



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 29, 2022

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation

Surveyor
Code Enforcement
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Public Health Dept.
Riv. Co. Waste Resources Dept.
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Leonard
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)

PLOT PLAN 220039 (PPT 220039)/TENTATIVE PARCEL MAP 38551 (TPM 38551) – (CEQ200092) – Applicant: Dawson Canyon, LLC – Engineer/Representative: Thienes Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Open Space–Water (OS-W), Community Development: Light Industrial (LI) and Community Center (CC) – Serrano Policy Area - Location: Southeast corner of the Temescal Canyon Rd. and Dawson Canyon Rd. intersection, East of Interstate 15 – 34.84 Net Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing – Medium (M-M) – **REQUEST: PPT220039 replaces a previously submitted Conditional Use Permit 200044 for the development of a 183,456 sq. ft. warehouse building and revises the project description to include seven (7) industrial warehouse buildings ranging in size from 33,820 sq. ft. to 183,090 sq. ft. on a 46.1-acre site – TPM38551 proposes a Schedule “E” subdivision of 2 parcels totaling 46.1 acres into 7 numbered parcels, ranging from 2.17 to 9.16 acres and 5 lettered parcels ranging from .065 acre to 6.8 acres. – APNs: 283-160-044, and 283-190-046 – Related cases: DEIR (CEQ200092), GPA200007, CZ2000028, LLA200028, GEO200040, HANS190024 – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org – **BBID 005-828-718****

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 Land Management System (LMS) 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 LMS routing on or before the DAC date shown below.

This case is scheduled for a **DAC meeting on October 6, 2022**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Jose Merlan, Project Planner at (951) 955-0314, or e-mail at jmerlan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

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: PPT220039
 EXHIBIT: Landscape
 DATE: 1-26-2023
 PLANNER: Jose Merlan
 Mailing
 Construction
 Final

M-R-A

M-R-A

SHEET 1

M-SC



OWNER:
 1577 SAN VICENTE ROAD STE. 80
 PLACERVA, CA 95369
 TEL: 916.262.2000
 FAX: 916.262.2000

Temescal Canyon Road

CONCEPTUAL LANDSCAPE PLAN

Riverside County, California



HUNTER LANDSCAPE
 711 FEE SAN STREET PLACERVA, CA 95369
 714.566.2400
 CONTACT: TINA HAVES
 PHONE NUMBER: 714.566.2400
 EMAIL: TDM@HUNTERLANDSCAPE.NET

20-CC-23 11.09.22 04.19.23 07.09.23 07.04.23 12.29.22
 06.09.22 01.05.23
 10.23.20 03.03.21 07.20.21 12.01.21 11.02.22

MATCHLINE SEE SHEET 3

