



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING
COMMISSIONERS
2012**

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Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
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9:00 A.M.

JUNE 6, 2012

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

- 1.1 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24607** –Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC – Fourth/Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of 30th Avenue and on the easterly side of Sierra Del Sol, more specifically 29900 Sierra Del Sol – 2.19 Gross Acres - Zoning: Residential Agricultural (R-A) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on May 14, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 50 foot high palm tree with eight (8) panel antennas located on two (2) sectors and four (4) future panel antennas along with one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high wrought iron fence enclosure in a 600 square foot lease area. Two live palm trees (25 ft and 35 ft high) and additional landscaping are also proposed to be planted around the project area. The project site currently contains a nursery and the proposed wireless communication facility will be located on the northerly portion of the property. Access to the facility will be provided via a 12 ft wide access road from 30th Avenue. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.1

1.2 ADOPTION OF THE REVISED 2012 PLANNING COMMISSION CALENDAR**Staff Report 1.2**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 CHANGE OF ZONE NO. 7770 / SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Intent to Consider Addendum No. 1 to Subsequent Environmental Impact Report No. 401 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), Highway 79 Policy Area – Location: Southerly of Auld Road and westerly of Pourroy Road – 143.1 Gross Acres – Zoning: Specific Plan No. 184 (SP00184) - **REQUEST:** The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the planning areas. This, the 4th Substantial Conformance to the approved Specific Plan proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road. This, the 1st Addendum to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures. Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org. (Legislative)

Staff Report 3.1**Conditions of Approval 3.1****Environmental Assessment 3.1**

3.2 REMOVED FROM THE AGENDA

3.3 ORDINANCE NO. 348.4744 – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Representative: County of Riverside. - All Supervisorial Districts – All zoning districts and areas –All Area Plans and Land Use Foundations– Location: Countywide –**REQUEST:** The County of Riverside proposes an amendment to County Ordinance No. 348 regarding parolee-probationer homes. Under the proposed amendment, a “parolee-probationer home” is “any residential building, or portion thereof, owned or operated by any person which houses two (2) or more parolee-probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given or paid by the parolee-probationers, or given or paid by any person on behalf of the parolee-probationers,

PLANNING COMMISSION

excluding any state-licensed residential care facility serving six (6) or fewer persons.” The proposed amendment would authorize parolee-probationer homes as a use in the following zones subject to a conditional use permit: Multiple Family Dwellings (R-2), General Residential (R-3), Planned Residential (R-4), General Commercial (C-1/C-P), Scenic Commercial Highway (C-P-S), Industrial Park (I-P), and Manufacturing-Service Commercial (M-SC). The proposed ordinance amendment would set forth regulations, development standards and restrictions on parolee-probationer homes within the County of Riverside. Further, the amendment will amend and replace language within Sections 18.29 and 21.1 of Ordinance No. 348. Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

Staff Report 3.3

4.0 WORKSHOPS:

- 4.1 **SANTA ANA RIVER TRAIL MASTER PLAN:** Corona, Norco, Eastvale, and Segment State Route 71 to Hidden Valley Wildlife Area. Staff Contact: Marc Brewer, Senior Park Planner for Regional Parks and Open Space District at (951) 955-4316 or email MBrewer@rivcoparks.org.
- 4.2 **MOCKINGBIRD TRAIL:** Staff Contact: Marc Brewer, Senior Park Planner for Regional Parks and Open Space District at (951) 955-4316 or email MBrewer@rivcoparks.org.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS