



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

77-588 El Duna Court, Suite H
Palm Desert, CA 92211
(760) 863-8277

August 17, 2017 9:30AM

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) one week prior to the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Internal Review agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Internal Review agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Internal Review agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Felicia Sierra at (951) 955-8632 or e-mail at fsierra@rivco.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

LDC Meeting Agenda

- 1. 10:05 am** **PRE-APPLICATION REVIEW NO. 1537** – Applicant: Soltage CA Devco LLC – Fifth Supervisorial District – Area Plan: The Pass - Zoning Area/District: Cabazon District – General Plan: Rural Community: Low Density Residential (.5 acres) (RC:LDR) and Rural: Rural Residential (5 acres) (R:RR) – Policy Area: Cabazon - Project Location: South of Interstate 10 and south of Carmen Avenue, east of Almond Street, west of Elm Street – Acres: approximately 105 gross acres – Zoning: Residential Agriculture (R-A) and Residential Agriculture, 5 acre minimum (R-A-5) – **Project Description:** A request for a zone change and a
- C. Rangel**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

request to construct a 20 MW photovoltaic (PV) Solar Facility coupled with battery energy storage. – APN(s): 525-140-003, 004, 005, 008, 008, 010, 011, 525-150-001, 002, 003, 005, 006, 525-160-002. Project Planner: Charles Rangel at 760-863-7684 or email at chrangel@rivco.org

BBID: 595-154-535, UACT: PAR01537

LDC Internal Review Agenda

1.

C. Rangel

PLOT PLAN NO. 26164, AMENDED NO. 1 – EA42892 – Applicant: United Pentecostal Church – Representative: TGA Engineering Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – San Gorgonio Pass Wind Energy Policy Area – Pass & Desert District – Zoning: Controlled Development Areas (W-2) – Location: Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 gross acre – **REQUEST:** A request to construct a 24,630 square foot church with a 7,000 square foot, 550 seat assembly area, proposed 64-foot high steeple peak, with 282 parking spaces on 7.63 gross acres– APN: 668-200-019. Project Planner: Charles Rangel at 760-863-7684 or email at chrangel@rivco.org
BBID: 305-977-934, UPROJ: PP26164

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77588 El Duna Court Ste. H
Palm Desert, CA 92211

DATE: August 3, 2017

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. En. Health Dept. - Desert
Riv. Co. Fire Department- Desert
Riv. Co. Paleontologist/Geologist

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Archeological Section

P.D. Biology Section
Co. Parks & Recreation
Riv. Co. Flood

PRE-APPLICATION REVIEW NO. 1537 – Applicant: Soltage CA Devco LLC – Fifth Supervisorial District – Area Plan: The Pass - Zoning Area/District: Cabazon District – General Plan: Rural Community: Low Density Residential (.5 acres) (RC:LDR) and Rural: Rural Residential (5 acres) (R:RR) – Policy Area: Cabazon - Project Location: South of Interstate 10 and south of Carmen Avenue, east of Almond Street, west of Elm Street – Acres: approximately 105 gross acres – Zoning: Residential Agriculture (R-A) and Residential Agriculture, 5 acre minimum (R-A-5) – **Project Description:** A request for a zone change and a request to construct a 20 MW photovoltaic (PV) Solar Facility coupled with battery energy storage. – APN(s): 525-140-003, 004, 005, 008, 008, 010, 011, 525-150-001, 002, 003, 005, 006, 525-160-002; **BBID: 595-154-535 UACT: PAR01537**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Desert Meeting Agenda on August 17, 2017**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Charles Rangel, Project Planner, at (760) 863-7684** or email at **chrangel@rivco.org / MAILSTOP# 4035**.

