



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 6, 2012

### 1.0 CONSENT CALENDAR

#### 1.1 Staff Recommendation: RECEIVE AND FILE

**Planning Commission Action:**  
RECEIVED AND FILED  
Motion by Commissioner Porras;  
second by Commissioner Roth  
(vote of 5-0)

**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 30<sup>th</sup> 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 30<sup>th</sup> Avenue. Project Planner: Damaris Abraham at  
(951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-  
judicial)

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

#### 2.1 Staff Recommendation: APPROVAL

**Planning Commission Action:**  
APPROVED and CANCELED the  
June 20, 2012 Hearing  
Motion by Commissioner Snell;  
second by Commission Zuppardo  
(vote of 5-0)

**ADOPTION OF REVISED 2012 PLANNING  
COMMISSION CALENDAR**

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**3.0 PUBLIC HEARINGS**

**3.1 Staff Recommendation:**  
CONSIDER the ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7770, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an EXCEPTION to the LOT DEPTH TO WIDTH RATIO set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 36376, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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](mailto:chinojos@rctlma.org). (Legislative)

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**Staff Recommendation at Hearing:**  
Same as above

**Planning Commission Action:**  
Motion by Commissioner Petty;  
second by Commissioner Roth  
(vote of 5-0)

CONSIDERED the ADDENDUM  
WITH SUBSEQUENT  
ENVIRONMENTAL IMPACT  
REPORT NO. 401

TENTATIVELY APPROVED  
CHANGE OF ZONE NO. 7770

APPROVED SUBSTANTIAL  
CONFORMANCE NO. 4 TO  
SPECIFIC PLAN NO. 184,  
AMENDMENT NO. 2

APPROVED of an EXCEPTION to  
the LOT DEPTH TO WIDTH  
RATIO set forth in Section 3.8.C  
of Ordinance No. 460 for Lot Nos.  
49, 64, 66, 72, 229, 236, 237, 287,  
390, 391, 408-410, 413-416 and  
424

APPROVED TENTATIVE TRACT  
MAP NO. 36376

**3.2 REMOVED FROM AGENDA**

**3.3 Staff Recommendation:**  
ADOPT the NEGATIVE  
DECLARATION for  
ENVIRONMENTAL  
ASSESSMENT NO. 42508,  
APPROVE the ORDINANCE NO.  
348.4744

**Staff Recommendation at Hearing:**  
ADOPT the NEGATIVE  
DECLARATION for  
ENVIRONMENTAL  
ASSESSMENT NO. 42508,  
APPROVE the ORDINANCE NO.  
348.4744

**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, excluding any state-licensed residential care facility serving six (6) or fewer persons.” The proposed

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**Planning Commission Action:**  
The Planning Commission (motion by Commissioner Snell; second by Commissioner Zuppardo) recommends to the Board of Supervisors by a 5-0 vote that they Board:

**BIFURCATED** the monitoring provisions of parolees, probationers, and post-release individuals from the Ordinance No. 348 Amendment and recommend to the Board of Supervisors to coordinate monitoring requirements of new facilities with the Department of Probation, District Attorney, and Riverside County Sheriff.

**ADOPTD** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42508**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** the **ORDINANCE NO. 348.4744**, and based upon the findings and conclusions incorporated in the staff report and subject to Board Final Adoption.

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](mailto:arush@rctlma.org). (Legislative)

**4.0 WORKSHOP**

**4.1 MOVED TO JULY 18, 2012**

**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](mailto:MBrewer@rivcoparks.org).

**4.2 MOVED TO JULY 18, 2012**

**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](mailto:MBrewer@rivcoparks.org).

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**