



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Planning Commission.

Regular Meeting

~Agenda~

4080 Lemon Street, 12th Floor
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach
951-955-3200

Wednesday, March 3, 2021

9:00 AM

County Administration Center

**CALL TO ORDER:
PLEDGE OF ALLEGIANCE TO THE FLAG
ROLL CALL**

- 1.0 CONSENT CALENDAR:**
- 1.1 **ADOPTION OF THE REVISED 2021 PLANNING COMMISSION CALENDAR** – Changing the meeting location and start time for the March 24, 2021 from the desert area to be heard at 9:30 a.m. to Riverside at 9:00 a.m. to be heard on the First Floor Board Chambers in the County Administration Center.
- 1.2 **GENERAL VACATION and TERMINATION of MAINTENANCE of portions of Leon Road in the French Valley Area** – Applicant: County of Riverside Transportation Department – Third Supervisorial District – Southwest Area Plan – Location: Leon Road in French Valley – **REQUEST:** The Transportation Department is proposing to vacate and terminate the maintenance of portions of Leon Road, pursuant to County of Riverside policies and procedures. Project Planner: Chris Trinidad at (951) 955-8116 or email at ctrinida@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:** 9:00 a.m. as possible thereafter.
(Presentation available upon Commissioners' request.)
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS:** 9:00 a.m. or as soon as possible thereafter:
- NONE**
- 4.0 PUBLIC HEARING - NEW ITEMS:** 9:00 a.m. or as soon as possible thereafter:
- 4.1 **CONDITIONAL USE PERMIT NO. 190058 and DEVELOPMENT AGREEMENT NO. 1900049 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190153 – Applicant: Kappkush, Inc. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan: Light Industrial (LI) (0.25 - 0.60 FAR) – Location: Northerly of Watt Court, easterly of Rio Del Sol Road, southerly of 30th Avenue, and westerly of Roberts Road – 1.28 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 190058 proposes to occupy an existing facility to be utilized for a microbusiness use. Development Agreement No. 1900049, is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County's Cannabis Ordinance, and it includes terms for providing a community benefit to the Western Coachella Valley Area. APN: 650-380-008. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.
- 4.2 **COMMERCIAL WECS PERMIT NO. 71, REVISED PERMIT NO. 10, and VARIANCE CASE NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – CEQ200004 – Applicant: Alta Mesa Wind Repower, LLC/Jonathan Kirby - Representative: Aspen Environmental Group/Vida Strong – Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Zoning: Wind Energy (W-E) – 640 Acres – Location: The site is located in the unincorporated community of Whitewater Canyon, more specifically northerly of Interstate 10/Tamarack Road, easterly of Haugen-Lehmann Way, and westerly of Whitewater Canyon Road – **REQUEST:** Commercial WECS Permit No. 71, Revised Permit No. 10 proposes to install up to seven (7) new commercial wind turbines up to 499 feet in height with a total project generating capacity of 27 MW. These seven (7) new turbines would replace the 159 turbines currently on the site which are scheduled for decommissioning early 2021 under existing WECS permits, including demolition permits issued by the County. The project also includes associated equipment such as existing on-site substation, temporary construction yard, new meteorological tower, and existing 220 kV transmission line. No work is proposed on existing interconnection line, and the project would use an existing access road from Haugen-Lehmann Way. Variance Case No. 200001 proposes to eliminate the safety setbacks in accordance with Zoning Ordinance No. 348 along the western and northern lot lines from 1.1 times turbine height (549-feet) to 0-feet for wind turbines T-1, T-2A, and T-3A in a rural remote area. APN's 516-020-001 and 516-020-002. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 5.0 WORKSHOPS:
NONE
- 6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION
- 7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 8.0 PLANNING DIRECTOR'S REPORT
- 9.0 PLANNING COMMISSIONERS' COMMENTS