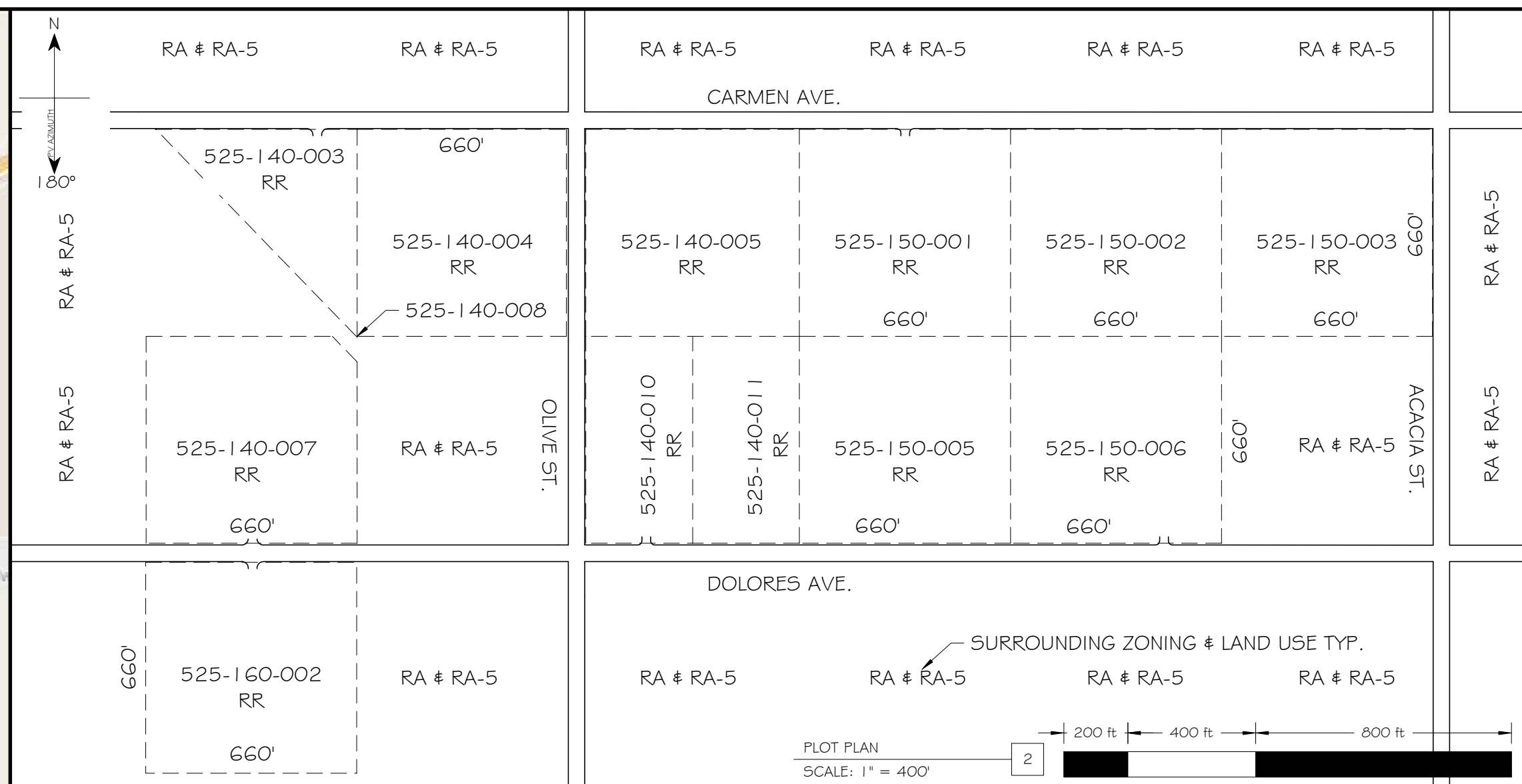
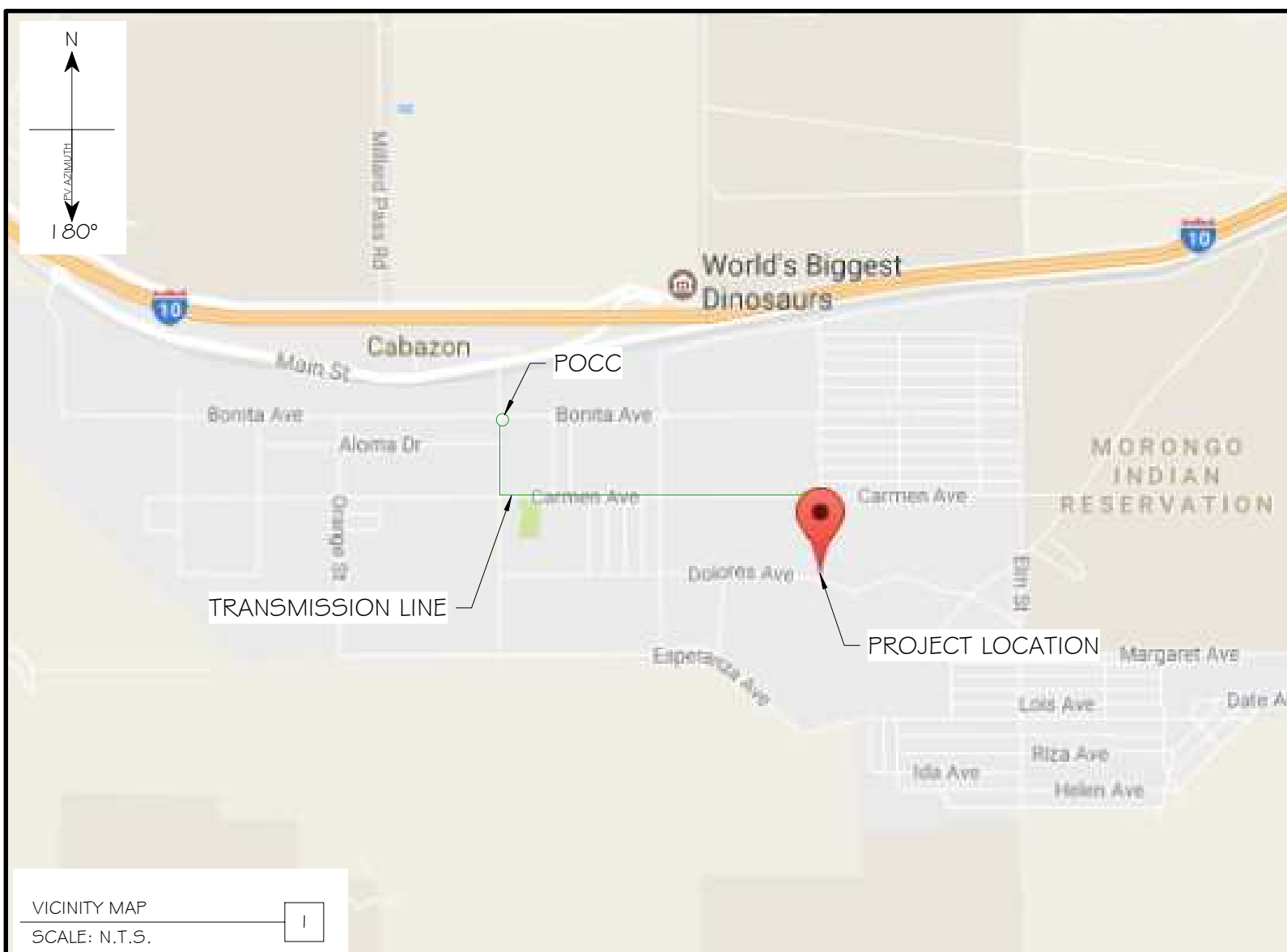
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



