00°12'20"E	--	132.19'
25	N22°48'17"W	--	46.56'
26	N42°31'57"W	--	49.83'
27	N50°00'45"W	--	98.86'
28	N52°48'54"W	--	101.01'
29	N47°21'43"W	--	105.15'
30	S75°27'31"W	--	112.59'
31	S50°19'31"W	--	46.97'
32	S49°15'58"W	--	58.77'
33	S54°23'51"W	--	44.19'
34	S68°43'40"W	--	42.71'
35	S60°55'17"W	--	78.51'
36	S65°23'33"W	--	131.24'
37	N47°22'50"W	--	10.30'

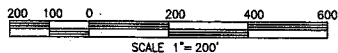


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

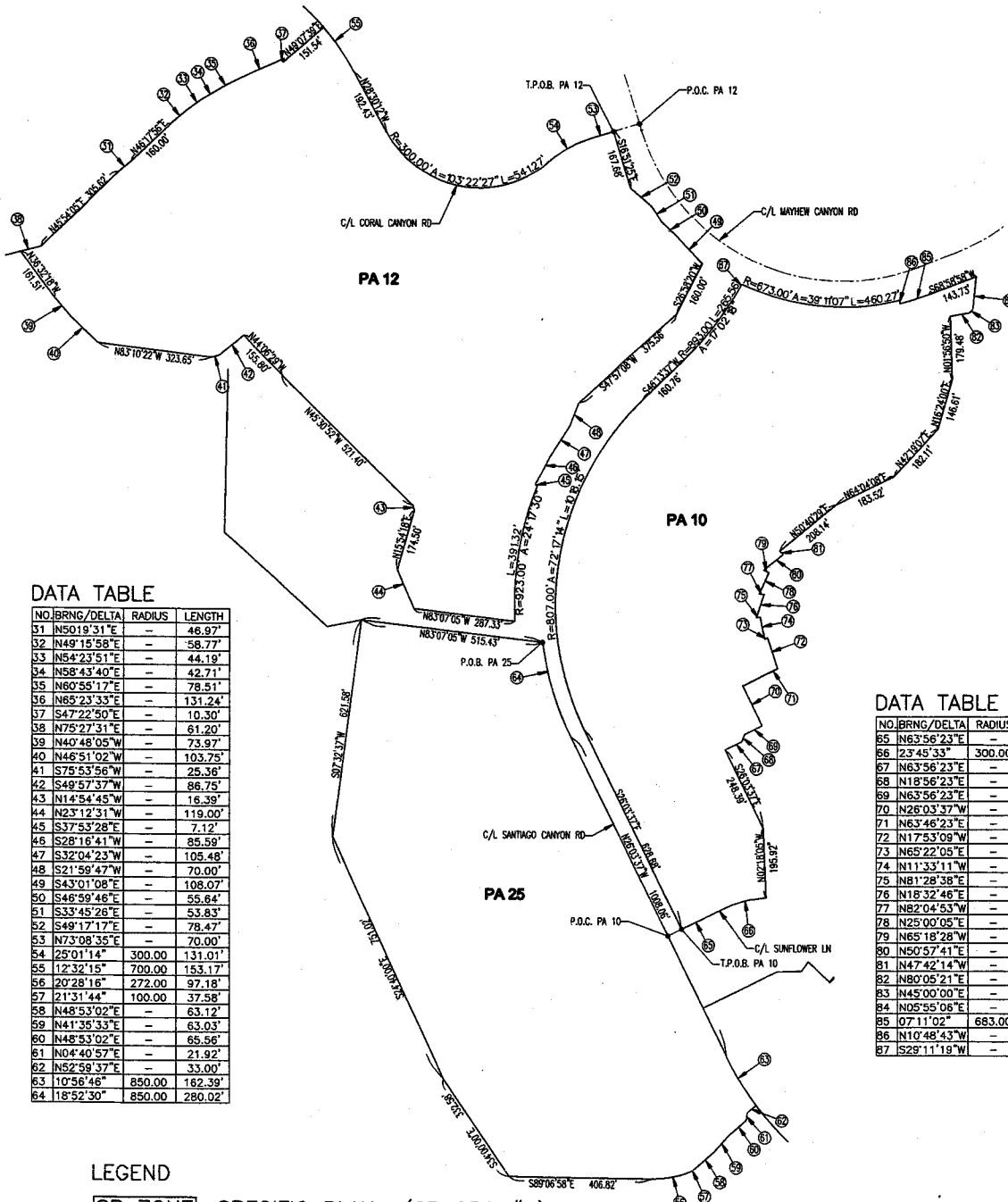


CHANGE OF ZONE CASE NO. XXXX  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.XXXX  
JANUARY 17, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS



TEMESCAL  
SECS 11 & 12, T.5S., R.6W S.B.M.



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
31	N50°19'31"E	-	46.97'
32	N49°15'58"E	-	58.77'
33	N54°23'51"E	-	44.19'
34	N58°43'40"E	-	42.71'
35	N60°55'17"E	-	78.51'
36	N85°23'33"E	-	131.24'
37	S47°22'50"E	-	10.30'
38	N75°27'31"E	-	61.20'
39	N40°48'05"W	-	73.97'
40	N46°51'02"W	-	103.75'
41	S75°53'56"W	-	25.36'
42	S49°57'37"W	-	86.75'
43	N14°54'45"W	-	16.39'
44	N23°12'31"W	-	119.00'
45	S37°53'28"E	-	7.12'
46	S28°16'41"W	-	85.59'
47	S32°04'23"W	-	105.48'
48	S21°59'47"W	-	70.00'
49	S43°01'08"E	-	108.07'
50	S46°59'46"E	-	55.64'
51	S33°45'28"E	-	53.83'
52	S49°17'17"E	-	78.47'
53	N73°08'35"E	-	70.00'
54	S5°01'14"	300.00	131.01'
55	S12°32'15"	700.00	153.17'
56	S20°28'16"	272.00	97.18'
57	S21°31'44"	100.00	37.58'
58	N48°53'02"E	-	63.12'
59	N41°35'33"E	-	63.03'
60	N48°53'02"E	-	65.56'
61	N04°40'57"E	-	21.92'
62	N52°59'37"E	-	33.00'
63	S10°56'46"	850.00	182.39'
64	S18°52'30"	850.00	280.02'

DATA TABLE

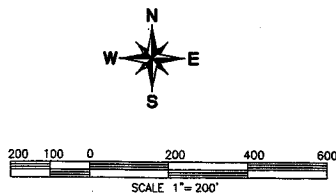
NO.	BRNG/DELTA	RADIUS	LENGTH
65	N63°56'23"E	-	135.20'
66	S23°45'33"	300.00	124.40'
67	N63°56'23"E	-	54.00'
68	N18°56'23"E	-	21.21'
69	N63°56'23"E	-	56.00'
70	N26°03'37"W	-	126.00'
71	N63°46'23"E	-	110.00'
72	N17°53'09"W	-	91.92'
73	N65°22'05"E	-	8.72'
74	N11°33'11"W	-	64.66'
75	N81°28'38"E	-	10.31'
76	N18°32'46"E	-	68.34'
77	N82°04'53"W	-	14.10'
78	N25°00'05"E	-	66.12'
79	N65°18'28"W	-	16.92'
80	N50°57'41"E	-	72.17'
81	N47°42'14"W	-	13.29'
82	N80°05'21"E	-	56.61'
83	N45°00'00"E	-	12.22'
84	N05°55'06"E	-	94.31'
85	S7°11'02"	683.00	85.64'
86	N10°48'43"W	-	10.02'
87	S29°11'19"W	-	7.24'

