



# 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: June 18, 2020

TO:

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

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Sheriff’s Dept.

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Shaffer

**PRE-APPLICATION REVIEW NO. 200024** – CEQA Exempt – Applicant: Nardi Associates LLP – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10 ac min.) – Location: North of Camino de las Brisas, East of Corona Cala Camino, South of Calle Roble, West of Avocado Mesa Rd – 5.37 Acres – Zoning: Rural Residential (R-R) – **PROJECT DESCRIPTION:** a pre-application review for a proposed conversion of an existing 4,442 square foot residence with 7 bedrooms and 4.75 bathrooms to an 18 bed congregate care facility – APN: 932-170-024 – **BBID: 386-958-763**

**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 Public Land Use System (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 above date. This case is scheduled for a **DAC meeting on June 25, 2020**. 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 Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

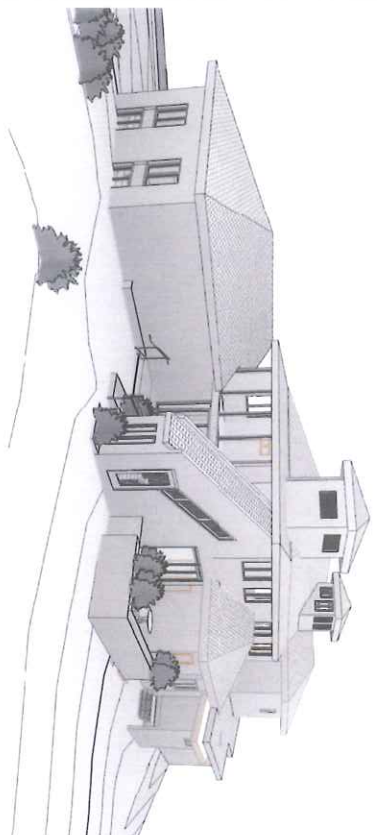
DATE: 6/22/20

SIGNATURE: [Signature]

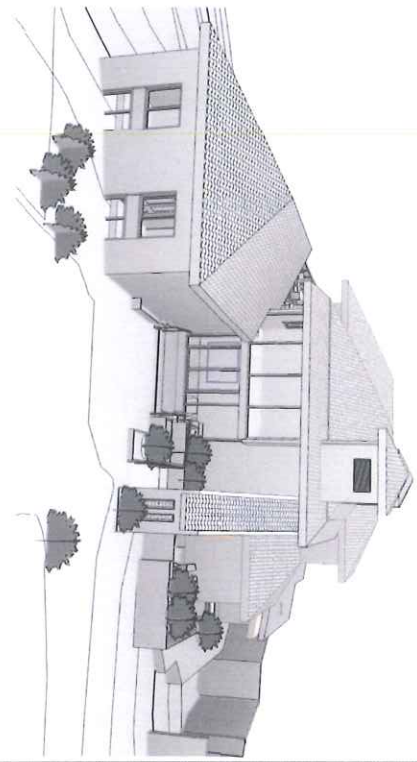
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

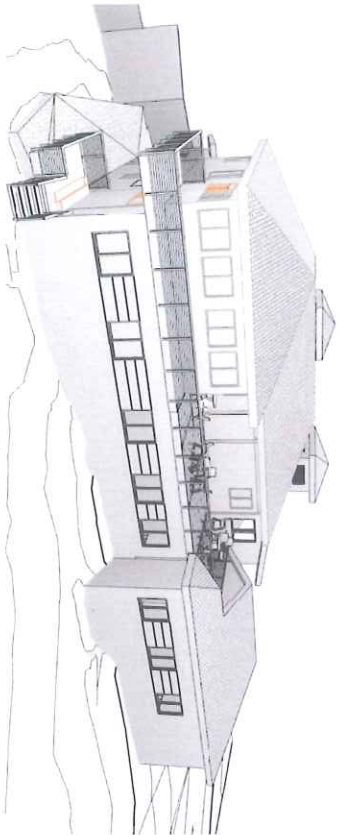
*If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.*



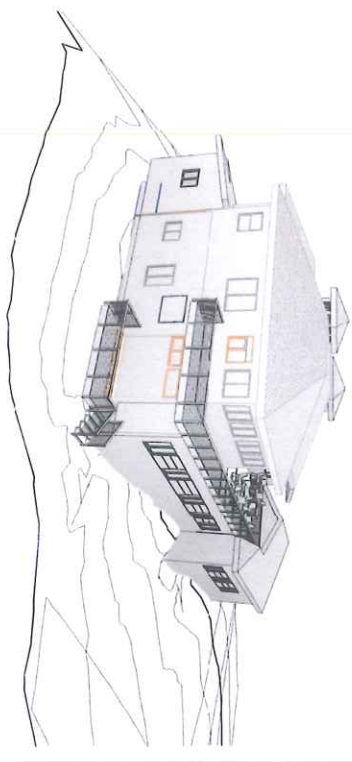
3D VIEW - 3



3D VIEW - 1



3D VIEW - 2



3D VIEW - 4

**BELLA VITA CARE CENTER, INC.**  
 17043 Highway Blvd., Unit 14  
 Espo, CA 91316

**MANDASSOCIATES LLP**  
 Architects Urban Design Interiors  
 17043 Highway Blvd., Unit 14  
 Espo, CA 91316  
 Tel: 626.251.1774  
 Fax: 626.251.1775  
 mandassociates.com