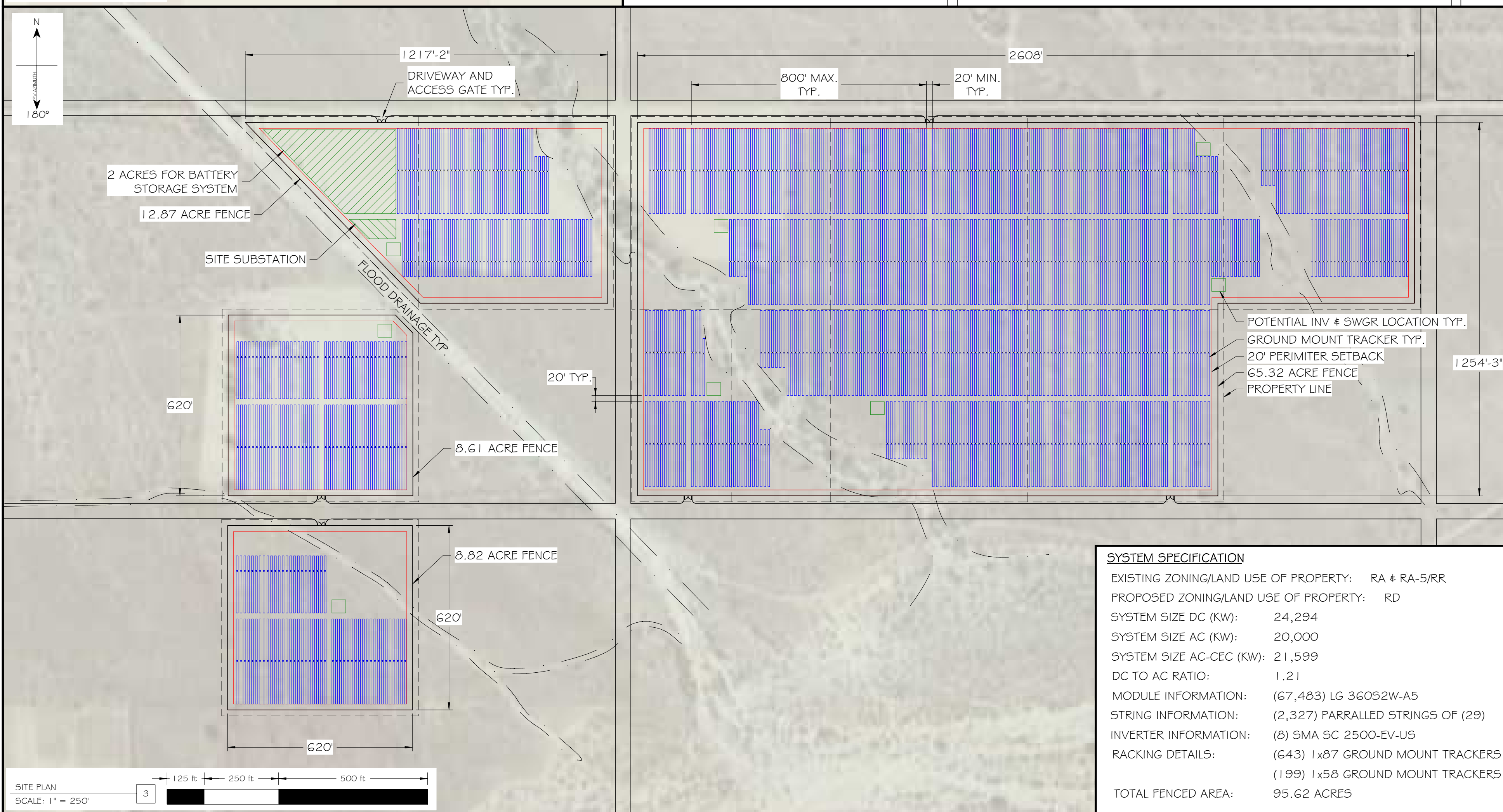
Contractor:
Soltage
 RENEWABLE ENERGY PROVIDER
 SOLTAGE CA DEVCO, LLC
 537 TAYLOR AVE
 ALAMEDA, CA 94501
 P: (609)498-4868
 www.Soltage.com