LEGEND

SP\_ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348



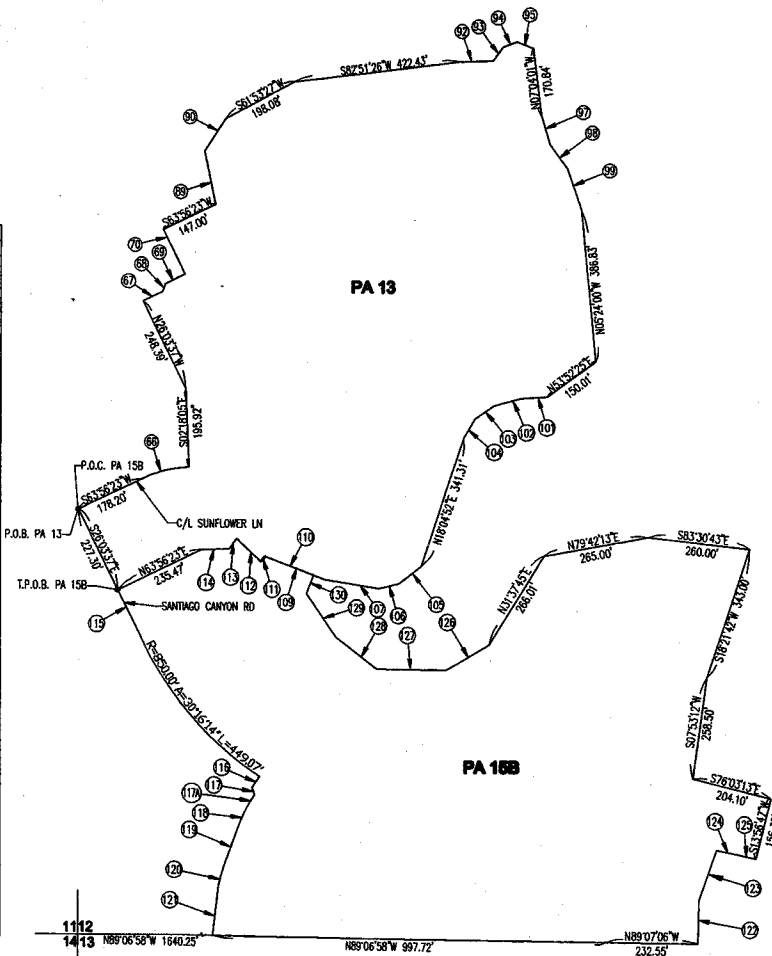
CHANGE OF ZONE CASE NO. XXXX  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.XXXX  
JANUARY 17, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
66	23°45'33"	300.00	124.40'
67	S63°56'23"W	--	54.00'
68	S18°56'23"W	--	21.21'
69	S63°56'23"W	--	56.00'
70	S26°03'37"E	--	126.00'
69	S11°33'11"E	--	136.36'
90	S32°42'27"W	--	99.24'
92	S88°20'22"W	--	86.53'
93	S36°24'24"W	--	43.25'
94	S69°51'05"W	--	36.49'
95	N68°40'25"W	--	43.62'
97	N16°21'52"W	--	76.06'
98	N35°03'58"W	--	75.96'
99	N19°08'09"W	--	109.03'
101	N85°53'29"E	--	67.11'
102	N74°24'09"E	--	69.26'
103	N56°08'54"E	--	58.89'
104	N31°18'48"E	--	58.72'
105	N52°31'22"E	--	70.77'
106	N76°44'27"E	--	53.81'
107	S80°53'25"E	--	139.84'
109	S69°03'33"E	--	161.00'
110	S69°03'33"E	--	130.92'
111	N43°14'05"E	--	17.06'
112	S46°45'55"E	--	83.79'
113	N35°20'00"E	--	32.81'
114	N88°38'00"E	--	70.49'
115	N26°03'37"W	--	152.08'
116	N33°40'09"E	--	33.00'
117	N14°46'36"W	--	20.02'
117A	N30°55'17"E	--	26.03'
118	N0°26'05"	328.00	59.74'
119	N20°29'12"E	--	98.61'
120	N3°52'37"	340.00	82.35'
121	N06°36'35"E	--	106.79'
122	S00°52'54"W	--	109.76'
123	S19°32'37"W	--	136.05'
124	N78°53'07"W	--	58.82'
125	N76°03'13"W	--	43.45'
126	S89°25'57"E	--	125.00'
127	S88°52'00"E	--	179.00'
128	S32°12'36"E	--	130.00'
129	S34°11'16"E	--	133.48'
130	S20°56'27"W	--	50.00'

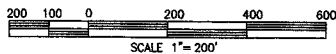


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

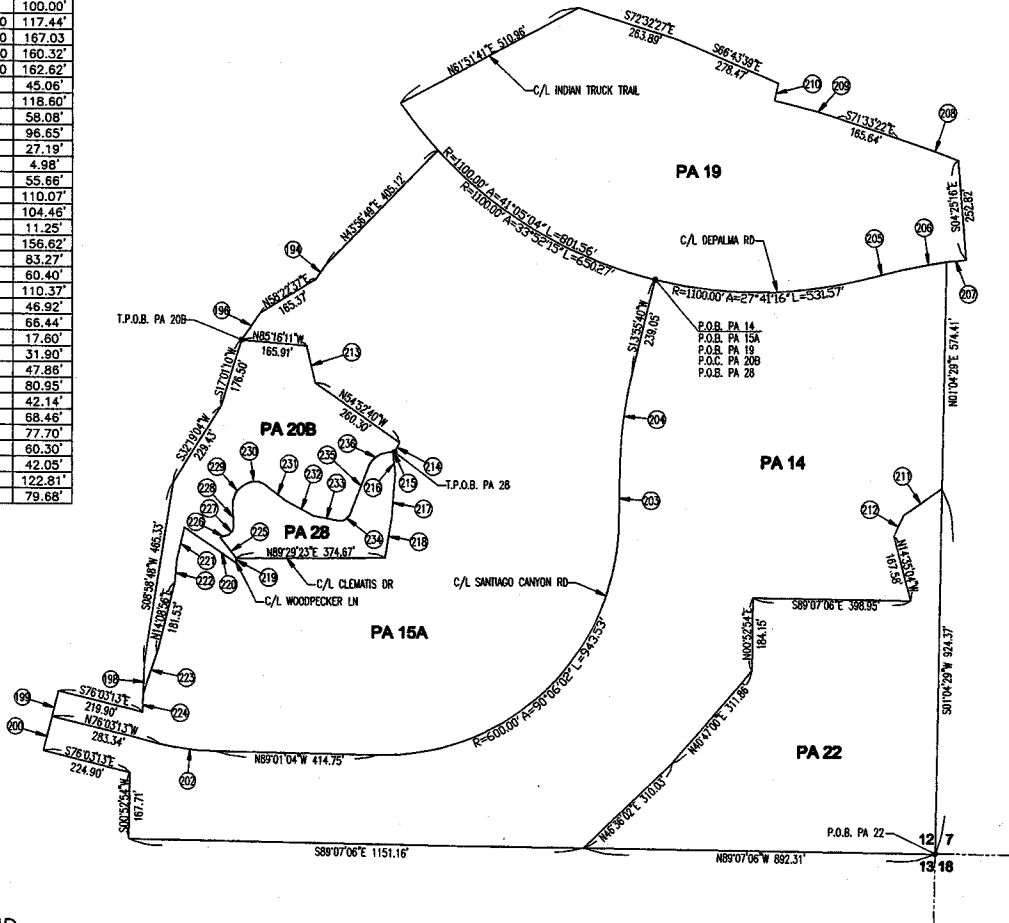


CHANGE OF ZONE CASE NO. XXXX  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.XXXX  
JANUARY 17, 2012  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

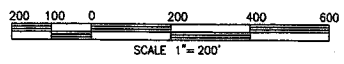
NO.	BRNG/DELTA	RADIUS	LENGTH
194	N34°32'04"E	-	45.25'
196	N34°44'57"E	-	83.00'
198	S01°48'10"W	-	75.08'
199	N13°56'47"E	-	67.12'
200	S13°56'47"W	-	89.23'
202	S12°57'51"	600.00	135.76'
203	S00°52'54"W	-	135.00'
204	S13°02'46"	1100.00	250.47'
205	S76°07'51"W	-	100.00'
206	S06°07'02"	1100.00	117.44'
207	S08°42'00"	1100.00	167.03'
208	S03°02'16"	3024.00	160.32'
209	S06°12'42"	1500.00	162.62'
210	S12°13'56"W	-	45.06'
211	N54°50'08"E	-	118.60'
212	N24°29'50"E	-	58.08'
213	N12°44'18"W	-	96.65'
214	N28°14'55"E	-	27.19'
215	N87°41'27"W	-	4.98'
216	N06°32'00"W	-	55.86'
217	N04°23'30"E	-	110.07'
218	N09°36'51"E	-	104.46'
219	N13°23'25"E	-	11.25'
220	N55°45'00"W	-	156.62'
221	N13°23'25"E	-	83.27'
222	N05°30'30"E	-	60.40'
223	N18°39'41"E	-	110.37'
224	S01°48'10"W	-	46.92'
225	N38°33'36"W	-	66.44'
226	N73°14'00"E	-	17.60'
227	S08°40'40"	24.00	31.90'
228	N02°54'40"W	-	47.86'
229	S72°28'15"	64.00	80.95'
230	S72°28'15"	42.00	42.14'
231	S52°57'00"E	-	68.46'
232	S82°04'38"E	-	77.70'
233	S78°42'51"E	-	60.30'
234	S01°18'46"	30.00	42.05'
235	N20°58'23"E	-	122.81'
236	S71°20'10"	64.00	79.68'



