



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

March 31, 2025

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COUNTY ADMINISTRATIVE CENTER
12TH Floor, Conference Room A
4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER 1:30 PM

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS - CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS - NEW ITEMS:

- 3.1 **TENTATIVE PARCEL MAP NO. 39094 (TPM39094) –**
Applicant: Janet Cleveland – Engineer: Allen W. Martin – Second Supervisorial District – Temescal Canyon Zoning District – Temescal Canyon Area Plan: Community Development: Estate Density Residential – Location: west of Hyacinth St. and northwest of Santiago Canyon – 6.62 Gross Acres – Zoning: Specific Plan - General Commercial (C-1/C-P) – **REQUEST:** Schedule "J" subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. APNs: 290-067-004, 290-670-033. Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

Planning Director's Actions:

Public Hearing: Closed

FOUND that the project is **EXEMPT**

From the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map NO. 39094

- 3.2 **PLOT PLAN WIRELESS NO. 240004 –** CEQA exempt pursuant to State CEQA Guidelines Section 15061 (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) - Applicant: Peter Blied - Owner: Mecca Land Development - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Jurisdiction (IND): Zoning: Controlled Development Areas (W-2)- Location: North of 72nd Ave, East of SH-CA-86, West of Buchanan St, South of 71st Ave, 9.89 acres. Request: This Plot Plan Wireless (PPW) request is to install a new, colocatable, unmanned wireless telecommunications facility. The tower is proposed to be 77 feet tall with (1) 3 foot MW antenna, (24) 8 foot panel antennas, (36) RRUs, (6) DC surge suppressors, (2) GPS antennas, (1) wrought iron fence enclosure within proposed 50'x 60' equipment lease area at ground level, (1) generator on a raised concrete pad at proposed ground equipment area, (2) equipment cabinets and (1) future proposed concrete pad at proposed ground equipment area, (1) canopy shade with walls

Planning Director's Actions:

Public Hearing: Closed

FOUND that the project is **EXEMPT**

From the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless NO. 240002.

on west, south and east sides, north side to be open. (1) multimeter on (1) H-Frame at ground equipment area, 3' landscaping area with cactus on the north, south and west side of fence enclosure. APN: 749-230-010. Planning Contact: Yesenia Becerril at ybecerril@rivco.org or (760) 863-7509.

3.3

4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – APN(s): 656-270-013, -015, and -044 – 30.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Pandora Development c/o Peter Zhang – Representative: Heptagon

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent

District 2 – Oppose

District 3 – Absent

District 4 – Absent

District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240051 move forward to Planning Commission.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent

District 2 – Support

District 3 – Absent

District 4 – Absent

District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240057 move forward to Planning Commission.

Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19th Avenue, south of 18th Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

4.3

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18th Avenue, north of 20th Avenue, east of Bubbling Wells Road, and west of Mountain View Road – APN(s): 657-300-004 and -005 – 40.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Absent
District 4 – Absent
District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240040 move forward to Planning Commission.

4.4 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN**

AMENDMENT NO. 240019 (GPA240019) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel from Open Space: Rural (OS: RUR) to Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for mixed-use with a small eco-tourist or glamping resort on a portion of the site. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: 0.5 miles north of Mission Lakes Boulevard and 0.9 miles east of Annandale Avenue – APN(s): 638-070-001 – 161.76 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or 951-955-3024.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Support
District 3 – Absent
District 4 – Absent
District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240019 move forward to Planning Commission.

4.5 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240071 (GPA240071) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of nine (9) parcels from Rural: Rural Desert (R: RD) to Rural Community: Very Low Density Residential (RC: VLDR), to allow for submittal of an application for an implementing project that would allow the future development of the site with fifty-six (56) plus/minus approximately 1.25-acre single-family lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Representative: SKR Architect Inc. c/o Brian Kite – Existing Zoning: R-T (Mobilehome Subdivision and Mobilehome Park) and W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Desert (R: RD) – Location: north of Charles Street, east of Bennet Road, south of 18th Avenue, west of Ford Avenue – APNs: 659-100-005, -007, -008, -009, -012, -014, -015, -017, and -033 – 79.3 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Absent
District 4 – Absent
District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240071 move forward to Planning Commission.

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240085 (GPA240085) Foundation Component – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240085 to change the General Plan Foundation Component of one (1) parcels from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for an implementing project consisting of +/-58 single family lots with access taken at two point along Ski Ridge Road. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240085 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Sky Valley Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Scott Taschner c/o CityPermitHelp.com – Existing Zoning: R -A-1 ¼ (Residential Agricultural, 1 ¼ acre, minimum) – Existing Land Use: Rural: Rural Residential (R:RR) – Location: north of 21st Avenue, east of Sky Ridge Road, south of 20th Avenue, west of Henry Road – APN: 647-080-031 – 33.74 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9

Planning Director's Actions:

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

District 1 – Absent
District 2 – Oppose
District 3 – Absent
District 4 – Absent
District 5 – Absent

RECOMMEND that the General Plan Amendment No. 240085 move forward to Planning Commission.

5.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 240027 AND DEVELOPMENT AGREEMENT NO. 2400008 (SAVIRA SOLAR PROJECT) – Applicant: Clearway Energy c/o Deandra Cass – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) – Location: north of Interstate 10 Freeway, south of State Highway 62/Desert Center Rice Road, east of U.S. Route 95, and west of State Highway 177/Rice Road/Aqueduct Road – 534.4 Gross Acres – Zoning: Controlled Development Areas Minimum 10 Acre (W-2-10) – **REQUEST:** Conditional Use Permit No. 240027 and Development Agreement No. 2400008 is a proposal to establish, develop and construct the Savira Solar Project that will consist of a utility-scale solar photovoltaic (PV) electrical generating and storage facility generating up to approximately 150 megawatts (MW) of renewable energy and include an Operations and Maintenance (O&M) facility, a 230 kV project substation, an approximate 250 MW Battery Energy Storage System (BESS) that will transmit solar energy via a new approximately 2-mile-long, 230 kV generation interconnection tie (gen-tie) line to the existing Arica and Victory Pass substation, where it would be carried on the existing approximate 3-mile 230 kV Arica/Victory Pass gen-tie to interconnect to the regional transmission grid at the existing Southern California Edison (SCE) Red Bluff Substation. The Project applicant is seeking a minimum of 40-year CUP. – APNs: 811-231-004, -003, and -001; 811-190-004, -005; and 811-231-008. – Related Cases: PAR240030 Project Planner: Elizabeth Mora-Rodriguez at 951-955-3024 or email at emorarodriguez@rivco.org.

Planning Director's Actions
Item presented for public comments.
Public comments received.

6.0 PUBLIC COMMENTS
NONE

7.0 ADJOURNMENT – 2:30PM