Project:
 CABAZON 20MW
 PRE-APPLICATION REVIEW
 CABAZON, CA 92230

Project Details:
 24,294 kWstc, 20,000 kW AC
 AHJ: CABAZON, CITY OF

Engineering Approval:

REVISIONS		
DESCRIPTION	DATE	REV
ORIGINAL	6/2/2017	A
PARCEL UPDATE	6/5/2017	B
ADDED DETAILS	6/8/2017	C



Sheet Title:
SITE PLAN

Sheet Number:
A1.0

Sheet Size:
ARCH C - 24" x 18"

DESIGN & DRAFTING BY:
 COURT MCKINNEY



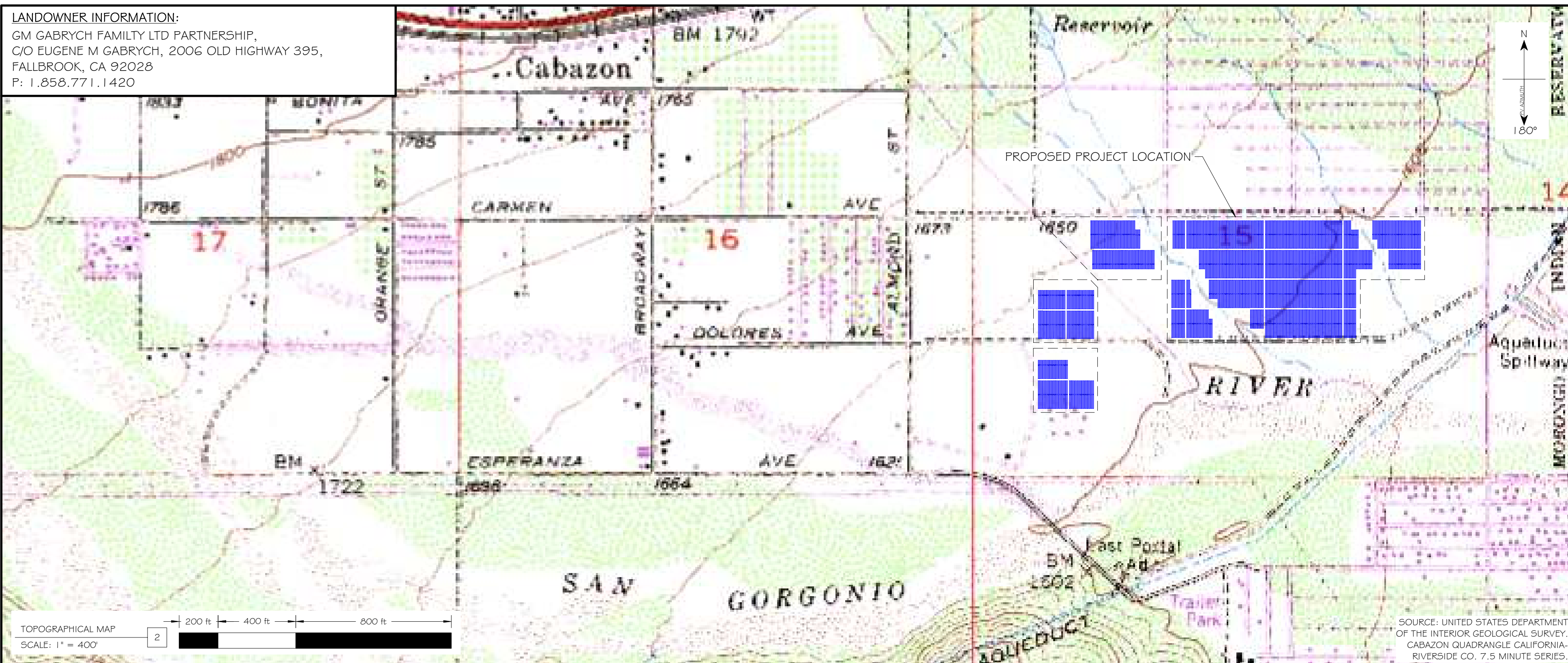
Reviewed & Approved by:
 JH

SYSTEM SPECIFICATION

EXISTING ZONING/LAND USE OF PROPERTY: RA # RA-5/RR
 PROPOSED ZONING/LAND USE OF PROPERTY: RD

SYSTEM SIZE DC (KW):	24,294
SYSTEM SIZE AC (KW):	20,000
SYSTEM SIZE AC-CEC (KW):	21,599
DC TO AC RATIO:	1.21
MODULE INFORMATION:	(67,483) LG 36052W-A5
STRING INFORMATION:	(2,327) PARRALLED STRINGS OF (29)
INVERTER INFORMATION:	(8) SMA SC 2500-EV-US
RACKING DETAILS:	(643) 1x87 GROUND MOUNT TRACKERS (199) 1x58 GROUND MOUNT TRACKERS
TOTAL FENCED AREA:	95.62 ACRES

LANDOWNER INFORMATION:
 GM GABRYCH FAMILY LTD PARTNERSHIP,
 C/O EUGENE M GABRYCH, 2006 OLD HIGHWAY 395,
 FALLBROOK, CA 92028
 P: 1.858.771.1420



Contractor:
Soltage
 RENEWABLE ENERGY PROVIDER
 SOLTAGE CA DEVCO, LLC
 537 TAYLOR AVE
 ALAMEDA, CA 94501
 P: (609)498-4868
 www.Soltage.com

Project:
 CABAZON 20MW
 PRE-APPLICATION REVIEW
 CABAZON, CA 92230

Project Details:
 24,294 kWstc, 20,000 kW AC
 AHJ: CABAZON, CITY OF

Engineering Approval:

REVISIONS		
DESCRIPTION	DATE	REV
ORIGINAL	6/2/2017	A
PARCEL UPDATE	6/5/2017	B
ADDED DETAILS	6/8/2017	C

Sheet Title:
**TOPOGRAPHICAL
 & FLOOD MAP**

Sheet Number:
A2.0

Sheet Size:
ARCH C - 24" x 18"

DESIGN & DRAFTING BY:
 COURT MCKINNEY



Reviewed & Approved by:
 JH



- REFERENCE LAYERS**
 - NFHL Data Available
 - FIRM Panel Boundary
 - LOMR Boundary
- SPECIAL FLOOD HAZARD AREAS**
 - 1% Annual Chance Flood Hazard Zone X, A, AE, A99, A99A, AV, AVX, VE
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee Zone X
 - Areas Outside the 0.2% Annual Chance Floodplain Zone X
 - Areas of Undetermined Flood Hazard Zone D
- CROSS SECTIONS & BFES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Base Flood Elevation
- SUPPORTING INFORMATION**
 - Limit of Study
 - Jurisdictional Boundary

FEMA NFHL MAP
 SCALE: 1" = 400'

SOURCE: NATIONAL FLOOD HAZARD LAYER WEB MAP SERVICE (WMS), PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).