LEGEND  
SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. XXXX  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.XXXX  
 JANUARY 17, 2012  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

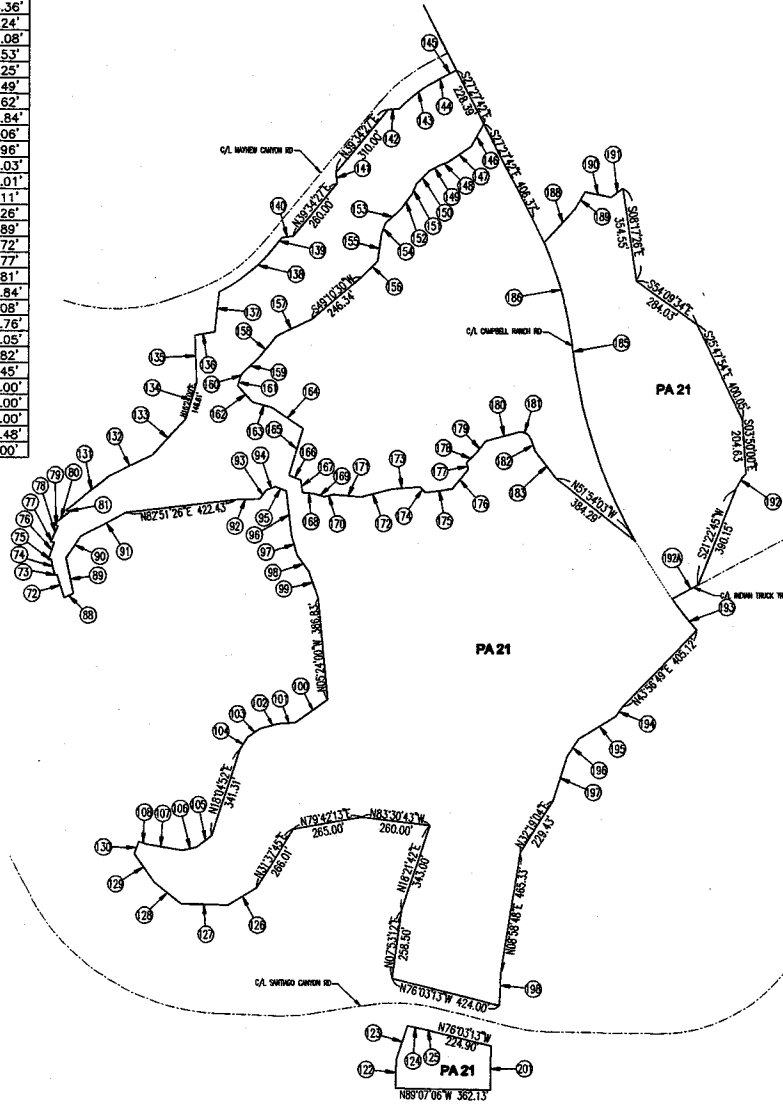
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
72	N17°53'09"W	--	91.92'
73	N65°22'05"E	--	8.72'
74	N11°33'11"W	--	64.66'
75	N81°28'38"E	--	10.31'
76	N18°32'46"E	--	68.34'
77	N82°04'53"W	--	14.10'
78	N25°00'05"E	--	66.12'
79	N65°18'28"W	--	16.92'
80	N50°57'41"E	--	72.17'
81	N47°42'14"W	--	13.29'
88	N11°33'11"W	--	37.00'
89	N11°33'11"W	--	136.36'
90	N32°42'27"E	--	99.24'
91	N61°53'27"E	--	198.08'
92	N88°20'22"E	--	86.53'
93	N36°24'24"E	--	43.25'
94	N89°51'05"E	--	36.49'
95	N68°40'25"W	--	43.62'
96	N07°04'01"W	--	170.84'
97	N16°21'52"W	--	76.06'
98	N35°03'58"W	--	75.96'
99	N19°08'09"W	--	109.03'
100	N53°52'25"E	--	150.01'
101	N85°53'29"E	--	67.11'
102	N74°24'09"E	--	69.26'
103	N56°08'54"E	--	58.89'
104	N31°18'48"E	--	58.72'
105	N52°31'22"E	--	70.77'
106	N76°44'27"E	--	53.81'
107	N80°53'25"W	--	139.84'
108	N69°03'33"W	--	30.08'
122	N00°52'54"E	--	109.76'
123	N19°32'37"E	--	136.05'
124	N78°53'07"W	--	58.82'
125	N76°03'13"W	--	43.45'
126	N59°25'57"E	--	125.00'
127	N88°52'00"W	--	179.00'
128	N52°12'38"W	--	130.00'
129	N34°11'16"W	--	133.48'
130	N20°56'27"E	--	50.00'

TEMESCAL  
SEC 12, T.5S., R.6W S.B.M.

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
131	N50°40'29"E	--	208.14'
132	N64°04'08"E	--	183.52'
133	N42°19'07"E	--	182.11'
134	N16°24'00"E	--	146.61'
135	N01°56'50"W	--	178.48'
136	N80°05'21"E	--	77.61'
137	N05°58'06"E	--	153.48'
138	23°13'27"	643.00	260.63'
139	N38°34'27"E	--	60.51'
140	N83°33'05"E	--	43.20'
141	N05°25'34"W	--	42.43'
142	N84°22'24"E	--	43.88'
143	19°26'36"	527.00	178.84'
144	N62°24'17"E	--	36.06'
145	N62°32'18"E	--	48.00'
146	N29°45'21"E	--	100.38'
147	N55°39'30"E	--	105.09'
148	N71°05'43"E	--	26.85'
149	N62°30'46"E	--	51.83'
150	N45°07'21"E	--	70.06'
151	N23°20'11"E	--	43.76'
152	N83°06'54"E	--	69.70'
153	N48°22'26"E	--	78.43'
154	N19°44'53"E	--	46.08'
155	N07°47'20"E	--	102.98'
156	N45°37'52"E	--	86.43'
157	N64°09'15"E	--	151.26'
158	N39°00'20"E	--	113.39'
159	N47°23'10"E	--	78.33'
160	N28°05'44"E	--	19.46'
161	N11°53'26"E	--	31.49'
162	N42°05'55"W	--	88.81'
163	N74°58'00"W	--	77.15'
164	N55°59'06"W	--	142.72'
165	N16°25'34"E	--	184.28'
166	N68°40'25"W	--	47.13'
167	N07°04'01"W	--	48.13'
168	N83°50'45"W	--	51.04'
169	N73°34'50"W	--	35.41'
170	N76°31'20"E	--	35.73'
171	N85°11'55"W	--	104.51'
172	N75°08'35"E	--	125.01'
173	N85°21'27"E	--	103.11'
174	N43°34'10"W	--	30.94'
175	N81°58'49"E	--	104.76'
176	N38°47'08"E	--	94.73'
177	N12°26'35"W	--	27.03'
178	N46°10'48"E	--	43.21'
179	N39°42'35"E	--	67.59'
180	N74°55'46"E	--	125.87'
181	84°50'05"	40.00	59.23'
182	N20°14'09"W	--	48.77'
183	N37°21'17"W	--	130.98'
184	21°13'32"	1900.00	703.87'
185	N08°36'49"W	--	126.14'
186	14°49'04"	1400.00	362.07'
187	18°50'53"	1400.00	460.55'
188	N42°23'25"E	--	175.71'
189	N30°53'56"E	--	73.70'
190	S78°58'03"E	--	101.59'
191	N52°01'20"E	--	54.86'
192	21°57'01"	190.00	72.79'
192A	N61°51'41"E	--	112.70'
193	07°52'49"	1100.00	151.29'
194	N34°32'04"E	--	45.25'
195	N58°22'37"E	--	165.37'
196	N34°44'57"E	--	83.00'
197	N17°01'10"E	--	176.50'
198	N01°48'10"E	--	122.00'
201	N00°52'54"E	--	167.71'

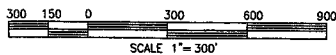


LEGEND

SP ZONE SPECIFIC PLAN (SP 256 #1)

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348



CHANGE OF ZONE CASE NO. XXXX  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.XXXX  
JANUARY 17, 2012  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

SP00256A2

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

CC003708

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define a Planning Area within a Specific Plan.  
 **Type 2:** Used to change a SP zoning ordinance text within a Specific Plan.  
 **Type 3:** Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CC003708      DATE SUBMITTED: 3/31/06

