



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 31, 2013**

**1.0 CONSENT CALENDAR**

**1.1 NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS**

**3.1** The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. The project is located on the southerly side of Acacia Avenue, easterly of Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

Staff Report Recommendation:  
**ADOPTION of a NEGATIVE  
DECLARATION; APPROVAL OF THE PLOT  
PLAN**

Staff's Recommendation at Hearing:  
**ADOPTION of a NEGATIVE  
DECLARATION; APPROVAL OF THE PLOT  
PLAN**

Planning Commission Action:  
By A Vote Of 5-0  
**CONTINUED TO SEPTEMBER 18, 2013**

**3.2 SPECIFIC PLAN NO. 312 AMENDED NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1 – Consider an Addendum to a Certified EIR – Applicant: Riverside Mitland 03, LLC-Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention**

Staff Report Recommendation:  
**ADOPTION of PLANNING COMMISSION  
RESOLUTION NO. 2013-001 recommending  
adoption of Specific Plan No 312,  
Amendment No. 1; and THAT THE  
PLANNING COMMISSION RECOMMENDS  
TO THE RIVERSIDE COUNTY BOARD OF  
SUPERVISORS THE FOLLOWING  
ACTIONS: CONSIDERATION of a  
ADDENDUM NO. 2 to ENVIRONMENTAL  
IMPACT REPORT NO. 411; TENTATIVE**

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(OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The Change of Zone proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. Tentative Tract Map No. 36418 is a schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots. Tentative Tract Map No. 32289, Minor Change No. 1 proposes to combine lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are combined, 19 total lots are being combined. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

**APPROVAL of SPECIFIC PLAN NO. 312, AMENDMENT NO. 1; TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7769; APPROVAL of TENTATIVE TRACT NO. 36418; and, APPROVAL of TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1.**

Staff's Recommendation at Hearing:  
**SAME AS ABOVE**

Planning Commission Action:  
By A Vote Of 5-0; **ADOPTED PLANNING COMMISSION RESOLUTION NO. 2013-001 RECOMMENDING ADOPTION OF SPECIFIC PLAN NO 312, AMENDMENT NO. 1; and THE PLANNING COMMISSION RECOMMENDS TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS THE FOLLOWING ACTIONS: CONSIDERATION of ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 411; TENTATIVE APPROVAL of SPECIFIC PLAN NO. 312, AMENDMENT NO. 1; TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7769; APPROVAL of TENTATIVE TRACT NO. 36418; APPROVAL of TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1.**

**4.0 WORKSHOP**

4.1 **HIGHWAY 79 POLICY AREA** – Report from Transportation on the Highway 79 Policy Area and consideration of the Planning Commission letter to the Board of Supervisors regarding the Policy Area.

Planning Commission Action:  
By A Vote Of 5-0  
**THE PLANNING COMMISSION APPROVED AND AUTHORIZED CHAIRMAN PETTY AND COMMISSIONER SLOMAN TO SEND A LETTER TO THE BOARD OF SUPERVISORS REGARDING THE HIGHWAY 79 POLICY AREA, THE INFORMATION RECEIVED DURING THE WORKSHOPS AND TO RECOMMEND THAT THE BOARD OF SUPERVISORS EXPLORE ALTERNATIVES TO THE HIGHWAY 79 POLICY AREA.**

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

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**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**