CONSULTANTS INDEX:

STAMP



THIS SEAL IS VALID FOR THE STATE OF CALIFORNIA. IT IS VALID FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS VALID FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS VALID FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

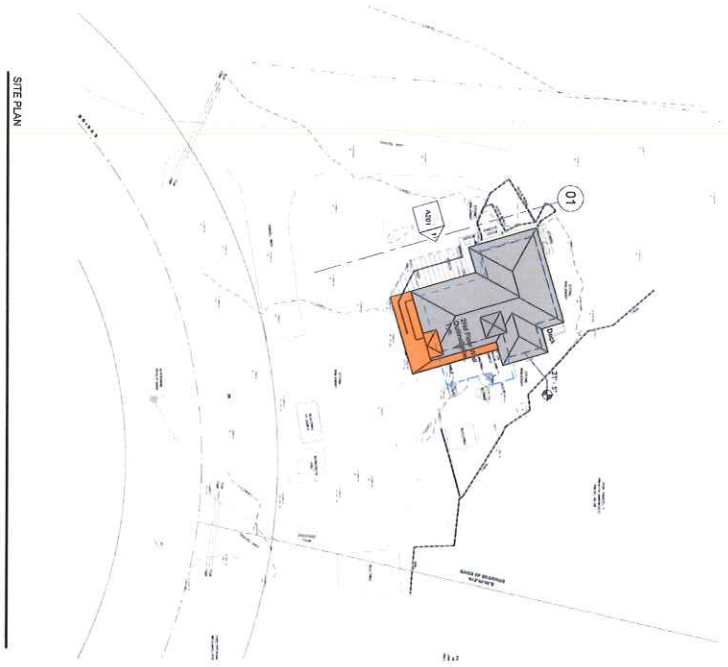
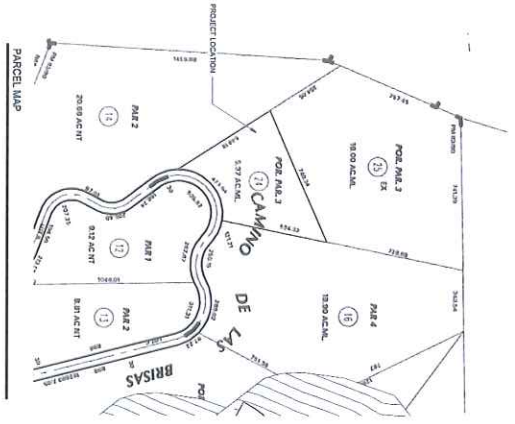
NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/09/17	ISSUED FOR PERMIT	MM	MM
2	10/09/17	ISSUED FOR PERMIT	MM	MM
3	10/09/17	ISSUED FOR PERMIT	MM	MM
4	10/09/17	ISSUED FOR PERMIT	MM	MM
5	10/09/17	ISSUED FOR PERMIT	MM	MM
6	10/09/17	ISSUED FOR PERMIT	MM	MM
7	10/09/17	ISSUED FOR PERMIT	MM	MM
8	10/09/17	ISSUED FOR PERMIT	MM	MM
9	10/09/17	ISSUED FOR PERMIT	MM	MM
10	10/09/17	ISSUED FOR PERMIT	MM	MM

**3D VIEWS**

Project Number: 15-1028E  
 Date: 1/22/2018  
 Checked by: PJA  
 Drawn by: MPM

**A000**

Scale:



**SITE AREA LEGEND**

- NEW ACQUISITION AREA
- EXISTING AREA

**PROJECT DATA**

Project Address: 4200 Canyon Drive, Brea, California, CA 92602  
 Zone: R1 (Single Residential)  
 APN: 80227004  
 DTG: 01/01/2004, 137 ACRES  
 BUILDING AREA: 3,000 SF  
 EXISTING HOUSE: 7 Bedrooms, 4.5 Bathrooms, Pool

**SITE PLAN**

Project Number: 001-0002  
 Date: 1/22/2007  
 Drawn by: P.V.  
 Checked by: N.F.N.  
**A001**  
 As Indicated

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	1/22/2007
2	CONSTRUCTION	03/02/2007



