



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: March 2, 2023

TO:

Planner – Jose Merlan  
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: Awad  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)

**PRE-APPLICATION REVIEW (PAR) NO. 230012** — Applicant: Mark Freed, Landmark Development – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Commercial Tourist (CT): Estate Density Residential (EDR) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.1 acres – Zoning: Residential Agriculture (R-A-2 ½): Scenic Highway Commercial (C-P-S) – **REQUEST:** Pre-Application Review for a proposed development of three (3) lots. Lot 1 would propose three (3) drive-thru restaurants totaling approximately 13,000 sq. ft. Lot 2 would consist of the continuance of an existing ceramic clay product business and would propose to build a larger structure (160,000 sq. ft.) to replace the existing metal building and requests for a larger kiln (300 cubic feet) to be permitted. Lot 3 would consist of a 350-unit multi-family residential development. A change of zone would be proposed, upon formal entitlement submittal to rezone Lot 3 from Rural Agriculture (R-A-2 ½) to High Density Residential (R-7). – APNs:283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. – Project Planner: Jose Merlan at 951-955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org) **BBID: 334-989-635**

**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 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 DAC date shown below.

This case is scheduled for a **DAC meeting on March 23, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, a final comment letter will be provided to the project applicant for the PAR application.

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

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

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.*



**LEGEND**

Blue	BLDG 1 - BUILDING & SAFETY GRADES BY OTHER COMMENTS
Orange	PARKING - PLANNING DEPARTMENT COMMENTS
Green	SEWER - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
Light Orange	TRANSIT STATION DEPARTMENT COMMENTS
Light Blue	TRASH - PLANNING DEPARTMENT COMMENTS
Light Green	REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
Red	FIRE DEPARTMENT COMMENTS
Yellow	ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
Light Blue	TRASH - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
Orange	WASTE MANAGEMENT DEPARTMENT COMMENTS

**DATA**  
 Proposed zoning: R-7  
 Proposed land use: HHDR  
 Ex. Zoning: R-A-2.5  
 Ex. Land use: RC-EDR

- 4 story tuck under garage with corridors and elevators
- One building is 4 stories with 3 story ends to buffer existing homes on Lawson Rd.
  - Two buildings are 4 stories.

3 Building types  
 350 units  
 11.96 acres gross/10.20 acres net  
 29.3 du/ac gross, 34.3 du/ac net  
 318,300 total NRSF  
 909 average NRSF  
 5,500 leasing/club/fitness/mailroom integrated into the ground level  
 (1.5 story volume)  
 500 sf pool cabana

