



RIVERSIDE COUNTY 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: March 24, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks
Riv. Co. Trans (Landscape)
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Board of Supervisors – First District

PRE-APPLICATION REVIEW NO. 200007 (TR31818 – JBJ Ranch) – Applicant: Mission Pacific Land Company, Inc. – First Supervisorial District – Elsinore Area Plan – Alberhill Zoning Area – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: North of Hidden Creek Drive, west of Mountain Road, and south of Bosley Lane – Approximately 160 Gross Acres – Zoning: Planned Residential (R-4) and Open Area – Residential Developments (R-5) **REQUEST:** This pre-application review is a request to analyze a proposed modification to the previously approved Tract Map 31818 (JBJ Ranch), including conditions of approval and potentially right-of-way configurations, for an alternative secondary access point, leading through Bosley Lane to Crilly Road to Glen Eden Road. Also, this is a request to review a revised park concept plan, which alters the previously approved park amenities for the 10-acre public park. Park design is shifting to better incorporate the site’s natural features and topography, implementing more passive features, including trails. No additional map design changes are proposed and the 322 residential lots approved under the Tentative Tract Map are not increasing or decreasing – APN: 393-310-005 – **BBID: 318-188-628**

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.

MISSION PACIFIC LAND COMPANY



February 21, 2020

Charissa Leach
Assistant TLMA Director

County of Riverside
Planning Department
4080 Lemon Street 14th Floor
Riverside CA 92502

Subject: Pre-Application Review Request TTM 31818

Ms. Leach,

Pursuant to our meeting held on January 13, 2020, we are submitting the enclosed PAR application with supporting materials. The PAR application is intended to address proposed changes to the project that can be summarized as follows:

Proposed Park Amenities

TTM 31818 was approved and conditioned with reference to park amenities consistent with “JBJ Ranch Design Guidelines”. The 10-acre park concept contemplated as part of the design guidelines consisted of an amenity level that is not consistent for a 310-lot development from a construction cost and ongoing maintenance cost standpoint. Our request is to modify the amenity level of the community park within Tract 31818 to be consistent with the amenity level need for the proposed community while maintaining a passive amenity element consistent with character of the overall project. The PAR application package includes a new Park Concept Plan for your review and consideration to determine that the revised park concept substantially conforms with the project conditions of approval.

Alternative offsite access alignment to Mountain Road

Currently, the ability to construct the offsite portion of Mountain Road is infeasible due to the as a result of need for right-of-way from a non-participating private landowner and also because of various economic and engineering factors. In addition, there currently exists a public safety concern, raised by the Fire Department, for an additional egress road alignment for the entire Horsethief Canyon community. This additional access route is a high priority for both existing and future residents in the area.

In order to address the immediate public safety issues, in addition to addressing the other constraints outlined above, we propose an alternative alignment to Mountain Road utilizing the existing right-of-way and partially improved road system. Specifically, we propose to use the

Bosley Road – Crilly Road – Glen Eden Road alignment and make improvements to satisfy the immediate and short term access needs for the area. Improvements to the existing road alignment, within the existing right-of-way, may be required to meet Transportation and Fire Department standards. This access route is referenced on the approved Tentative Tract Map, therefore was studied as part of the original entitlements for TTM 31818.

As part of the approval of the alternative offsite alignment approval we request the condition to construct a traffic signal at the intersection of De Palma/Glen Eden Road be pushed out to coincide with the future construction of Mountain Road. The attached traffic technical memorandum supports this request in finding that a traffic signal is not warranted under current conditions and the access route will continue to operate at an acceptable LOS under Opening Year traffic conditions. Additionally, a traffic signal constructed at the existing Glen Eden/De Palma intersection would be a temporary and disposable improvement as it would require significant modification when ultimate Mountain Road is constructed by others.

The proposed changes to the original park concept plan and proposed alternative access alignment does not introduce new or increased environmental impacts. All proposed park improvements are contained within the map limits previously studied under the project Mitigated Negative Declaration. Further environmental review on the Bosley Road – Crilly Road – Glen Eden Road alignment will not be necessary since any required road improvements will be contained within existing right of way and the attached traffic study concludes no additional traffic impacts are introduced.

Please contact our office if any additional information is required to process the PAR application.

