

### PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

# DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE

PO Box 1409 Riverside, 92502-1409

DATE: June 25, 2020

#### TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riverside County Flood Control Riv. Co. Fire Department (Riv. Office) Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check Riv. Co. Regional Parks & Open Space P.D. Environmental Programs Division

P.D. Geology Section

Riv. Co. Trans. Dept. - Landscape Section

P.D. Archaeology Section

Riv. Co. Waste Resources Management Dept. Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Shaffer

EXHIBIT: Transmittal
DATE: 07:09/20
LANKER: D. Bradford
LANKER: D. Bradford
LEGEND

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Corona Sphere of Influence
Corona-Norco Unified School District

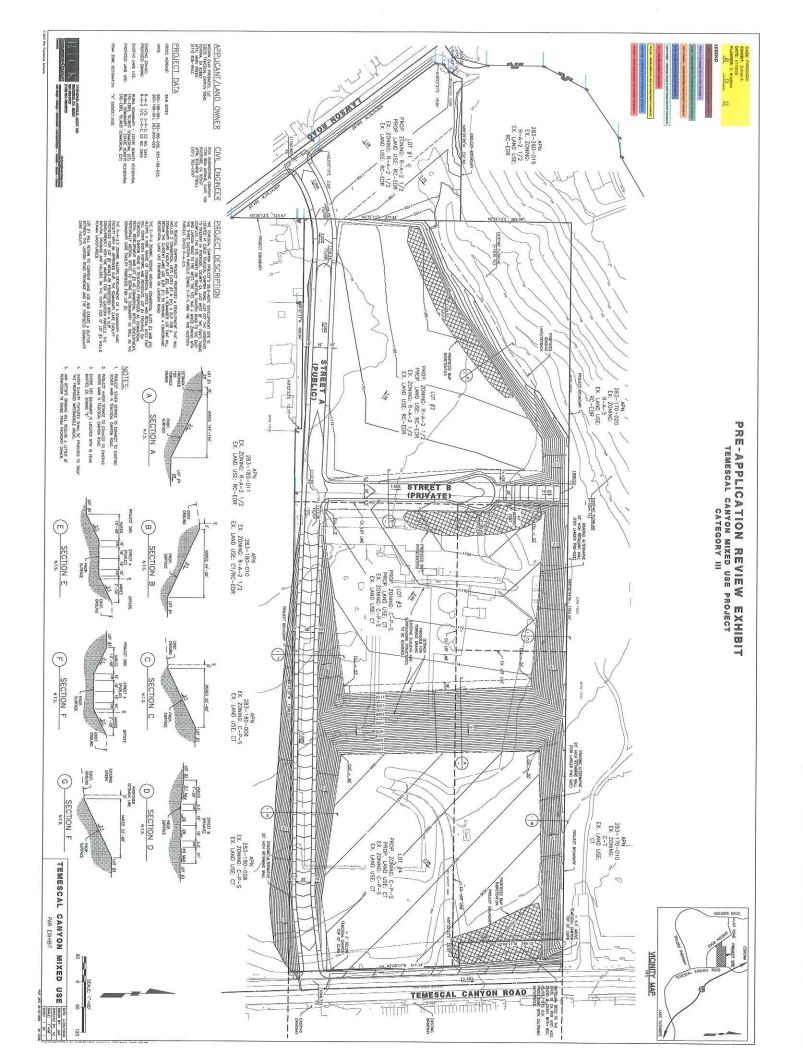
PRE-APPLICATION REVIEW NO. 200026 (PAR200026) – Exempt – Applicant: Bryan Vansell – Engineer: Mark Freed – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Tourist (CD: CT) and Rural Community: Estate Density Residential (RC: EDR) – Location: North and east of Lawson Road, west of Temescal Canyon Road – 28.8 gross acres – Zoning: Residential Agricultural 2 ½- acre minimum (R-A-2 ½ ) and Scenic Highway Commercial (C-P-S) – REQUEST: The PAR is proposing the development of four lots. Lot #1 is proposed to be a single-family residential site to create a buffer between the Lawson Road frontage and the Community Care Facility proposed for Lot #2. Lot #3 is proposed for a commercial office/medical development to provide services to the community and the proposed Community Care Facility. Lot #4 which fronts on Temescal Canyon Road is proposed for a commercial retail use. APN: 283-180-001, 283-180-002, 283-180-020, 283-180-021, and 283-260-020. BBID: 972-457-960