**MIX**

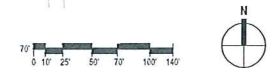
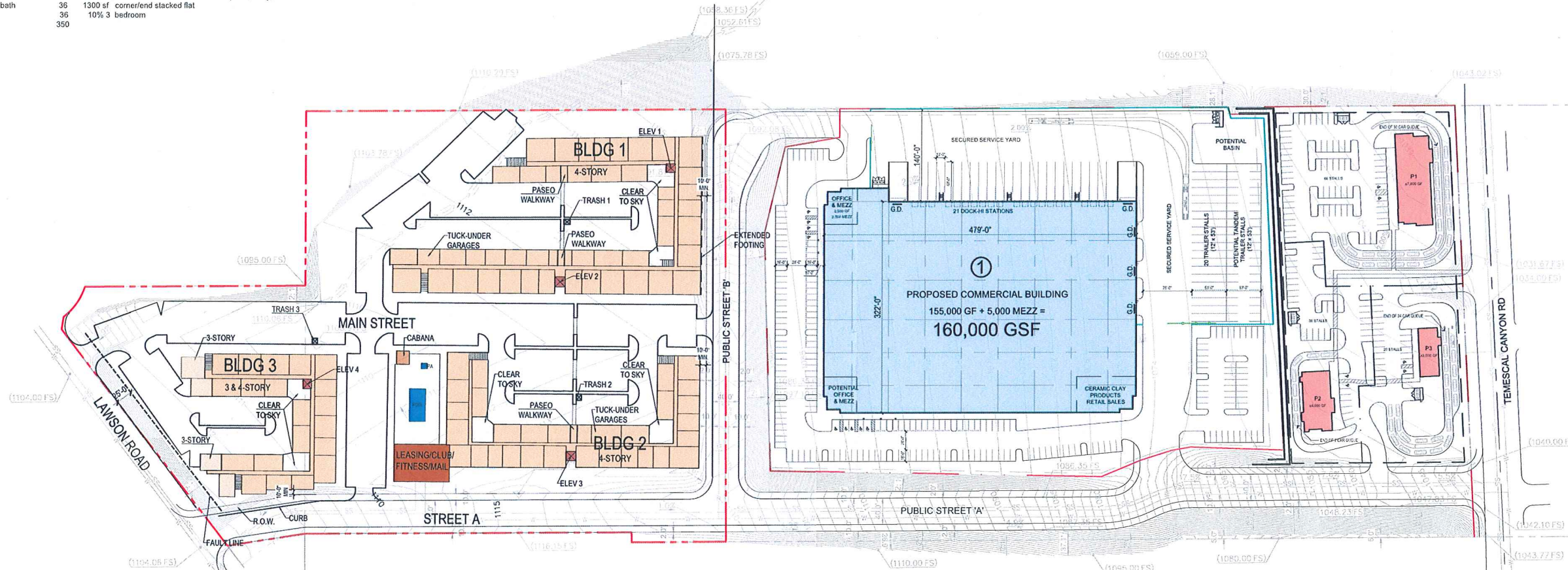
A1 1 bedroom/1 bath	44	625 sf carriage flat
A2 1 bedroom/1 bath	96	800 sf stacked flat
140	40% 1 bedroom	
A3 1 bedroom + den/2 bath	42	900 sf carriage flat
A4 1 bedroom + den/2 bath	64	900 sf stacked flat
106	30% 1 bed + den	
B1 2 bedroom/2 bath	30	1000 sf carriage flat
B2 2 bedroom/2 bath	38	1100 sf stacked flat
68	19% 2 bedroom	
C1 3 bedroom/2 bath	36	1300 sf corner/end stacked flat
36	10% 3 bedroom	
<b>TOTAL</b>	<b>350</b>	

**PARKING**

Required (per city code)		
246 1 bed and 1 bed + den units x 1.25 spaces/du	308	
68 2 bedroom units x 2.25 spaces/du	153	
36 3 bedroom units x 2.75 spaces/du	99	(1.60 spaces/du)
<b>TOTAL</b>	<b>560</b>	
Provided		
1 car garages	134	
Open/carport	314	
Standard	112	(20% of all parking)
Compact	112	
<b>TOTAL</b>	<b>560</b>	(1.60 spaces/du) (15 extra for HC, trash, vaults and landscape fingers)

Occupancy: R-2  
 Construction type: 5A  
 EV stalls and/or infrastructure shall be provided per State of California requirements  
 Solar requirements shall be provided in accordance with State of California requirements

- Notes:**
- Standard stalls are 9'x 16'
  - Parking aisles are assumed to be 28' (code requires 34' for developments with 300+ du)(fire may require wider)
  - Up to 20% of all parking can be compact at 8.5' x 16'
  - Minimum setbacks:
    - Front 0'
    - Side 5'
    - Rear 15'
  - Lot coverage no maximum
  - Maximum height 75'
  - Common Open Space to be provided at 100 sf above the first 10 units. Reduction of 5% due to project being over 200 units
  - Private Open Space to be provided at 50 sf
  - Carports, if any, not shown.





**PROJECT DESCRIPTION:**

MULTI-FAMILY AND COMMERCIAL INFILL DEVELOPMENT IN TEMESCAL CANYON, CA.