**APPLICATION INFORMATION**

Applicant's Name: Sycamore Creek Holdings, LLC      E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200  
Street  
Irvine, CA 92618-2349  
City      State      ZIP

Daytime Phone No: (949) 790-5400      Fax No: (949) 453-0968

Engineer/Representative's Name: T & B Planning (Joel Morse)      E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Ste. 100  
Street  
Tustin, CA 92780  
City      State      ZIP

Daytime Phone No: (714) 505-6360      Fax No: (714) 505-6361

Property Owner's Name: Sycamore Creek Holdings, LLC      E-Mail: leeanne@fieldstone-homes.com

Mailing Address: 2 Ada, Ste. 200  
Street  
Irvine, CA 92618-2349  
City      State      ZIP

Daytime Phone No: (949) 790-5400      Fax No: (949) 453-0968

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA 40780 / CFG-04211

**APPLICATION FOR CHANGE OF ZONE**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

\_\_\_\_\_  
PRINTED NAME OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Schwaegler

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

Dan Schwaegler

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): see attached 29016006, 29016003, 29016007, 29016006

Section: see attached Township: 5S Range: 6W

Approximate Gross Acreage: 717.1

General location (street address, cross streets, etc.): North of Horsethief Canyon Rd & Hwy 15, South of Temescal Canyon Rd & Hwy 15, East of \_\_\_\_\_, West of Hwy 15

Thomas Brothers map, edition year, page number, and coordinates: Riverside/SD Counties, 2005, 388, K-10

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/19/2012,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C207317/SP256 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

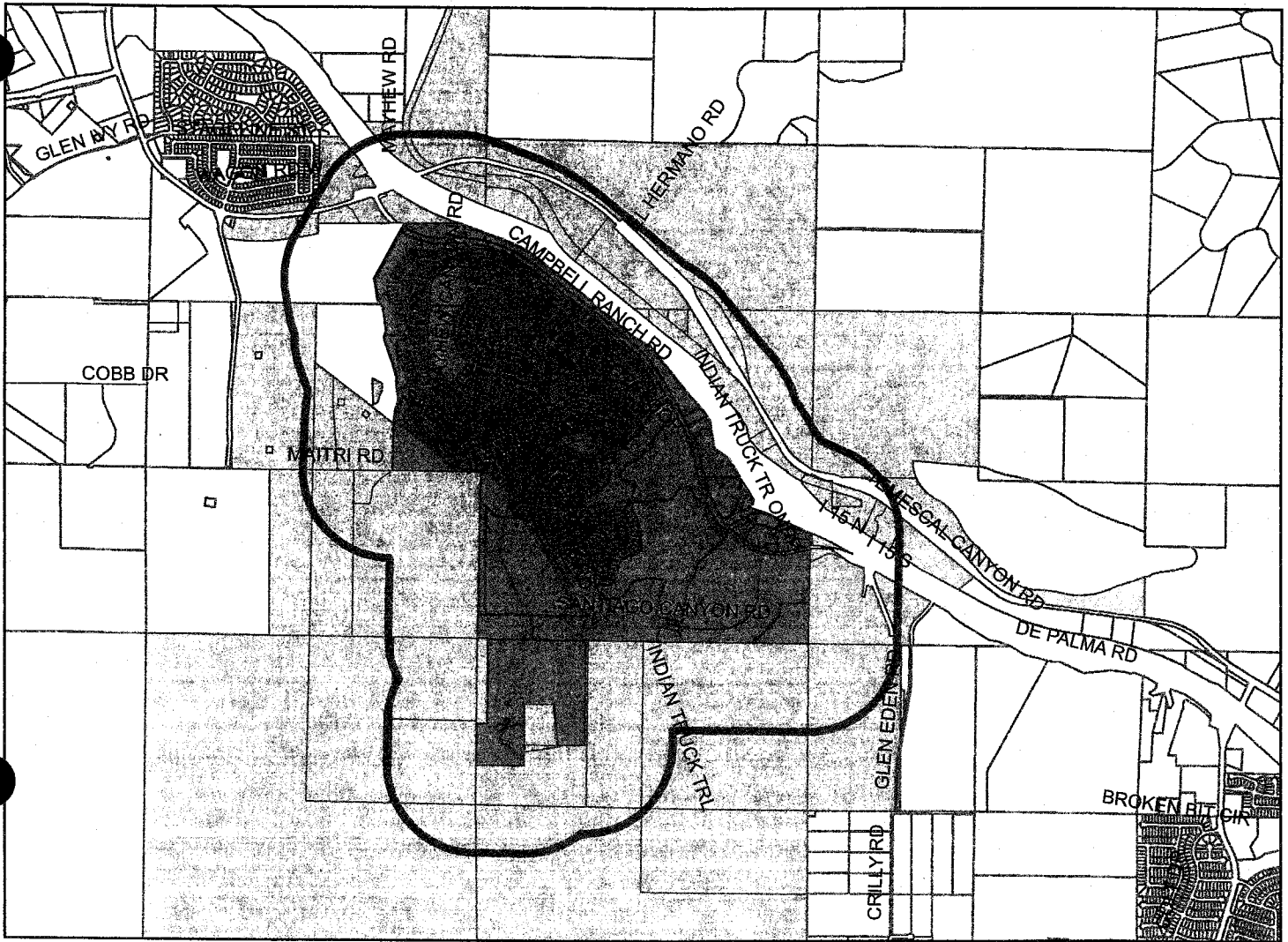
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*✓ Vanessa C.  
ext. 7.19.12*

# 1400 feet buffer



## Selected Parcels

290-660-011	290-080-016	290-080-017	290-200-025	290-200-032	290-120-005	290-120-006	290-150-002	290-150-003	391-070-050
391-050-007	391-070-007	391-070-026	290-110-010	290-130-021	290-670-009	290-120-002	290-120-003	391-070-040	391-080-010
290-150-006	290-130-003	290-130-004	290-130-006	290-130-052	290-130-053	290-130-054	290-130-055	290-060-007	290-060-017
290-060-019	290-080-012	290-080-014	290-080-015	290-080-001	290-130-009	290-130-020	290-160-013	290-150-004	290-160-011
290-160-014	290-060-064	290-060-042	290-060-072	290-110-012	290-110-015	290-110-017	290-110-019	290-110-024	290-050-026
290-050-003	290-060-006	290-060-071	290-060-016	290-050-012	290-060-037	290-660-009	290-670-008	391-070-001	391-070-035
391-070-036	391-070-037	391-070-038	290-060-024	290-060-025	290-060-034	290-150-005	290-150-007	290-150-008	290-150-009
391-070-049	290-130-005								



2,750 1,375 0 2,750 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 290050026, APN: 290050026  
 MENDIL ENTERPRISES  
 C/O GREG D MENEN  
 21908 NE 198TH ST  
 WOODINVILLE WA 98077

ASMT: 290080015, APN: 290080015  
 INDUSI  
 1609 N BUSH ST STE 1  
 SANTA ANA CA 92701

ASMT: 290060025, APN: 290060025  
 TEMESCAL OFFICE PARTNERS  
 C/O RS DEV CO  
 3151 AIRWAY AVE STE U2  
 COSTA MESA CA 92626

ASMT: 290080017, APN: 290080017  
 ASGARD  
 C/O FERRO MANAGEMENT CO  
 1609 N BUSH ST STE 6  
 SANTA ANA CA 92701

ASMT: 290060034, APN: 290060034  
 VICKI CUTHERS, ETAL  
 P O BOX 3766  
 ORANGE CA 92857

ASMT: 290110024, APN: 290110024  
 MINE RECLAMATION, ETAL  
 P O BOX 295  
 LOMITA CA 90717

ASMT: 290060037, APN: 290060037  
 SOUTHERN CALIF EDISON CO  
 P O BOX 800  
 ROSEMEAD CA 91770

ASMT: 290130005, APN: 290130005  
 JOAN CANDEE, ETAL  
 P O BOX 5039  
 FALLON NV 89407

ASMT: 290060064, APN: 290060064  
 LEE LAKE WATER DIST  
 22646 TEMESCAL CANYON RD  
 CORONA CA 92883

ASMT: 290130020, APN: 290130020  
 JANICE MORGER  
 3325 W LINCOLN  
 ANAHEIM CA 92801

ASMT: 290060071, APN: 290060071  
 PHARRIS GROUP  
 C/O CHRISTINA HOLLIDAY  
 2050 MAIN ST STE 250  
 IRVINE CA 92614

ASMT: 290130021, APN: 290130021  
 EVMWD  
 P O BOX 3000  
 LAKE ELSINORE CA 92531

ASMT: 290060072, APN: 290060072  
 MINE RECLAMATION, ETAL  
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 P O BOX 77850  
 CORONA CA 92883