Sincerely,



Jason Keller

Mission Pacific Land Company



CONCEPTUAL PARK EXHIBIT

CASE: PAR20007
 EXHIBIT: PARK PLAN
 DATE: 4/9/2009
 PLANNING: J. Hagedorn

LEGEND

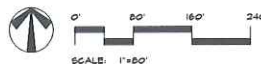
- EXISTING TOPOGRAPHY & EXISTING UTILITY LOCATIONS
- PROPOSED IMPROVEMENTS
- PROPOSED PARK PLAN
- PROPOSED TRAILS
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY

- EXISTING TREE CANOPY
- NATIVE AREA
- MANUFACTURED SLOPES
- OAK TREE MITIGATION ENHANCEMENT AREA

NOTE: PARK PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO EXPRESS A LEVEL OF REFERENCE ONLY. FEATURES AND CONFIGURATION IS SUBJECT TO CHANGE PENDING FINAL GRADING DESIGN AND SIZING OF UG BASINS.

JB J RANCH
 RIVERSIDE COUNTY, CA
 TRACT 31818

MISSION PACIFIC LAND COMPANY INC.



HERMANN DESIGN GROUP
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 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754, EXP 04/30/20
 PH: (760) 777-9131
 FAX (760) 777-9132

February 19, 2020

Mr. Jason Keller
Mission Pacific Land Company
4100 Newport Place, Suite 480
Newport Beach, CA 92660

**SUBJECT: MOUNTAIN ROAD INTERIM ACCESS ROUTE EVALUATION**

Dear Mr. Jason Keller:

This evaluation focuses on the interim secondary access connection of Mountain Road to De Palma Road via Bosley Lane and Glen Eden Road. The JBJ Ranch project (TTM 31818) proposes to construct Mountain Road from its existing terminus to Bosley Lane. Until such time that property to the north of Bosley Lane is developed to extend Mountain Road to the north, an interim secondary access connection to De Palma Road will be provided via Bosley Lane west to Crilly Road and then Crilly Road north to Glen Eden Road, which terminates at De Palma Road. Each of these existing roadways will be improved to provide new pavement ranging from 24-feet to 32-feet depending on physical constraints (private driveways, monumentation, trees, etc.). The improvements would provide for a single travel lane in each direction thereby connecting Mountain Road to De Palma Road. This secondary roadway connection is intended to provide an alternative access to both JBJ Ranch (TTM No. 31818) and existing residential areas immediately east of JBJ Ranch via an extension of Mountain Road. Exhibit 1 identifies the proposed interim access route.

EXISTING CONDITIONS

Glen Eden Road is currently a paved roadway providing access to the Glen Eden Resort and extends south to Crilly Road before terminating at Bosley Lane. Existing traffic volumes are shown on Exhibit 2. As Bosley Lane currently serves a small number of estate homes, the current daily traffic volume is estimated to be nominal (e.g., fewer than 100 vehicles per day). Based on recent survey data the existing daily traffic volume on Glen Eden Road south of De Palma Road is 906 vehicles per day.

The intersection of Glen Eden Road and De Palma Road currently operates at an acceptable level of service (LOS) during the peak hours (see Table 1 and Attachment A). The intersection does not currently warrant a traffic signal based on the existing AM and PM peak hour traffic volumes (see Attachment B).

OPENING YEAR TRAFFIC CONDITIONS

Opening Year traffic volume projections on Bosley Lane and Glen Eden Road includes a portion of traffic from TTM No. 31818 and a reallocation of existing traffic located immediately east of TTM No. 31818 and south of Mountain Road. The Opening Year (2022) traffic volumes are presented on Exhibit 2.

Mr. Jason Keller
Mission Pacific Land Company
February 19, 2020
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The projected Opening Year daily traffic volume along Bosley Lane west of Mountain Road is 1,864 while daily traffic along Glen Eden Road, just south of De Palma Road, is 2,770 trips per day. These daily traffic flows are well within the capacity of a 2-lane roadway.

The intersection of Glen Eden Road at De Palma Road is anticipated to continue to operate at an acceptable LOS under Opening Year traffic conditions (see Table 1 and Attachment A). The intersection of Glen Eden Road and De Palma Road is not anticipated to meet a peak hour volume based traffic signal warrant for Opening Year (2022) traffic conditions (see Attachment B).

CONCLUSION

The analysis demonstrates that the planned interim secondary access route connecting Mountain Road to De Palma Road via Glen Eden Road/Crilly Road and Bosley Lane can accommodate the anticipated interim traffic flows as a two-lane paved roadway. Therefore, the proposed interim offsite alignment satisfies the original Conditions of Approval (COA, 50.TRANS 042) for offsite access to De Palma Road. Lastly, the interim offsite alignment does not result in any additional traffic impacts that would require an addendum to the original Mitigated Negative Declaration (MND). If you have any questions, please contact me directly at (949) 336-5978.