**OWNER:**

MISSION CLAY PRODUCT, LLC.  
C/O AXACCESS REALTY ADVISORS, LLC  
NEWPORT BEACH, CA 92660  
PHONE: 619-838-9963  
EMAIL: MFREED99@COX.NET

**APPLICANT:**

MISSION CLAY PRODUCT, LLC.  
C/O AXACCESS REALTY ADVISORS, LLC  
NEWPORT BEACH, CA 92660  
PHONE: 619-838-9963  
EMAIL: MFREED99@COX.NET

**PREPARER:**

KIMLEY-HORN ASSOCIATES  
1055 TOWN & COUNTRY ROAD, SUITE 700  
ORANGE, CA 92668  
PHONE: 714-939-1031  
EMAIL: NIKKI.KERRY@KIMLEY-HORN.COM

**PROJECT INFORMATION**

ASSESSORS PARCEL NUMBER:	283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021
GROSS PROJECT ACREAGE:	29.1 ACRES -R-7: 12.0 ACRES -C-P-S: 17.1 ACRES
NET PROJECT ACREAGE:	24.9 ACRES -R-7: 10.4 ACRES -C-P-S: 14.5 ACRES
PROJECT DIMENSIONS (APROX.):	1350' x 1900'
EXISTING STRUCTURE DEMO DIM.:	STRUCTURE 1: 130' X 75' STRUCTURE 2: 480' X 209'
FEMA FLOODPLAIN DESIGNATION:	ZONE X, MAP 06065C1390G
HOUSING DATA:	A1: 1BD/1BA 44 ea 625 SF A2: 1BD/1BA 96 ea 800 SF A3: 1BD/2BA 42 ea 900 SF A4: 1BD/2BA 64 ea 900 SF B1: 2BD/2BA 30 ea 1000 SF B2: 2BD/2BA 38 ea 1100 SF C1: 3BD/2BA 36 ea 1300 SF TOTAL: 350 units 318,300 SF

# TEMESCAL CANYON MIXED USE PROJECT

## PRE-APPLICATION REVIEW

### CATEGORY II

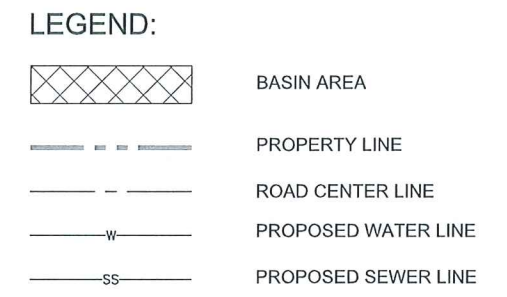
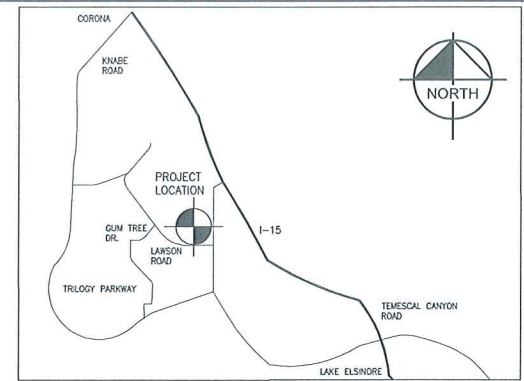
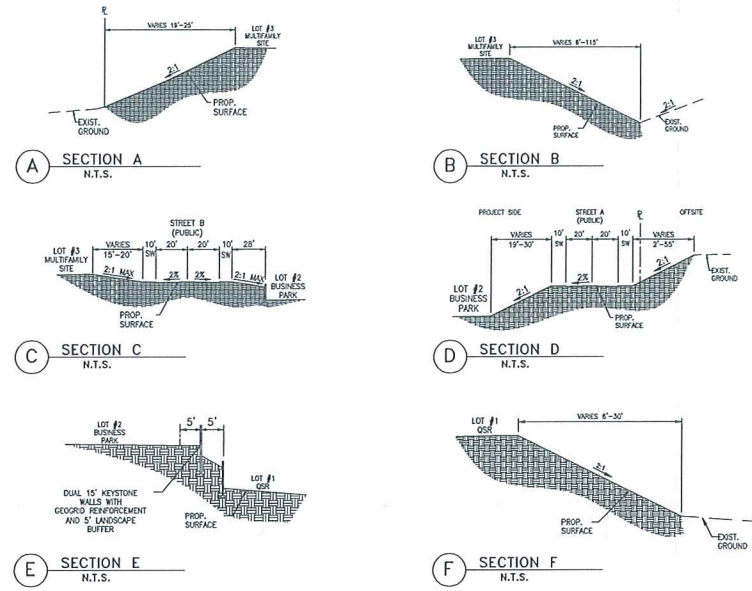
**FLAMMABLE/COMBUSTIBLE LIQUIDS:** USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS IS ANTICIPATED TO OCCUR AT RESIDENTIAL AND COMMERCIAL USES. EXACT LOCATIONS ARE NOT YET KNOWN.