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 TEMECULA CA 92590

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 COMMERCIAL STREET INV CO  
 P O BOX 77850  
 CORONA CA 92877

ASMT: 290670009, APN: 290670009  
 YFP SYCAMORE CREEK, ETAL  
 C/O YFP SYCAMORE CREEK  
 3224 CLUB DR  
 LOS ANGELES CA 90064

ASMT: 290150006, APN: 290150006  
 GRACE KOREAN CHURCH AT NORWALK  
 1645 W VALENCIA DR  
 FULLERTON CA 92833

ASMT: 391070007, APN: 391070007  
 CORONA LAKE  
 C/O BILLY ANDREWS  
 4060 E LA PALM AVE  
 ANAHEIM CA 92806

ASMT: 290160014, APN: 290160014  
 NANCY KILEY, ETAL  
 205 E 5TH ST  
 CORONA CA 92879

ASMT: 391070026, APN: 391070026  
 DAR INV  
 1321 N KRAEMER BLV  
 ANAHEIM CA 92806

ASMT: 290200025, APN: 290200025  
 AUDREY WALKER  
 10501 WRANGLER WAY  
 CORONA, CA. 92883

ASMT: 391070038, APN: 391070038  
 SYCAMORE CREEK MARKETPLACE  
 3 MACARTHUR PL NO 550  
 SANTA ANA CA 92707

ASMT: 290200032, APN: 290200032  
 BUTTERFIELD ESTATES HOMEOWNERS ASSN  
 C/O HOLLYWOOD HOMES II  
 3954 HAMPTON DR  
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ASMT: 290660011, APN: 290660011  
 JUANITA GRAY, ETAL  
 11011 INDIAN TRUCK TR  
 CORONA, CA. 92883

ASMT: 391070050, APN: 391070050  
 CORONA CANYON JK INV  
 9370 SKY PARK CT STE 220  
 SAN DIEGO CA 92123

ASMT: 290670008, APN: 290670008  
 STARFIELD SYCAMORE INV  
 C/O STEVEN CAMERON  
 14 CORPORATE PLZ  
 NEWPORT BEACH CA 92660

ASMT: 391080010, APN: 391080010  
 GLEN EDEN CORP  
 C/O GLEN EDEN CORP  
 25999 GLEN EDEN RD  
 CORONA, CA. 92883

Sycamore Creek Holdings LLC  
2 ADA STE 200  
Irvine CA 92618

T&B Planning  
17542 E 17th St STE 100  
Tustin CA 92780

Sandy Chandler  
Albert A. Webb Associates  
3788 McCray Street  
Riverside CA 92506



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 8, 2012

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7317 CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, March 10, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PE Legals <legals@pe.com>  
**Sent:** Thursday, March 08, 2012 10:55 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7317 CEQA EXEMPT

Received for publication on March 10. Proof with cost to follow.

Thank You!

**enterprisemedia**

Publisher of the Press-Enterprise

Maria G. Tinajero · Legal Advertising Department

1-800-880-0345 · Fax: 951-368-9018 · email: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

\*\*Additional days required for larger ad sizes\*\*

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Thursday, March 08, 2012 10:28 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ZC 7317 CEQA EXEMPT

Good Morning again! Attached is a Notice of Public Hearing, for publication on Saturday, March 10, 2012. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE ALBERHILL ZONING AREA, GLEN IVY ZONING AREA, AND TEMESCAL ZONING AREA – TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 20, 2012 at 1:30 P.M.** to consider the application submitted by Sycamore Creek Holdings, LLC – T & B Planning Consultants, for **Change of Zone No. 7317**, which proposes to formalize the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres; PA 19, 11.9 acres; PA 20b, 4.9 acres; PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan, subject to the adoption of Ordinance No. 348.4739 for map number 2.2340 (“the project”). The project is located southerly of Campbell Ranch Road and westerly of Interstate Highway 15 in the Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan, First Supervisorial District.

The Planning Commission tentatively approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Dated: March 8, 2012

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

## CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 8, 2012, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### Notice of Public Hearing for: ZC 7317 CEQA Exempt

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** March 20, 2012 @ 1:30 PM

SIGNATURE:           *Mcgil*                DATE:           March 8, 2012            
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Thursday, March 08, 2012 1:14 PM  
**To:** Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda  
**Subject:** RE: FOR POSTING: ZC 7317 CEQA EXEMPT

Received and posted

---

**From:** Gil, Cecilia  
**Sent:** Thursday, March 08, 2012 10:29 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** FOR POSTING: ZC 7317 CEQA EXEMPT

Hello again! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***



## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 8, 2012, I mailed a copy of the following document:

**Notice of Public Hearing for: ZC 7317 3622 CEQA Exempt**

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** March 20, 2012 @ 1:30 PM

SIGNATURE: Mcgil DATE: March 8, 2012  
Cecilia Gil

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/19/2012,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C207317/SP256 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

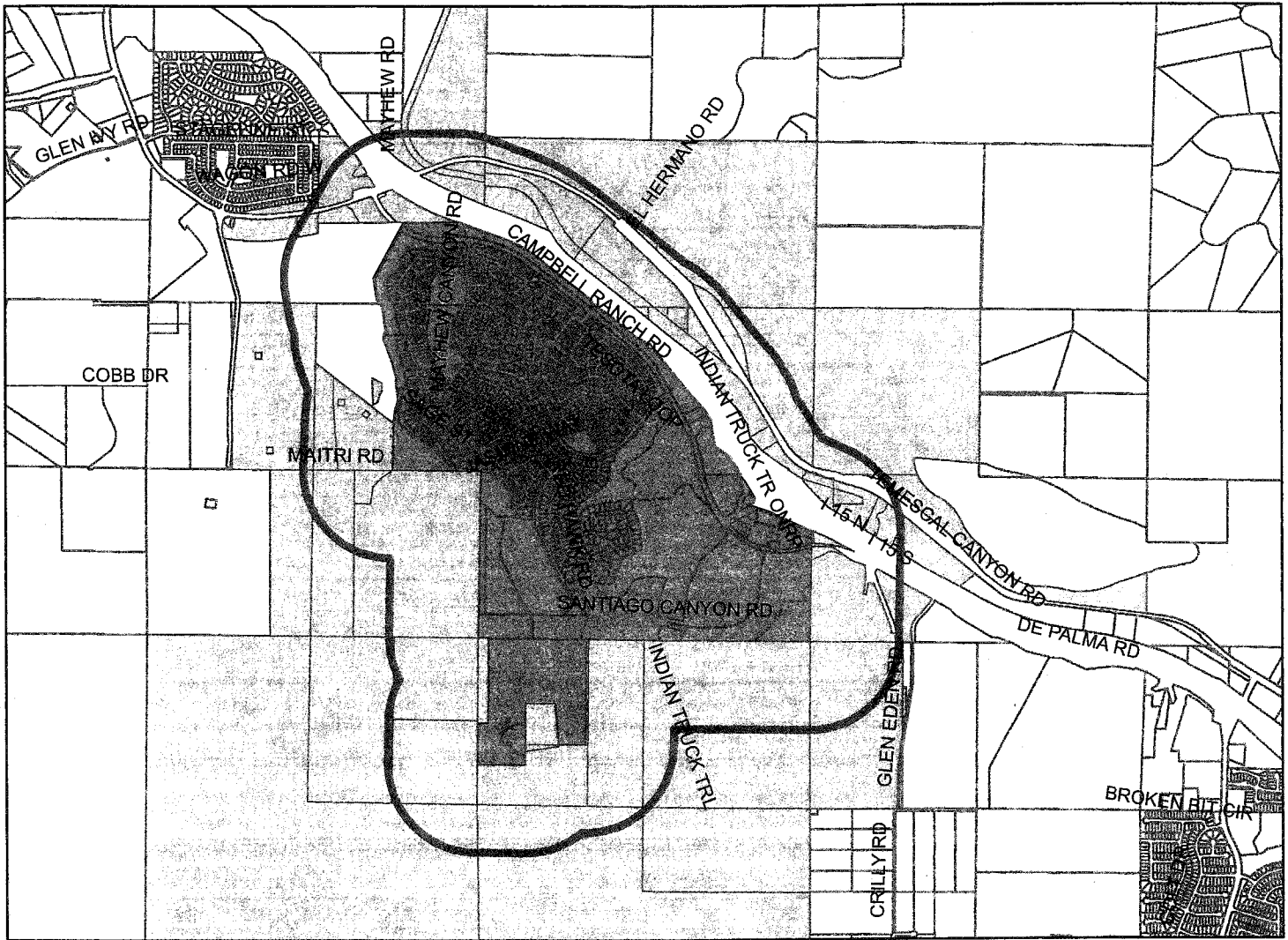
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*Vanessa C.*  
*ext. 7.19.12*

