



# Planning Commission.

## Regular Meeting

### ~Agenda~

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
<http://www.rivcocob.org>

John E. Hildebrand III  
951-955-6097

Wednesday, July 7, 2021

9:00 AM

County Administration Center

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

**1.0 CONSENT CALENDAR:**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Development: Open Space: Conservation (OS-C) – Open Space: Water (OS-W) – Serrano 79 Policy Area – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: Specific Plan – Serrano (SP353) – Approved Project Description: Schedule “E” subdivision of 489.28 acres into 18 parcels ranging in size from 0.35 to 48.77 acres, with 17 parcels designated for commercial/industrial purposes and one (1) parcel designated as an open space lot for MSHCP conservation purposes – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@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. 210002 – No New Environmental Docs Required** – CEQ210006 – Applicant: Mehul A. Patel – Representative: W. Development Partners of Temecula – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southeasterly of Winchester Road, and westerly of Leon Road – 0.7 Gross Acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposed project is a request to allow for the operation of a 2,000 sq. ft. liquor store within building S2, a 5,800 sq. ft. leasable building located within the French Valley Commons shopping center (Parcel 8 of Parcel Map No. 37399). Access to the site will be obtained via Benton Road. APN: 963-490-007. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**4.2 CHANGE OF ZONE NO. 2000032, COMMERCIAL WECS PERMIT NO. 200003, and VARIANCE CASE NO. 210001 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210007 – Applicant: Mountain View Power Partners (MVPP), LLC/Michael Hughes – Representative: Charlie Karustis/Yavi Services – Fifth Supervisorial District – Western Coachella Valley Area Plan – Rural: Rural Desert (RUR-RD) – Open Space-Conservation Habitat (OS-CH) – Open Space-Water (OS-W) – Zoning: Wind Energy (W-E) – Controlled Development Areas (W-2) – 1,203 Acres – Location: Southerly of Interstate 10 and Garnet Street; approximately 3 miles westerly of North Indian Canyon Drive, approximately 0.5 miles northerly of State Route 111 – **REQUEST:** Change of Zone No. 2000032 proposes to modify a 281.81-acre portion of an existing 600-acre parcel (APN 522-070-027) from Rural Residential (R-R) to Wind Energy (W-E). Commercial WECS Permit No. 200003 proposes removal of 93 existing Mitsubishi 600-kilowatt (kW) Wind Turbine Generators (WTGs) and the subsequent installation of 16 Vestas 3.6 and 4.3 Megawatts (MWs) WTGs with a maximum height of 492 feet. Six (6) existing Mitsubishi 600 kW WTGs, located outside Riverside County jurisdiction, would remain during project operation. One (1) additional existing WTG, originally permitted by the County under WECS 107, would remain operational, and is anticipated to be decommissioned after year 10 of this permit. The proposed project would be capable of producing approximately 229.90 gigawatt hours (GWh) of power per year for operational years 1 through 10. Beyond operational year 10, assuming decommissioning of the seven (7) Mitsubishi 600 kW WTGs, the proposed project would produce

approximately 215.90 GWh of power annually for the remainder of its operational life. The proposed project would rewire the existing wind energy facilities with modern, higher capacity WTGs. The project is planned to be operational by December 2022. The project site is mostly located within the boundaries of the existing MVPP I & II wind energy facilities and covers 1,202.86 acres of private land. Section 18.41.D.3(c) of Ordinance No. 348 allows the Planning Commission to reduce the established scenic setbacks to 1.25 times the total WECS 492' height, or 615 feet. The applicant has requested a setback reduction for two (2) WTGs in the northeast portion of the project site to reduce the required scenic setback from 1,320 feet to 1,000 feet. **Variance Case No. 210001** proposes to reduce the five (5) times rotor diameter wind access setback for four (4) new WTGs. Five (5) times the rotor diameter for the new WTGs would be 585 meters (1,919.29 feet). The applicant proposes reducing the five (5) time rotor diameter wind access setback for the new WTGs to a minimum of 110 meters (360.89 feet). APNs: 522070027, 668290003, -008, 668300001, -003, -005, -008, -009, -010, -011, -012, -013, -014, -015, 668310014, -015, -017, -019, 668310023, -024, -025, -026, -027, -028, -029, -030, -032, -033, -034, -036, -037, -039, -040, -043, -045, 668310004, -047, 668412001, 669020007, -008, 669040006, -017, -018. Project Planner: Jay Olivas at (951) 955-6863 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**5.0** WORKSHOPS:

**NONE**

**6.0** RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION

**NONE**

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

**8.0** PLANNING DIRECTOR'S REPORT

**9.0** PLANNING COMMISSIONERS' COMMENTS