**WATER QUALITY :** PROJECT REQUIRES A PROJECT SPECIFIC WQMP. STORMWATER WILL BE DETAINED ONSITE IN ABOVEGROUND AND BELOWGROUND BASINS (3x).

**SEWER SERVICE:** PROJECT SEWER SERVICE TO CONNECT TO EXISTING SEWER MAIN IN TEMESCAL CANYON RD.

**WATER SERVICE:** PROJECT WATER SERVICE TO CONNECT TO EXISTING WATER MAIN IN TEMESCAL CANYON RD.

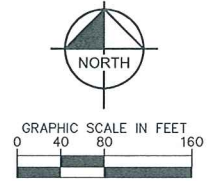
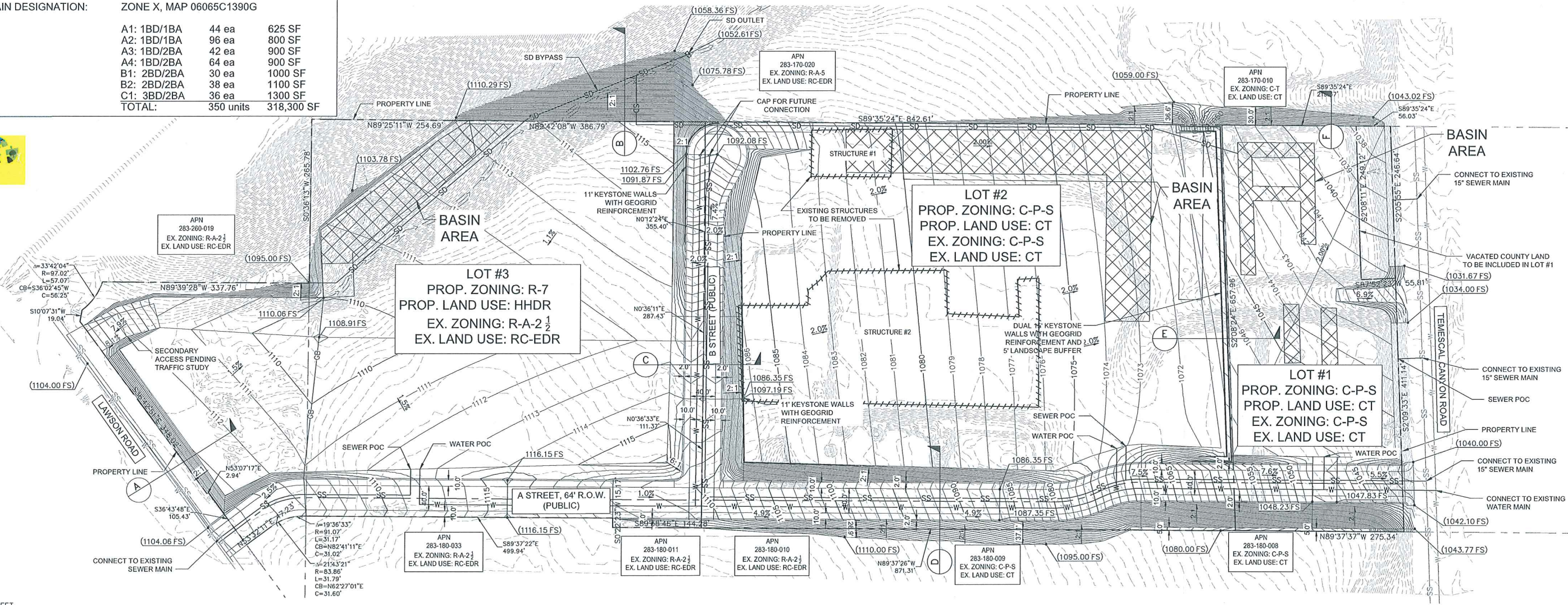
**TOPOGRAPHIC DATA:** COMPILED BY PHOTOGRAMMETRIC METHODS FROM DRONE PHOTOGRAPHY DATED- 06/09/2017 CONTOUR INTERVAL- 2'



CASE: PAR230012  
EXHIBIT: B - Site Plan  
DATE: 03.23.2023  
PLANNER: J Merian

**LEGEND**

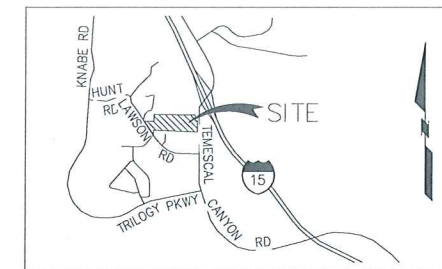
- EXISTING & PROPOSED UTILITIES (ELECTRIC, GAS, WATER, SEWER)
- PROPOSED BASIN AREAS
- PROPOSED PROPERTY LINES
- PROPOSED ROAD CENTER LINES
- PROPOSED WATER LINES
- PROPOSED SEWER LINES
- PROPOSED LOT LINES
- PROPOSED STRUCTURE FOOTPRINTS
- PROPOSED EXISTING STRUCTURE FOOTPRINTS
- PROPOSED EXISTING SEWER MAINS
- PROPOSED EXISTING WATER MAINS
- PROPOSED EXISTING ROAD CENTER LINES
- PROPOSED EXISTING PROPERTY LINES
- PROPOSED EXISTING ROAD CENTER LINES
- PROPOSED EXISTING LOT LINES
- PROPOSED EXISTING STRUCTURE FOOTPRINTS
- PROPOSED EXISTING EXTERIOR FINISHES
- PROPOSED EXISTING GRADES
- PROPOSED EXISTING ELEVATIONS
- PROPOSED EXISTING DISTANCES
- PROPOSED EXISTING BEARING
- PROPOSED EXISTING CURVES
- PROPOSED EXISTING CHORDS
- PROPOSED EXISTING PERCENTS
- PROPOSED EXISTING POINTS
- PROPOSED EXISTING TANGENTS
- PROPOSED EXISTING CHORD BEARINGS
- PROPOSED EXISTING CHORD DISTANCES
- PROPOSED EXISTING TANGENT BEARINGS
- PROPOSED EXISTING TANGENT DISTANCES
- PROPOSED EXISTING CURVE BEARINGS
- PROPOSED EXISTING CURVE DISTANCES
- PROPOSED EXISTING CURVE PERCENTS
- PROPOSED EXISTING CURVE POINTS
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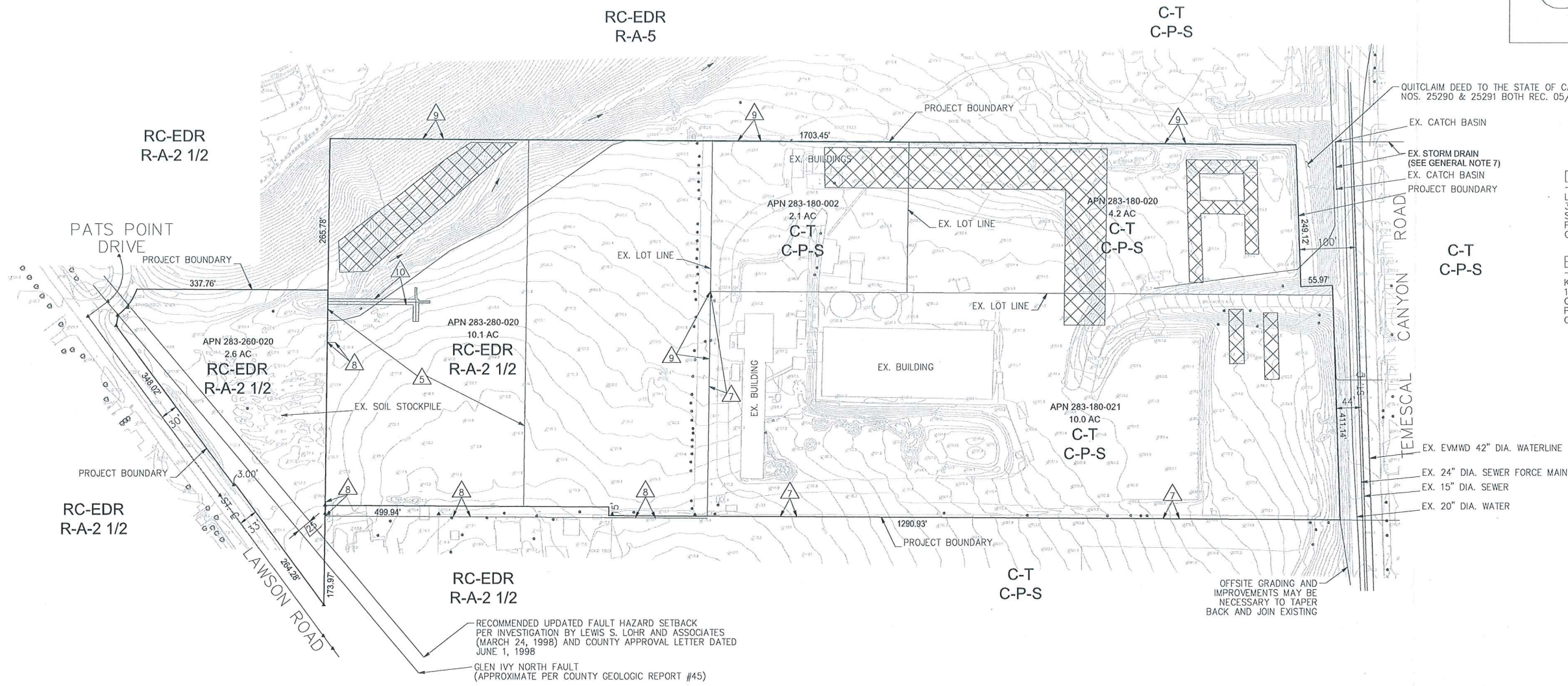
NOTE: PROJECT SITE PARCEL BOUNDARIES AFTER LOT LINE ADJUSTMENT ARE SHOWN.



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**EXISTING CONSTRAINTS MAP**  
 APN: 283-180-001, 283-180-002, 283-180-020, 283-180-021 & 283-260-020



VICINITY MAP



QUITCLAIM DEED TO THE STATE OF CA PER INST. NOS. 25290 & 25291 BOTH REC. 05/04/1975 O.R. N.T.S.

EX. CATCH BASIN  
 EX. STORM DRAIN (SEE GENERAL NOTE 7)  
 EX. CATCH BASIN  
 PROJECT BOUNDARY

DEVELOPER REPRESENTATIVE  
 LANDMARK DEVELOPMENT SERVICES  
 3450 THIRD AVENUE, NO. 205  
 SAN DIEGO, CA 92103  
 PHONE: (619) 838-9963  
 CONTACT: MARK FREED

ENGINEER  
 KIMLEY-HORN ASSOCIATES  
 1100 TOWN & COUNTRY ROAD, SUITE 700  
 ORANGE, CA 92668  
 PHONE: (213) 261-4060  
 CONTACT: NIKKI KERRY

CASE: PAR230012  
 EXHIBIT: Existing Constraints  
 DATE: 03.23.2023  
 PLANNER: J Merlan

**LEGEND**

- PROPOSED BASIN FOOTPRINTS (PRELIMINARY AND APPROXIMATE LOCATION)
- EXISTING EASEMENT PER PRELIMINARY TITLE REPORT
- CL - CENTERLINE
- DIA. - DIAMETER
- ESMT - EASEMENT
- EVMSD - ELSINORE VALLEY MUNICIPAL WATER DISTRICT EXISTING
- C-P-S - SCENIC HIGHWAY COMMERCIAL
- C-R - COMMERCIAL RETAIL
- C-T - COMMERCIAL TOURIST
- R-A-2 1/2 - RESIDENTIAL AGRICULTURAL (2 1/2 ACRE MIN.)
- RC-EDR - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL

**LEGEND AND ABBREVIATIONS**

- PROPOSED BASIN FOOTPRINTS (PRELIMINARY AND APPROXIMATE LOCATION)
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**GENERAL NOTES**

1. AERIAL TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM DRONE PHOTOGRAPHY DATED 6/9/17
2. HORIZ. DATUM: NAD83, CCS83, NAD83 (NSRS 2011) EPOCH 2010.00
3. VERTICAL DATUM: NAVD88, NGS BM 71-A-77 PID-DX5558
4. PORTION OF APN 283-260-020 LIES WITHIN A FAULT AND/OR FAULT HAZARD SETBACK
5. TEMESCAL CANYON ROAD IS CLASSIFIED AS A COLLECTOR ROAD (74'/40'). NO ADDITIONAL DEDICATION ANTICIPATED.
6. PROJECT BOUNDARY IS WITHIN A MODERATE TO VERY HIGH FIRE HAZARD CLASSIFICATION
7. EXISTING STORM DRAIN IMPROVEMENTS WITHIN TEMESCAL CANYON ROAD WERE VISUALLY LOCATED. NO RECORD DRAWING INFORMATION HAS BEEN LOCATED. OUTLET OF STORM DRAIN IS UNKNOWN AT THIS TIME.
8. PER PHASE I ESA REPORT BY PARTNER ENGINEERING AND SCIENCE, INC. DATED 5/26/2017. "SHOULD FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY INVOLVE RESIDENTIAL USE, A SUBSURFACE INVESTIGATION OF SOIL, AND POSSIBLY GROUNDWATER, MAY BE NECESSARY TO RULE OUT THE POTENTIAL FOR RESIDUAL CONTAMINATION, LAND USE RESTRICTIONS, OR ADDITIONAL ISSUES THAT MIGHT WARRANT FURTHER INVESTIGATION IN ASSOCIATION WITH THE FORMER REMEDIAL ACTIVITIES."

**EASEMENT NOTES**

- (PER PRELIMINARY TITLE REPORT DATED 2/7/2019)
2. EASEMENT FOR WATER PIPES, PIPELINES AND APPURTENANCES IN FAVOR OF SOUTH RIVERSIDE LAND AND WATER COMPANY PER SAN BERNARDINO COUNTY RECORDS BK 144, PG 260 OF DEEDS RECORDED ON 1/9/1892. (NOT PLOTTABLE)
  3. EASEMENT FOR PIPELINES, DITCHES AND FLUMES GRANTED TO TEMESCAL WATER COMPANY PER SAN BERNARDINO COUNTY RECORDS BK 28, PG 385 OF DEEDS RECORDED ON 12/30/1895. (NOT PLOTTABLE)
  5. EASEMENT FOR POLES, WIRES AND FIXTURES GRANTED TO CORONA DEVELOPMENT COMPANY PER RIVERSIDE COUNTY RECORDS BK 121, PG 172 OF DEEDS RECORDED ON 5/4/1901. (PLOTTED)
  6. EASEMENT FOR A TUNNEL FOR THE DEVELOPMENT OF WATER AND FOR CONVEYING WATER ACROSS SAID LAND GRANTED TO SOUTHERN SIERRAS POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 433, PG 322 OF DEEDS RECORDED 8/16/1917. (OFFSITE, NOT PLOTTED)
  7. EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 2380, PG 290 OF OFFICIAL RECORDS RECORDED ON 12/12/1958. (ESMT CL PLOTTED, WIDTH UNDISCLOSED)
  8. EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 2380, PG 302 OF OFFICIAL RECORDS RECORDED ON 12/12/1958. (PLOTTED)
  9. EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY OFFICIAL RECORDS 63095 RECORDED ON 7/15/1960. (ESMT CL PLOTTED, WIDTH UNDISCLOSED)
  10. EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER RIVERSIDE COUNTY OFFICIAL RECORDS 5831 RECORDED ON 1/20/1970. (PLOTTED)