## 1400 feet buffer



### Selected Parcels

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391-050-007	391-070-007	391-070-026	290-110-010	290-130-021	290-670-009	290-120-002	290-120-003	391-070-040	391-080-010
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290-060-019	290-080-012	290-080-014	290-080-015	290-080-001	290-130-009	290-130-020	290-160-013	290-150-004	290-160-011
290-160-014	290-060-064	290-060-042	290-060-072	290-110-012	290-110-015	290-110-017	290-110-019	290-110-024	290-050-026
290-050-003	290-060-006	290-060-071	290-060-016	290-050-012	290-060-037	290-660-009	290-670-008	391-070-001	391-070-035
391-070-036	391-070-037	391-070-038	290-060-024	290-060-025	290-060-034	290-150-005	290-150-007	290-150-008	290-150-009
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2,750 1,375 0 2,750 Feet

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Sandy Chandler  
Albert A. Webb Associates  
3788 McCray Street  
Riverside CA 92506

**L. WAYNE KILEY**  
**KILEY CHILDRENS' TRUST**

2279 Eagle Glen Parkway #112 • PMB#221 • Corona, CA 92883  
(951) 603-0966 • Fax (951-603-0973)

---

March 19, 2012

Mr. Matt Straite, Project Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

Hand-delivered at hearing

Re: Board of Supervisors Public Hearing Agenda Item 16.1 Scheduled for March 20, 2012, Change of Zone No. 07317

Dear Mr. Straite:

We are adjacent property owners to SP 256 / ZC07317 and more specifically Tr. 31908, which is scheduled for Board action on March 20, 2012. Our properties consist of APN No's 290-160-013-6, 290-160-013-7, 290-160-011-4 and 290-150-004-7, totaling approximately 100 acres.

We attended the February 15, 2012 Planning Commission hearing for this item and expressed numerous concerns. We have attached our February 14, 2012 letter (that was presented at the PC hearing) and supporting documentation for your reference.

As we related at the Planning Commission hearing, we do not have any specific objections to Change of Zone 07317, however we will again take the opportunity at this Board of Supervisor's public hearing to point out that there remain various Conditions of Approval for the primary underlying map of the Zone Change (Tr. 31908) that have yet to be satisfied. These include Conditions of Approval relating to access, storm drainage and other infrastructure that impact our properties. We felt that it was appropriate to go on record at this time due to the ongoing processing of Tr. 31908-1.

We request that the County be certain that all of the numerous Conditions of Approval are satisfied, prior to the Tr. 31908 map recordation. We will continue to persist in our coordination with County staff to assure that the various Tr. 31908 Conditions of Approval that impact our properties are addressed.

Thank you.

Sincerely,



L. Wayne Kiley, Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
Makbib Degaga, Subdivision Mgr., RCFC&WCD  
G. Laughlin, Laughlin & Associates, Inc.

February 14, 2012

Mr. Matt Straite, Project Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

Hand-delivered at hearing

Re: Planning Commission Public Hearing Agenda Item 3.3 Scheduled for February 15, 2012, Change of Zone No. 07317

Dear Mr. Straite:

We are adjacent property owners to SP 256 / ZC07317 and more specifically Tr. 31908, which is scheduled for Planning Commission on February 15, 2012. Our properties consist of APN No's 290-160-013-6, 290-160-013-7, 290-160-011-4 and 290-150-004-7, totaling approximately 100 acres.

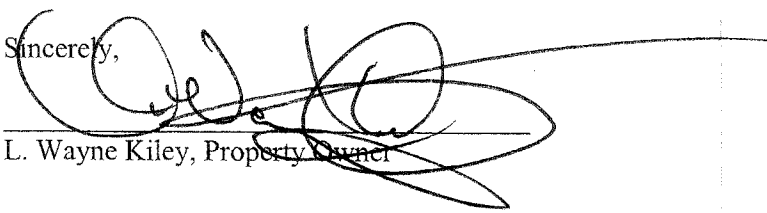
We made a presentation at the original hearing for Tr. 31908 that was seven years ago almost to the day. We have attached comment letters presented at that time for your reference. Approximately four years ago, we commenced a Foundation Component change process (GPA 960) for approximately 89 acres of our ownership that is adjacent to PA 15B & 17A of SP 256 (see attached Foundation Component GPA Site Plan graphic). This application was eventually granted "County Initiated" status due to the adjacent and partially underlying constrained linkage. The development of the 89 acres is planned to include the offering of a large portion of the site for this constrained linkage that traverses a portion of the property as well as a portion of SP 256. This offering would be the final piece of land necessary to complete the public ownership of this linkage. It is our intent to proceed with entitlements and tract maps for the development of this property.

We do not have any specific objections to Change of Zone 07317, however we would like to take the opportunity at this public hearing to point out that there remain various Conditions of Approval for the primary underlying map of the Zone Change (Tr. 31908) that have yet to be satisfied. These include Conditions of Approval relating to access, storm drainage and other infrastructure. We felt that it was appropriate to go on record at this time due to the ongoing processing of Tr. 31908-1.

We will persist in our coordination with County staff to assure that the various Tr. 31908 Conditions of Approval that impact our properties are addressed.

Thank you.

Sincerely,

  
L. Wayne Kiley, Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
Makbib Degaga, Subdivision Mgr., RCFC&WCD  
G. Laughlin, Laughlin & Associates, Inc.



L. WAYNE KILEY  
KILEY CHILDRENS' TRUST

205 E. 5th Street, Corona, CA 92879  
(951) 735-2102 • Fax: (951) 735-0452

February 4, 2005

Via e-mail & Regular Mail

Ms. Kimberlin Tran, Case Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

Re: **Planning Commission Public Hearing Scheduled for February 16, 2005**  
**Sycamore Creek SP 256 / TTM 31908 & TTM 31907**

Dear Ms. Tran:

We are the adjacent property owners to TTM 31908, which is scheduled for Planning Commission on February 16, 2005. Our properties consist of APN No's: 290-160-013-6, 290-160-013-7, 290-160-014-7, 290-160-011-4, 290-150-004-7, **totaling approximately 100 acres**. Over the last five months, on multiple occasions, our engineer, Gary Laughlin; I, Joe Achten, Trustee of the Kiley Childrens' Trust; and I, L. Wayne Kiley, have met with representatives from Fieldstone and/or their engineer regarding numerous coordination issues involving our properties adjacent to the proposed development. These issues include, but are not limited to, access, drainage, and infrastructure.

I clearly understand that Starfield Sycamore Investors, LLC/Fieldstone need to have my cooperation on drainage easement matters. While we have discussed that issue, along with the matter of providing multiple points of ingress and egress to the contiguous Kiley-owned properties, as of this date, the formal contractual agreement between the respective parties has not been consummated. At this time, the ball is clearly in the court of Starfield Sycamore Investors, LLC/Fieldstone.

It is our intent to proceed with entitlements and tract maps for the development of our properties adjacent to the Sycamore Creek development.

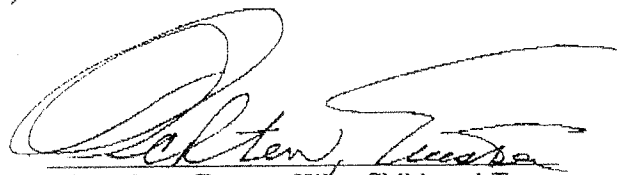
I had hoped that the multiple issues that are critical to the future development of our properties could have been resolved before now. While I want to support the TTM 31907/31908 maps of the Sycamore Creek project, it is my belief that without the precise resolution of the aforementioned issues, it would be premature to do so at the present time.

I look forward to addressing these issues at the February 16, 2005 Planning Commission meeting. If you have any questions, please don't hesitate to contact me at (951) 735-2102.

Sincerely,



L. Wayne Kiley, Property Owner



J.R. Achten, Trustee, Kiley Childrens' Trust

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Gary Laughlin

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 3/20/12 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      X **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      X **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Wayne Kiley

**Address:** 7726 S. Weirick  
(only if follow-up mail response requested)

**City:** Corona **Zip:** 92883

**Phone #:** 951-277-4033

**Date:** 3/20/12 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

Ms. Kim Tran  
February 14, 2005  
Page Two

We commenced preliminary engineering and associated environmental analysis on the ITT 54 property in the summer of 2004 for the preparation of a tentative map and are proceeding with the preliminary environmental review process. We intend to proceed with the entitlements of the ITT 54 property and are concerned that this drainage issue in the southern portion of our property needs to be addressed by Fieldstone in conjunction with TTM 31907 and 31908. **We feel very strongly that this matter should be conclusively reviewed at this time and not left to a subsequent review after the TTM has been approved.**

While it is my desire and objective to be cooperative in working toward a positive resolution of this matter, it is equally important that a solution that protects both properties be identified at this time.

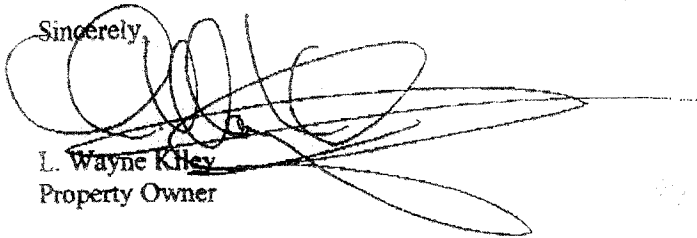
Resolving the outstanding issues between Sycamore Creek/Fieldstone and the Kileys is not limited to the aforementioned discussion having to do with drainage. Equally important, is the ingress and egress and multiple points of connection that affect both TTM 31907 & 31908. Neither Joe Achten, Trustee of the Kiley Childrens' Trust, nor I can *assume* that these issues will be worked out later and therefore **we hereby request the Planning Commission to condition the applicants to provide the multiple points of connection that will be discussed in detail by Gary Laughlin, Joe Achten, and me at the Planning Commission Public Hearing on 2/16/05.**

It is our desire to cooperate by providing permission for these drainage facilities on our property and at the same time, have been assured of cooperative participation by Fieldstone in providing two points of access to the north along Street lot 'Q' and one point of access to the west along Street 'O' of TTM 31907. This would facilitate a logical extension of infrastructure and access to the ITT 54 property.

I look forward to seeing you at the Planning Commission meeting.

Thank you.

Sincerely,



L. Wayne Kiley  
Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
~~Bob Cullen~~, County of Riverside *Maebibe Decata*  
G. Laughlin, Engineer  
M.J. Pedneau, Esq.

**L. WAYNE KILEY**  
**KILEY CHILDRENS' TRUST**

2279 Eagle Glen Parkway #112 • PMB#221 • Corona, CA 92883  
(951) 603-0966 • Fax (951-603-0973

---

March 19, 2012

Mr. Matt Straite, Project Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

Hand-delivered at hearing

Re: Board of Supervisors Public Hearing Agenda Item 16.1 Scheduled for March 20, 2012, Change of Zone No. 07317

Dear Mr. Straite:

We are adjacent property owners to SP 256 / ZC07317 and more specifically Tr. 31908, which is scheduled for Board action on March 20, 2012. Our properties consist of APN No's 290-160-013-6, 290-160-013-7, 290-160-011-4 and 290-150-004-7, totaling approximately 100 acres.

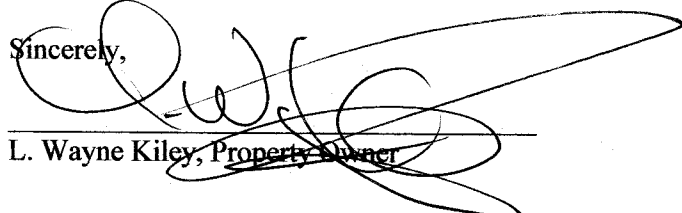
We attended the February 15, 2012 Planning Commission hearing for this item and expressed numerous concerns. We have attached our February 14, 2012 letter (that was presented at the PC hearing) and supporting documentation for your reference.

As we related at the Planning Commission hearing, we do not have any specific objections to Change of Zone 07317, however we will again take the opportunity at this Board of Supervisor's public hearing to point out that there remain various Conditions of Approval for the primary underlying map of the Zone Change (Tr. 31908) that have yet to be satisfied. These include Conditions of Approval relating to access, storm drainage and other infrastructure that impact our properties. We felt that it was appropriate to go on record at this time due to the ongoing processing of Tr. 31908-1.

We request that the County be certain that all of the numerous Conditions of Approval are satisfied, prior to the Tr. 31908 map recordation. We will continue to persist in our coordination with County staff to assure that the various Tr. 31908 Conditions of Approval that impact our properties are addressed.

Thank you.

Sincerely,

  
L. Wayne Kiley, Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
Makbib Degaga, Subdivision Mgr., RCFC&WCD  
G. Laughlin, Laughlin & Associates, Inc.

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2279 Eagle Glen Parkway #112 • PMB#221 • Corona, CA 92883  
(951) 603-0966 • Fax (951)-603-0973

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February 14, 2012

Mr. Matt Straite, Project Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

Hand-delivered at hearing

Re: Planning Commission Public Hearing Agenda Item 3.3 Scheduled for February 15, 2012, Change of Zone No. 07317

Dear Mr. Straite:

We are adjacent property owners to SP 256 / ZC07317 and more specifically Tr. 31908, which is scheduled for Planning Commission on February 15, 2012. Our properties consist of APN No's 290-160-013-6, 290-160-013-7, 290-160-011-4 and 290-150-004-7, totaling approximately 100 acres.

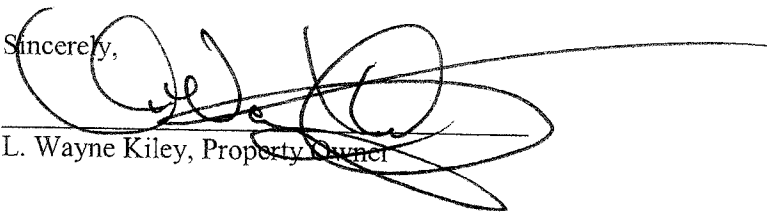
We made a presentation at the original hearing for Tr. 31908 that was seven years ago almost to the day. We have attached comment letters presented at that time for your reference. Approximately four years ago, we commenced a Foundation Component change process (GPA 960) for approximately 89 acres of our ownership that is adjacent to PA 15B & 17A of SP 256 (see attached Foundation Component GPA Site Plan graphic). This application was eventually granted "County Initiated" status due to the adjacent and partially underlying constrained linkage. The development of the 89 acres is planned to include the offering of a large portion of the site for this constrained linkage that traverses a portion of the property as well as a portion of SP 256. This offering would be the final piece of land necessary to complete the public ownership of this linkage. It is our intent to proceed with entitlements and tract maps for the development of this property.

We do not have any specific objections to Change of Zone 07317, however we would like to take the opportunity at this public hearing to point out that there remain various Conditions of Approval for the primary underlying map of the Zone Change (Tr. 31908) that have yet to be satisfied. These include Conditions of Approval relating to access, storm drainage and other infrastructure. We felt that it was appropriate to go on record at this time due to the ongoing processing of Tr. 31908-1.

We will persist in our coordination with County staff to assure that the various Tr. 31908 Conditions of Approval that impact our properties are addressed.

Thank you.

Sincerely,

  
L. Wayne Kiley, Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
Makbib Degaga, Subdivision Mgr., RCFC&WCD  
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205 E. 5th Street, Corona, CA 92879  
(951) 735-2102 • Fax: (951) 735-0452

February 4, 2005

Via e-mail & Regular Mail

Ms. Kimberlin Tran, Case Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

**Re: Planning Commission Public Hearing Scheduled for February 16, 2005**  
**Sycamore Creek SP 256 / TTM 31908 & TTM 31907**

Dear Ms. Tran:

We are the adjacent property owners to TTM 31908, which is scheduled for Planning Commission on February 16, 2005. Our properties consist of APN No's: 290-160-013-6, 290-160-013-7, 290-160-014-7, 290-160-011-4, 290-150-004-7, **totaling approximately 100 acres**. Over the last five months, on multiple occasions, our engineer, Gary Laughlin; I, Joe Achten, Trustee of the Kiley Childrens' Trust; and I, L. Wayne Kiley, have met with representatives from Fieldstone and/or their engineer regarding numerous coordination issues involving our properties adjacent to the proposed development. These issues include, but are not limited to, access, drainage, and infrastructure.

