



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JANUARY 11, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36564** – Applicant: TSG Cherry Valley, LP c/o Brian Rupp – Engineer: Albert A Webb Associates c/o Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley Zoning District– The Pass Area Plan – Community Development: Light Industrial (CD-LI) – Public Facility (PF) – Open Space: Recreation (OS-R) – Cherry Valley Gateway Policy Area - Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 10, and westerly of Vineland Street – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule “E” subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36564, extending the expiration date to October 17, 2023. Continued from December 7, 2020. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 **NOTICE OF PREPARATION of a DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) and NOTICE OF EIR SCOPING MEETING for TEMESCAL VALLEY COMMERCE CENTER (GENERAL PLAN AMENDMENT 200007, CHANGE OF ZONE 2000028, and CONDITIONAL USE PERMIT 200044).** The Project consists of applications for a General Plan Amendment (GPA 200007), Change of Zone (CZ 2000028), and Conditional Use Permit (CUP 200044) to allow for future development of a 46.12-acre property with a “last mile delivery station” warehouse building. The proposed building would comprise 183,456 sq. ft. of building area on approximately 40.53 acres. The proposed building would have 15 loading dock spaces and associated parking areas for passenger vehicles, vans, and truck trailers, as well as vehicle maintenance areas. Approximately 1.90 acres in the northeast corner of the Project site would be dedicated to the Western Riverside County Multiple Species Habitat Conservation Plan Reserve System for long-term conservation. Additionally, as part of the Project the Coldwater Canyon Wash drainage channel would be realigned from the western Project site boundary to the southeast Project site boundary. Approximately 3.69 acres are proposed as dedicated right-of-way for Temescal Canyon Road and Park Canyon

Road. In addition, proposed GPA 200007 would remove the 46.12-acre property from the boundaries of the Serrano Policy Area, as identified by the Temescal Canyon Area Plan of the Riverside County General Plan. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at pnanthav@rivco.org.

5.0 PUBLIC COMMENTS:



Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

2.1

DATE: January 7, 2021
TO: Riverside County Planning Director
FROM: Kathleen Mitchell, Project Planner
RE: January 11, 2021 Director's Hearing
ITEM: 2.1 – First Extension of Time for Tentative Parcel Map No. 36564

The application for the First Extension of Time for Tentative Parcel Map No. 36564 (PM36464E01) was originally filed and brought forward at the December 7, 2020 Director's Hearing. The applicant had informed the Planning Department that what they wanted was a "stay of time" not an "extension of time." To consider this request, the application was continued to the January 11, 2021 Director's Hearing. In addition, upon review of the case, it was found that the extension of time for this map should have gone to Planning Commission for approval and not Director's Hearing as it was a commercial subdivision originally heard and approved at Planning Commission.

For these reasons, this Item will be removed from the January 11, 2021 Director's Hearing Agenda. The item will be subsequently routed to either Planning Commission or Board of Supervisors as a consent item as determined by County Counsel.