



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JUNE 5, 2023 COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:32 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

PLOT PLAN NO. 200028 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – CEQ200112 – Applicant: Carl Wood – Engineer/Representative: Carl Wood – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed-Use Area (CD:MUA) – Location: North of Corvina Drive, south of West Access Road, east of Marina Drive, and west of Desert Beach Drive – 1.37 Gross Acres – Zoning: Mixed Use (MU) - **REQUEST:** Plot Plan No. 200028 proposes to construct a new, single-story 9,100 sq. ft. convenience market in conjunction with site improvements consisting of a 46-space parking lot, landscaping, two (2) storm water detention basins on five (5) vacant parcels totaling 1.37 acres (58,893 sq. ft.) – APNs: 723-225-002, 004, 006, 008 and 010. Project Planner Scott Nespor (760) 863-7050 or email at snespor@rivco.org.

Staff Report Recommendation:

ADOPT Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

ADOPT Mitigated Negative Declaration; and,

APPROVE Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

ADOPT Mitigated Negative Declaration; and,

APPROVED Plot Plan No. 200028, subject to the advisory notification document and conditions of approval.

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN No. 190012 – Exempt from the California Environmental Quality Act (CEQA)** pursuant to State CEQA Guidelines Section 15303 (e) (Class 3 - New Construction or Conversion of Small Structures) – Applicant: CV Acres LLC., c/o Mark Weaver - Engineer/Representative: Weaver Grading, c/o Duane Burke - Fifth Supervisorial District – The Pass Area Plan – General Plan Land Use Designation: Community Development (CD) - Zoning: C-1 / C-P (General Commercial) - Zoning District: Cherry Valley District - Location: North of Cherry Valley Boulevard, south of Vineland Street, east of Mountain View Avenue, west of Beaumont Avenue - APNs 403-220-009 and 403-220-014 - **REQUEST:** Plot Plan No. 190012 is a request to allow the establishment and construction of a new RV storage facility, in conjunction with new landscaping, lighting, and fencing. No grading is proposed, nor construction of any new buildings. Parking and storage would be provided for a maximum of 172 RV's, with washing or repair of vehicles, and dumping of wastewater to be prohibited. Project Planner Evan Langan (951) 955-3024 pr email at elangan@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

Staff Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan No. 190012, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 220035, PUBLIC USE PERMIT NO. 220002, and DEVELOPMENT AGREEMENT NO. 2200018** – Applicant: EDF Renewables and Sapphire Solar, LLC c/o Katie Kuplevich & Devon Muto – Engineer/Representative: EDF Renewables and Sapphire Solar, LLC c/o Christa Hudson – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) - Agriculture (AG) – Location: Northeast of Highway 177 / Orion Road, north of Oasis Road, east of Kaiser Road, and south of Beekley Road – approximately 1,192 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) and Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: Conditional Use Permit 220035 is a proposal to develop a 117 megawatt photovoltaic solar array/ 117 megawatt battery storage facility with an onsite substation, generator, and propane tank for emergency use. From the substation, energy generated from the Sapphire Solar Project would be transmitted via gen-tie lines to interconnect with the existing Desert Harvest gen-tie line, located on land administered by the BLM, to the SCE Red Bluff Substation. BLM land makes up the almost 110 acres of the overall project site. Public Use Permit No. 220002 is created to address the off-site gen-tie lines from the Sapphire Solar Project, in the County roadway(s) to the SCE Red Bluff Substation. Development Agreement No. 2200018 proposes a development agreement with the applicant and County consistent with the County's solar plant program and grants vesting rights to develop the project in accordance with the terms of the agreement which requires certain calculation of development impact fees – APN: 807-172-010 and 011; 808-240-001 thru 006 and 009 thru 016; 808-250-001 thru 016; 808-260-005 thru 007 and 013 thru 015; 811-270-008 thru 013 – Agricultural Preserves: Chuckwalla No. 2 & 3 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

ITEM Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

5.0 PUBLIC COMMENTS

ADJOURNMENT: 2:13 p.m.