

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