I clearly understand that Starfield Sycamore Investors, LLC/Fieldstone need to have my cooperation on drainage easement matters. While we have discussed that issue, along with the matter of providing multiple points of ingress and egress to the contiguous Kiley-owned properties, as of this date, the formal contractual agreement between the respective parties has not been consummated. At this time, the ball is clearly in the court of Starfield Sycamore Investors, LLC/Fieldstone.

It is our intent to proceed with entitlements and tract maps for the development of our properties adjacent to the Sycamore Creek development.

I had hoped that the multiple issues that are critical to the future development of our properties could have been resolved before now. While I want to support the TTM 31907/31908 maps of the Sycamore Creek project, it is my belief that without the precise resolution of the aforementioned issues, it would be premature to do so at the present time.

I look forward to addressing these issues at the February 16, 2005 Planning Commission meeting. If you have any questions, please don't hesitate to contact me at (951) 735-2102.

Sincerely,



L. Wayne Kiley, Property Owner



J.R. Achten, Trustee, Kiley Childrens' Trust

L. WAYNE KILEY

205 E. 5<sup>th</sup> Street • Corona, CA 92879  
(951) 735-2102 • Fax: (951) 735-0452

---

February 14, 2005

Via e-mail, facsimile &  
u.s. mail

---

Ms. Kimberly Tran, Case Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506

**Re: Planning Commission Public Hearing Scheduled for February 16 2005**  
**Sycamore Creek SP 256 / TTM 31908 & TTM 31907**

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Dear Ms. Tran:

This letter is a follow-up letter to my letter dated 2/4/05 and is intended to be a further refinement of the issues outlined in that letter. I am specifically addressing in this letter TTM 31908, which is adjacent to approximately 90 acres of property that is under the ownership of L. Wayne and Nancy Kiley.

As I stated in the February 4<sup>th</sup> letter, we have met with Fieldstone on various occasions regarding coordination and development issues for our respective properties. This letter is a clarification of what I feel are the primary issues involved and a summary of these matters for the benefit of the Planning Commission.

One of the primary concerns of Flood Control staff regarding this project is the off-site tributary flow that crosses the Kiley Family property (APN 290-160-011) and that continues in a north/northeasterly direction across the ITT 54 property (APN 290-150-004). Both of these properties are presently owned by L. Wayne & Nancy L. Kiley.

This off-site drainage has apparently been planned to outlet into the riparian corridor along the easterly side of the ITT 54 property, within TTM 31908. My engineer, Gary Laughlin, has requested design information as submitted to the County by Cauty Engineering for this facility. As of this date, this has not been provided to us for our review.

While we *have not* had the benefit of evaluating the design, it is our understanding that facilities have been designed and will be in place to accept and convey this run-off, hopefully, in a safe and non-destructive manner. Flood Control has a concern that this flow may instead "break out" and go due north along the westerly edge of the ITT 54 property and enter the TTM 31908 property downstream at a location where there are no drainage facilities that would be adequate to convey this flow in a safe and non-destructive manner. As such, Flood Control has a recommended condition of approval for the construction of a box culvert and associated drainage improvements on the Kiley Family ITT 54 property to assure that this flow is directed to the proper downstream location.



Ms. Kim Tran  
February 14, 2005  
Page Two

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While it is my desire and objective to be cooperative in working toward a positive resolution of this matter, it is equally important that a solution that protects both properties be identified at this time.

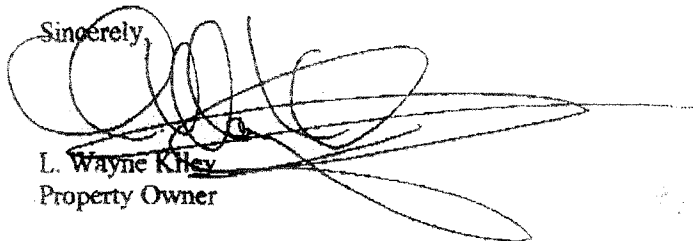
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It is our desire to cooperate by providing permission for these drainage facilities on our property and at the same time, have been assured of cooperative participation by Fieldstone in providing two points of access to the north along Street lot 'Q' and one point of access to the west along Street 'O' of TTM 31907. This would facilitate a logical extension of infrastructure and access to the ITT 54 property.

I look forward to seeing you at the Planning Commission meeting.

Thank you.

Sincerely,



L. Wayne Kiley  
Property Owner

cc: J.R. Achten, Trustee, Kiley Childrens' Trust  
~~Bob Cullen~~, County of Riverside *Maebibe Decata*  
G. Laughlin, Engineer  
M.J. Pedneau, Esq.

FOR BILLING INQUIRIES:  
 CALL (951) 368-3710  
 EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)



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03/10/2012	100753856-03102012	PO# ZC 7317, NOTICE OF PUBLIC HEA	Press-Enterprise	1 x 177 LI	177	1	1.30	230.10	230.10
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Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2012 MAR 14 PM 2:16

*Planning  
 16.1 of 03/20/12  
 ZC 7317  
 1 hr*

**Legal Advertising Invoice**

<b>BALANCE</b>
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8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
 P.O. BOX 1147  
 COUNTY OF RIVERSIDE  
 RIVERSIDE, CA 92502

**Enterprise Media**  
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# THE PRESS-ENTERPRISE

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951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / ZC 7317

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/10/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 12, 2012  
At: Riverside, California



BOARD OF SUPERVISORS  
P.O. BOX 1147  
COUNTY OF RIVERSIDE  
RIVERSIDE, CA 92502

Ad Number: 0000753856-01

P.O. Number: ZC 7317

### Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE ALBERHILL ZONING AREA, GLEN IVY ZONING AREA, AND TEMESCAL ZONING AREA - TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 20, 2012 at 1:30 P.M. to consider the application submitted by Sycamore Creek Holdings, LLC - T & B Planning Consultants, for Change of Zone No. 7317, which proposes to formalize the Planning Area Boundaries for Planning Areas PA 1, 23.5 acres; PA 2, 32.1 acres; PA 10, 23.6 acres; PA 12, 35.6 acres; PA 13, 26 acres; PA 14, 22.4 acres; PA 15a, 23.3 acres; PA 15b, 21 acres; PA 19, 11.9 acres; PA 20b, 4.9 acres; PA 21, 85.3 acres; PA 22, 9.6 acres; PA 25, 25 acres; PA 28, 1.2 acres of Specific Plan No. 256, the Sycamore Creek Specific Plan, subject to the adoption of Ordinance No. 348.4739 for map number 2.2340 ("the project"). The project is located southerly of Campbell Ranch Road and westerly of Interstate Highway 15 in the Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area - Temescal Canyon Area Plan, First Supervisorial District. The Planning Commission tentatively approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at ms Straite@ctjma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the bounda-

...of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 8, 2012

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant 3/10

**L. WAYNE KILEY**205 E. 5<sup>th</sup> Street • Corona, CA 92879  
(951) 735-2102 • Fax: (951) 735-0452

February 14, 2005

Via e-mail, facsimile &  
u.s. mailMs. Kimberly Tran, Case Planner  
County of Riverside  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92506**Re: Planning Commission Public Hearing Scheduled for February 16 2005**  
**Sycamore Creek SP 256 / TTM 31908 & TTM 31907**

Dear Ms. Tran:

This letter is a follow-up letter to my letter dated 2/4/05 and is intended to be a further refinement of the issues outlined in that letter. I am specifically addressing in this letter TTM 31908, which is adjacent to approximately 90 acres of property that is under the ownership of L. Wayne and Nancy Kiley.

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One of the primary concerns of Flood Control staff regarding this project is the off-site tributary flow that crosses the Kiley Family property (APN 290-160-011) and that continues in a north/northeasterly direction across the ITT 54 property (APN 290-150-004). Both of these properties are presently owned by L. Wayne & Nancy L. Kiley.

This off-site drainage has apparently been planned to outlet into the riparian corridor along the easterly side of the ITT 54 property, within TTM 31908. My engineer, Gary Laughlin, has requested design information as submitted to the County by Cauty Engineering for this facility. As of this date, this has not been provided to us for our review.

While we *have not* had the benefit of evaluating the design, it is our understanding that facilities have been designed and will be in place to accept and convey this run-off, hopefully, in a safe and non-destructive manner. Flood Control has a concern that this flow may instead "break out" and go due north along the westerly edge of the ITT 54 property and enter the TTM 31908 property downstream at a location where there are no drainage facilities that would be adequate to convey this flow in a safe and non-destructive manner. As such, Flood Control has a recommended condition of approval for the construction of a box culvert and associated drainage improvements on the Kiley Family ITT 54 property to assure that this flow is directed to the proper downstream location.