Respectfully submitted,
URBAN CROSSROADS, INC.

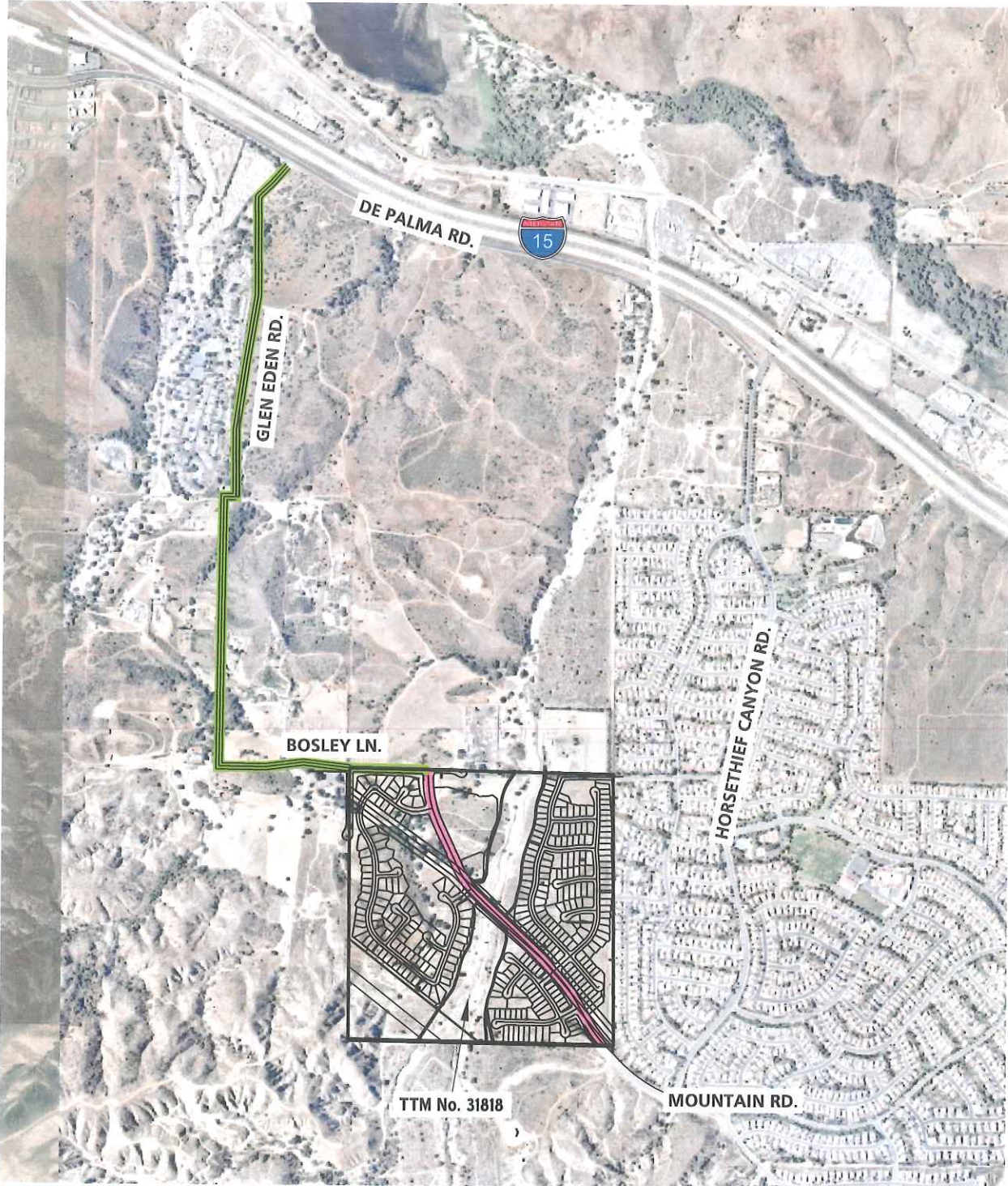


Aric Evatt
President



Charlene So, PE
Associate Principal

EXHIBIT 1: INTERIM ACCESS ROUTE



LEGEND:

-  = INTERIM CONNECTION TO DE PALMA ROAD
-  = MOUNTAIN ROAD EXTENSION