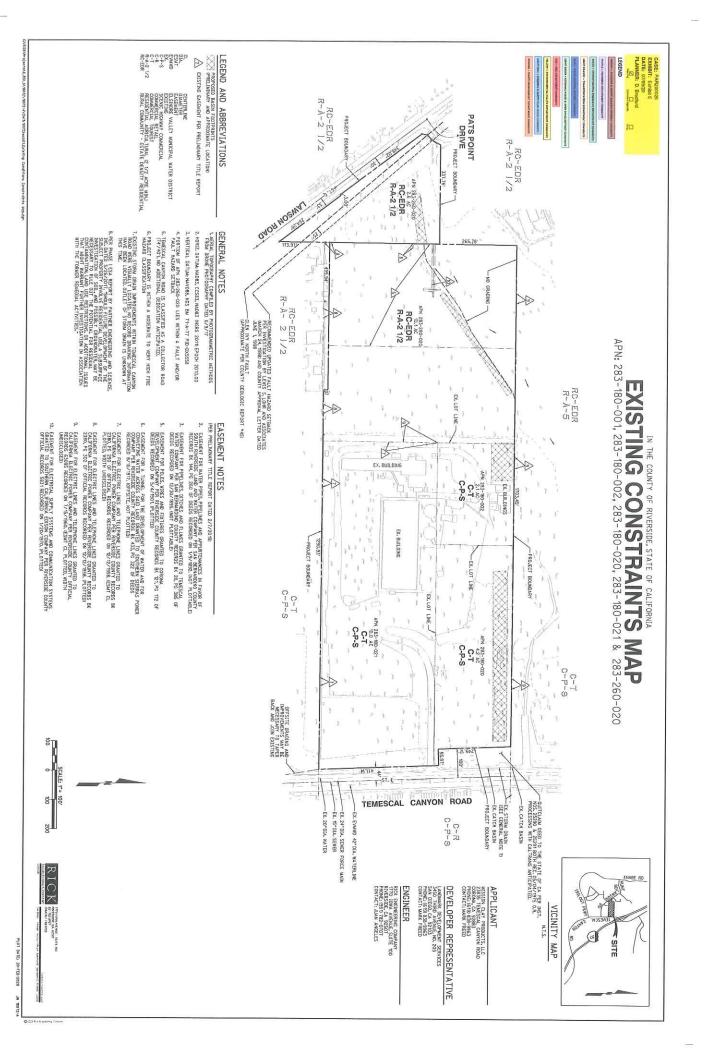
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a DAC meeting on July

9, 2020. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.





CASE: PAR200028
EXHIBIT: Project Descr
DATE: 070029
PLANNER: 0. Bradford
Life Committee Committee

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### **Project Description**

## Preliminary Application Review 23835 Temescal Canyon Road Commercial Development and Community Care Facility

### 1. Proposed Project Description

The Temescal Canyon project's 28.8-acre development site is located at 23835 Temescal Canyon Road, off the Interstate 15 freeway in Riverside, County CA, just west of the Tom's Farms complex. The site fronts on Temescal Canyon Road to the east and Lawson Road to the west. The site has a mixed zoning with the three eastern parcels zoned C-P-S, the two western parcels zoned R-A-2.5 and presents an opportunity to provide a significant Community benefit with minimal environmental impact (See MSHCP Consistency Analysis prepared by RECON Environmental).

The Temescal Canyon project proposes a development that will include 2 Commercial lots (Lots #3 & #4), a CUP for a Community Care Facility (Lot #2), and a single family home lot that will retain the current Land Use (Lot #1) to provide a conforming residential land use fronting on Lawson Road.

The C-P-S zoning, Scenic Highway Commercial (Lots #3 and #4), allows a wide range of commercial office and retail uses that will serve both visitors and residents. Lot #4 fronting on Temescal Canyon Road is tentatively proposed as commercial retail development and Lot #3 as commercial office development, potentially medical office to serve the community as well as the Community Care Facility proposed for Lot #2.

The R-A-2.5 zoning allows development of a Community Care Facility with an approved CUP (See County of Riverside Land Use Planning and Zoning Regulations, ARTICLE XIX e COMMUNITY CARE FACILITIES, SECTION 19.101. GROUP FACILITIES, A5). The Community Care Facility proposed for Lot #2 would be processed with a CUP concurrently with the mapping for the eastern parcels. The natural drainage and hillside on the north side of Lot #2 would remain undisturbed.

Lot #1 is proposed to be a single-family residential site to create a buffer between the Lawson Road frontage and the proposed Community Care Facility.

#### 2. MSHCP Consistency Analysis and Burrowing Owl Survey

RECON Environmental, Inc. completed a MSHCP Consistency Analysis and Burrowing Owl Survey for the project site. Their analysis and study concluded that permanent impacts to vegetation communities/land cover types are not considered significant under the MSHCP and

do not require mitigation. No sensitive plant or wildlife species were observed on-site. The Burrowing Owl report states that no burrowing owls or signs of Owls were observed during the focused Burrowing Owl surveys.

### 3. Geotechnical Investigation and Fault Study

Construction Testing and Engineering (CTE South) conducted a preliminary Geotechnical Investigation and Fault Study for the project site. The Geotechnical Investigation concluded that the proposed development at the site is considered feasible from a geotechnical standpoint The Fault Study concluded that construction of the proposed project is considered to be suitable with regard to risks associated with surface rupture from active faulting. Based on the results of the field investigations, it is our opinion that an area of active faulting does not underlie the site.

We respectfully request to receive the information a PAR letter would provide the applicant as listed on Page 3 & 4 of the Filing Instructions for Request for Pre-Application Review form, items 1-10.

Thank you for your assistance.

Best regards,

Mark Freed Landmark Development Services 3450 Third Avenue, No.205 San Diego, CA 92103 M (619) 838-9963