



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 15, 2013**

1.0 CONSENT CALENDAR

**1.1 Planning Commission Action:
BY A VOTE OF 4-0
(COMMISSIONER ZUPPARDO
ABSENT) APPROVED SPECIFIC
PLAN SUBSTANTIAL
CONFORMANCE**

SPECIFIC PLAN NO. 375 SUBSTANTIAL CONFORMANCE NO. 1- No Further Environmental Document Required - Applicant: Black Emerald LLC - Fourth/Fourth Supervisorial District - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81st Avenue - **REQUEST:** The project proposes to make the following minor alterations to the Specific Plan – A) slightly revise Exhibit 3-30 the Specific Plan to reflect an increased height along the western and southern edge of the project as well as a slight change in the alignment of the fence line. B) Modify 30.Planning.160 and 161 to require a higher fenceline. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

**3.1 Staff Recommendation:
CONSIDER ADDENDUM NO. 3
TO EIR; TENTATIVELY
APPROVE SPECIFIC PLAN;
TENTATIVELY APPROVE
CHANGE OF ZONE; APPROVE
TENTATIVE TRACT**

Staff Recommendation at Hearing:
**CONSIDER ADDENDUM NO. 3
TO EIR; TENTATIVELY
APPROVE SPECIFIC PLAN;
TENTATIVELY APPROVE
CHANGE OF ZONE; APPROVE
TENTATIVE TRACT**

Planning Commission Action:
**BY A VOTE OF 3-0
(COMMISSIONER LEACH
RECUSED HERSELF;
COMMISSIONER ZUPPARDO
ABSENT)**

**CONSIDERED ADDENDUM NO.
3 TO EIR; TENTATIVELY**

SPECIFIC PLAN NO. 256, AMENDMENT NO. 2 (SYCAMORE CREEK), CHANGE OF ZONE NO. 7786 and TENTATIVE TRACT MAP NO. 36316 – Consider Addendum No. 3 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **REQUEST:** The Specific Plan Amendment proposes to decrease the total residential acreage of the SP from 440.2 acres to 426.2 acres, and the total number of dwelling units within the Specific Plan area would decrease from 1,765 to 1,734, while the net residential density would increase to 4.1 D.U./Ac.; areas proposed for commercial retail would remain unchanged at 14.6 acres; areas devoted to public facilities would increase from 10.4 acres to 12.7 acres, although the school site within (new) Planning Area 9 would remain unchanged at 10.4 acres; areas dedicated to park and greenbelts (i.e., “Open Space – Recreation”) would increase from 56.6 acres to 123.1 acres; areas devoted to open space (“Open Space – Conservation” and “Open Space – Conservation Habitat”) has decreased from 154.6 acres to 99.8 acres, and would include the dedication of 9.6 acres of habitat within (new) Planning Area 22; and, acreage for internal roadways would remain unchanged at 40.7 acres. The Change of Zone proposes

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to revise the zoning ordinance for the Specific Plan and formalize the boundaries for the following Planning Areas 3, 4, 5a, 5b, 6, 7, 8, 9, 11, 16, 17a, 17b, 17c, 18, 20a, 23a, 23b, 23c, 23d, 24a, 24b, 24c, 24d, 26, and 27 of the Specific Plan. The Tentative Tract Map is a Schedule "A" a subdivision of 25.13 gross acres into 87 lots with an average size of 4,269 square feet for single family residential development within Planning Areas 7 and 9 of the Specific Plan. **Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)**

**3.2 Staff Recommendation:
ADPOT MITIGATED NEGATIVE
DECLARATION AND APPROVE
PUBLIC USE PERMIT**

Staff Recommendation at Hearing:
CONTINUE TO JUNE 19, 2013

Planning Commission Action:
CONTINUED TO JUNE 19, 2013

PUBLIC USE PERMIT NO. 919 – Intent to Adopt Mitigated Negative Declaration - Applicant: Imperial Irrigation District – Fourth/Fourth Supervisorial District - Location: Northerly of State Highway 111 and 70th Avenue, southerly of 68th Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca – **REQUEST:** The Public Use Permit proposes to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations as part of the approved Colgreen North Shore 75 Megawatt Photovoltaic Generation Facility (CUP03635). All proposed relocated poles and transmission lines will remain on and within the 482 acre property, and no public roads or other easements are proposed to be crossed. Project Planner: Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org (Quasi judicial)

4.0 WORKSHOP

**4.1 HIGHWAY 79 POLICY AREA
UPDATE CONTINUED TO JUNE 19, 2013**

4.2 WALL DESIGN GUIDELINES CONTINUES TO JUNE 19, 2013

4.3 GPIIP UPDATE CONTINUED TO JUNE 19, 2013

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS