

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 imerlan@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.

	e-mail at jmerlan@rivco.org				
Public Hearing Path:	Administrative Action:	DH: 🗌	PC: 🛚	BOS:⊠	
COMMENTS:					
DATE:		SIGNATI	JRE:		
	AND TITLE:				

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.



Temescal Canyon Road

20-025 02.17.20 11.02.20 03.24.21 07.08.22 10.20.22 05.07.20 01.05.21 04.17.21 10.20.21 07.26.22 10.25.20 03.05.21 07.01.21 12.10.21 11.02.22

CONCEPTUAL LANDSCAPE PLAN



HUNTER LANDSCAPE
711 FEE AMSTRET PLACENTA, CA 92370
714.586.2300
FAX. TUNEL FOR A 920, CANDEL TON HORS A 920, CAND







THE LAND REFERRED TO AN THIS COMMITMENT IS STUMED IN THE ANNICORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CAUFORNIA, AND IS DESCRIBED AS FOLLOWS:

NI THE MORTHMEST BY THE SOUTHEASTERLY LINE OF DAINSON CANYON OF ESCORED IN PAREZ 1 OF "CORPORATION OUTSLAND EED". RECORDED MAY 0, 2002 AS DOCUMENT NO. 2002—236670, OF SHID COUNTY:

AND AND ASSETS IN THE TALLOWS ASSESSED LANGROWN AS THE SECRET PROPERTY OF THE AND ASSESSED ASSESSED AS ASSESSED. MACH J. 2" 4", 5" EST 4899 EET 10 IN BEGONNE OF ZOIT CHREE CONCINE ENEITRE VANOS SOO CHREE PRODOS A INTERT PRINCE MORPREY VANOS SOO CHREE PRODOS A INTERT TO SOO CHREE MORPH OF 4" 5" 8" 85", ZES-JU VARGOT TO SOO CHREE MORPH OF 4" 5" 8" 85", ZES-JU VARGOT TO SOO CHREE MORPH OF 4" 5" 8" 85", ZES-JU OF 1415" TET, SOO PRINT BEING THE ENO CRIT OF THIS TON.

283-160-046, AND 283-190-044

TENTATIVE PARCEL MAP NO. 38551

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALLFORNIA
BENG A SIBMYON OF PARCE 2 OF MOTE OF LOT USE AUSSINGH MA LIAZDOZIA, RECORDED JAME 21, 2021
AS INSTRUMENT NO. 2021—2073323 OF OFFERIA RECORDS OF RIFEREDE COUNTY, CALFORNIA

MOTES:
DATE OF PREPIABATION, 8-18-2022
DATE OF PREPIABATION, 8-18-2022
ACT AGENCIACO, 44,126
ACT AGENCIACO, 44

SHEET 1 OF 2

- (I) ALL CUMMITTER AMERING THE DRAMAGE MET ROTH DESTRUCT AND DESCRIPTION AND DESCRIPTION AND DESCRIPTION AND DESCRIPTION AND DESCRIPTION AND ADDRESS OF A PROPERTY OF USE MUSTED OF CALEROON, AND, A CALEROON, AND, A CALEROON, AND, A CALEROON AND A C
- (38) AN EASCHENT FOR PARKIC UTILITIES AND MICHENTAL PARPOSESS IN FANCE OF BRLT T. DIEZY, RECORDS FERNLARY 19, 1984 AS INSTRUMENT NO. 21014 OF GETSAL RECORDS.

 (EASCHENT CANNOT BE PLOTED FROM RECORD)

- (29) AN EASCHENT FOR SHEET, ROADING AND INCIDENTAL PURPOSES, IN FAINT OF CHUPPING POPULAD CEMENT COMPANY, RECORDED JAHLARY 12, 1971 AS INSTRUMENT AL, 2017 OF GOTHER, RECORDES.

 (SAD EASCHONT PLOTTED MOREON)

- 673 AM EXCELENT FOR A PENIAMENT ROAD, IN FAMOR OF THE COUNTY OF RIVERSON
 RECURBED ON COTREET OF, 2019 AS INSTRUMENT NO. 2019—0388310 OF OFFICIAL
 RECORDS.
- 678) AM EASSMENT FOR DRAWAGE, M FAIGH OF THE COUNTY OF MICESSEE, RECOMBES COTOMER OF A2019 AS MERICANETT NO. 2019—0396/10 OF OFFICIAL RECOMBS. (SAID EASSMENT PLOTTED METREON)
- 670, AM EASEMENT FOR A HON-DICIUSINE TEMPORARY CONSTRUCTION EASEMENTS AND MICHENIAL PURPOSES, AN FAIGH OF THE COUNTY OF RHESISSE, RECORDED COTORER OF A 1901 AS NORTHWENT NO. 2019-0398310 OF OFFICIAL RECORDS. (SAID EASEMENT PLOTED HEREON) SS) AN EXEMPT FOR A REMANDET ROAD, IN FAVOR OF THE COUNTY OF RIFERSON.
 RECORDED OCTOBER 22, 2019 AS INSTRANDIT NO, 2019-0424748 OF OFFICIAL
 RECORDS.
 (SAID EXECUTIVE PROTED HEREON)

AREA TABULATION

- EXISTING EASEMENTS:

 MESOMETER PREMIS AND RELIES FACILIES AND MODERAL PARPOSES
 AND RECOMMENT NO. 2609 OF POPOLA RECOMMENDATION, 1985 AS
 EASTMANN NO. 2609 OF POPOLA RECOMMENDATION
 (DESCRIPTION OF RECOMMENDATION ACCOMMENDATION)
- → AL LEGERT FOR PRIVATESON LINE, ACCESS FOR MUNITAMIC, REINE AND PRIVATE PRIVATE AND ALTERNATIVES. A RELLAND OF DESIGNAL MORPIESS. AND PRIVATE PRI
- (39) AM ACCEMENT FOR ETHER OR BOTH PACE LIMES, COMDUTTS OR MIDERARCHIND FACILITIES AMD MOBERNAL PARPOSES, M FAMER OF SOUTHER CLUFORMA EDISON COMPANY, RECORDED LACE, 30, 1986 AS INSTRUMENT NO, 72660 OF OFFICIAL RECORDS.

 (SAM EASSMENT PACTIED MERICAN)
- (ED) AN EASEMENT FOR PUBLIC UTUTIES AND INCIDENTAL PARPOSES, IN FAIRM OF SOUTHERN CASERMAN EXCHING EXCHINATION OF THAT, ORDER OF CONCENHATION RECORDED MY ARE 1878 OF SOUTHWART NO. 10898 OF OFFICIAL RECORDS (SAD EASEMENT PLOTTED HEREON)
- (37) AH EASCHENT FOR MORESS, EGRESS AND MODERITAL PURPOSES, IN FAIOR OF THOMAS P. MORESP. AND LANCE MORESP. RECORDED WHIE 7, 1945 AS INSTRUMENT IN, SEE-122379 OF CHYCKAL RECORDS.

 (SAID EASCHENT PLOTTED HEREON)

- (SIII) AN EASEMENT FOR A NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT, IN FAUNT OF THE COUNTY OF PRINCIPLES, RECORDED OCTOBER 22, 2019 AS INSTRUMENT MY 2019—04214 OF GRICOAL RECORDS.

 (SAID EASEMENT PLOTTED HEREON)

BLDG. 4

BUILDING TABULATION:

UTO PARONIC STALLS PROVIDED
Sandard (9'x,18')
Accessible Pairing (9'x,18')
Accessible Pairing (12'x,18')
Accessible (3'x,18')
EV Accessible (12'x,18')
EV Accessible (12'x,18')

DSCAPE REQUIREMENT
equired landscape area (10%)

11,979 14,519

41.4% 14.928 12.249

WATER:
TEMESCAL VALLEY MATER DISTRICT
2846 TEMESCAL CANTORNOLO
18450 MULTI A 1880
PAGE TEMESCAL PAGE
1857 PAGE
CONTICT. STF & PAGE
CONTICT. STF &

TELEPHONE:

ATA:

SOME E COMPANDO ST.

ANAMENA CA SOMOT

PHONE: (TA) 227-1431
CONTACT: DOUG DIPAGLO

UTILITY PROVIDERS:

MUM FLOOR AREA RATIO R (Total gross area/site):

NUM BUILDING HEIGHT ALLOWED Manufacturing Medium

BR PARKING PROVIDED

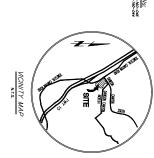
Air Vehicle (9'x 18')

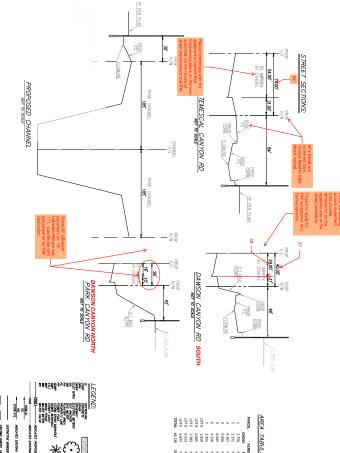
Warehouse: 1/2,000 s.f. Office: 1/250's.f.

> 0283-160-046: \mathbf{u} - \mathbf{u} = MANUFACTURANO MEDIUM (PROPOSED) \mathbf{u} - \mathbf{r} - \mathbf{A} = MANUFACTURANO (EXISTING) 0283-150-044: u-u = MANUFACTURNO METRUM (PROPOSED) u-R-A = MANUFACTURNO RETAIN RELATED MANUFACTURNO (EXISTINO)

> > AN EASEMENT FOR STORM DRAIN CHANNEL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, TO BE DEDICATED ON THE PARCEL MAP. (LOT E) AN EASOMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSISE, TO BE DEDICATED ON THE PARCEL MAP. (LOT B & C) PROPOSED EASEMENTS/RESERVATIONS:

- (1) AN EASTMENT FOR MORESS FLORESS AND UTILITY PURPOSES OVER PARCELS 1 AND 2 FOR THE BENETI OF PARCELS 1 AND 2, TO BE RESIDENCE ON THE PARCEL MAP.
- (3) AN EASTMENT FOR MORESS/EGRESS AND UTILITY PURPOSES OVER PARCELS 3 AND 5 CAR THE BENETIT OF PARCELS 3 AND 5, TO BE RESERVED ON THE PARCEL MAP. (2) AM LASSIMATI FOR MODELS/EXCESS AND UTILITY PURPOSES OFF PARCES I, 2, 3 AND 4, TO BE RESERVED ON THE EMPETY OF PARCES I, 2, 3 AND 4, TO BE RESERVED ON THE PARCES MAY.
- AN EASTMENT FOR HIGHEST FORESS AND UTILITY PROPOSES OFFER PARCELS 4, 6, AND 7, FOR THE BENEFIT OF PARCELS 4, 6, AND 7, TO BE RESERVED ON THE PARCEL MAP.
- (S) A 10' WEE EXSENSIT FOR SENER PURPOSES IN FAVOR OF ALL PARCELS TO BE RESERVED ON THE PARCEL MAP.
- (G) AN EASSMENT FOR FLOOD CONTROL ACCESS PLRPDGGS IN FAVOR OF THE COUNTY OF RIVERSIDE, TO BE DEDICHTED ON THE PARCEL MAP. CCARS MEL. RE OREATED FOR THE MANITEMANE OF COMMON DRIVENING. MRNCATION SERVICE, FIRE SERVICE, LANDSCAPAG, CROSS LOT DRAWAGE, AND MATER COUNTY FACUTIES.









- DISTRICTIVE BORGER
- DISTRICT PARCEL LINES MERCHAES EXERTING DESCRIPTION/ELEVATION

¥

DAWSON CANYON, LLC 11777 SAN WEHTE BUD, SUITE 780 11777 SAN WEHTE BUD, SUITE 780 1005 ANGELES, CA 90349 PHOME (949) 842-3074 FAX: (949) 842-3074 APPLICANT:



ARCHITECT:

HPA ARCHITECTURE
18831 BANGEN VIEWE, SUITE 100
18831 BANGEN VIEWE, SUITE 100
18831 BANGEN VIEWE, SUITE 100
18831 BANGEN VIEWE (SUI) 883-1770
18832 BANGEN VIEWE (SUI) 883-1831

OThienes Engineering, Inc. CIVIL ENGINEER:











COUNTY OF RIVERSIDE

TENTATIVE PARCEL MAP NO. 38551

ENG A SUBJUSTON OF PARCE, 2 OF NOTICE OF LOT UNE ADJUSTMENT IN A
LLAZODOR, RECORDED WILE J. 2021 AS INSTRUMENT IN A SUBJUSTATION
OF OFFICIAL RECORDS OF RIVERSDE COUNTY, CAUTORNIA