**STAMP**

**BELLA VITA CARE CENTER, INC.**  
 17843 Newport Blvd., Unit 14  
 Brea, CA 92603

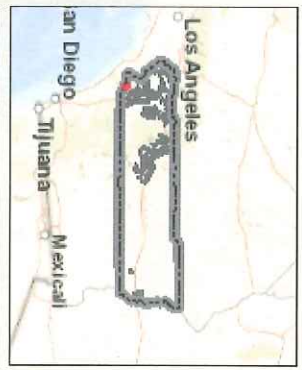
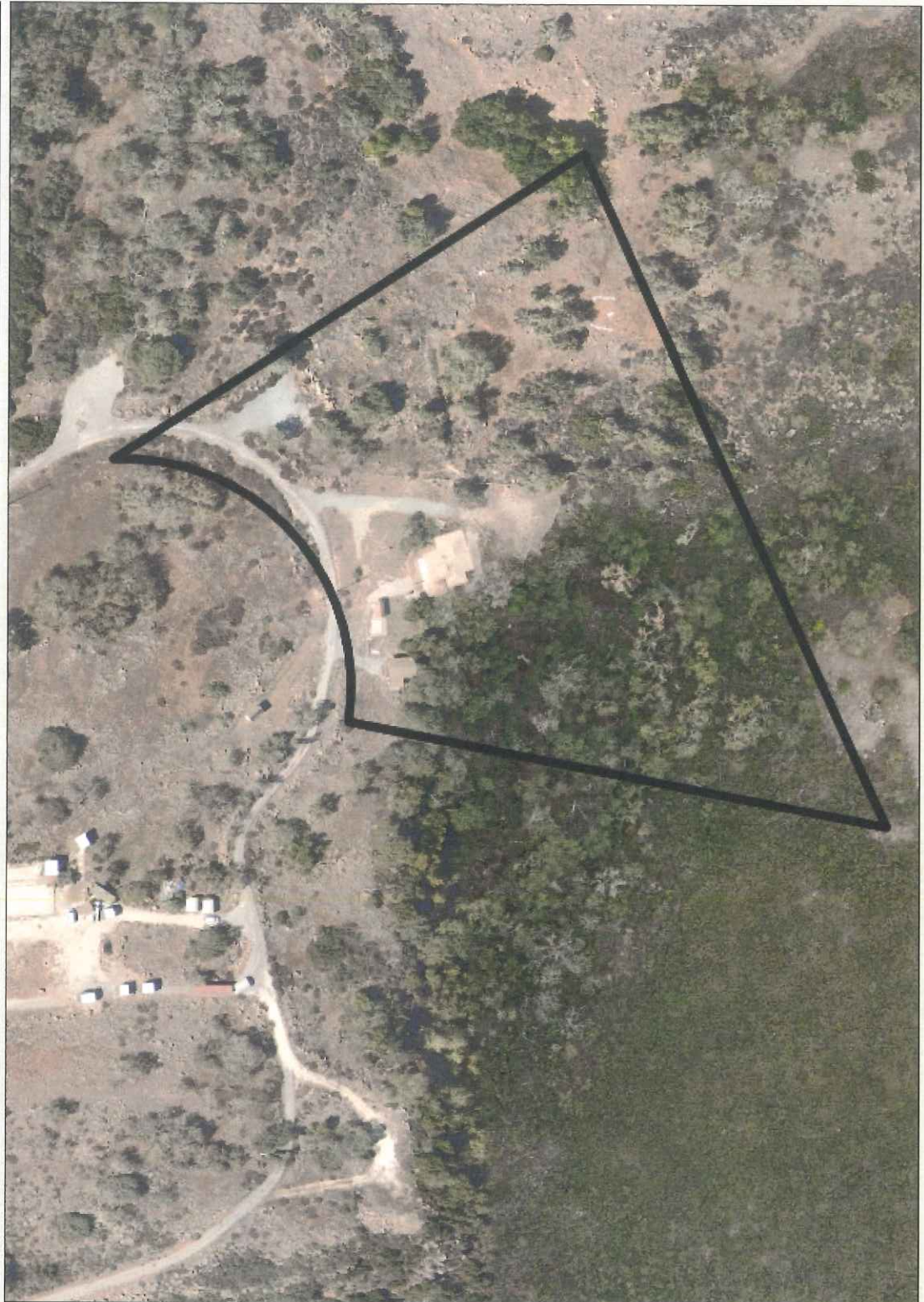
**MAR/ASSOCIATES LLP**  
 Architects Urban Design Interiors  
 100 S. Street, Suite 100  
 Brea, CA 92603  
 Tel: 714.991.1111  
 Fax: 714.991.1112  
 www.marassociates.com  
 info@marassociates.com

**CONSULTANTS INDEX:**



#2

**PAR 200024**  
Congregate Care Facility -- Tenaja



- Legend**
- Blueline Streams
  - City Areas
  - World Street Map

**IMPORTANT** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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REPORT PRINTED ON... 6/11/2020 10:19:10 AM

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**Notes**

Located in A WSHCP Cell.