

Temescal Commercial Project  
General Plan Consistency Analysis

PPT230049, GPA230009, CZ2300031, TPM38895, OAPL2400015

The Temescal Commercial project is located at 23835 Temescal Canyon Road in unincorporated Riverside County. The project site is off the Interstate 15 freeway, due west of the Tom's Farms complex. The project site is bounded by Temescal Canyon Road to the east and Lawson Road to the west. The project site includes three parcels, Assessor's Parcel Numbers 283-180-020, 283-180-021, and 283-180-002. The land use designation of all three parcels is Commercial Tourist land use. All parcels are zoned as Scenic Highway Commercial (C-P-S). The Applicant, MCP Industries, Inc., has submitted a Tentative Tract Map, General Plan Amendment application, a Zone Change application, and Plot Plans, concurrently, to create four new lots to accommodate light industrial/office and commercial uses on-site.

Newly created Lots 1, 2, and 3 will remain the current Commercial Tourist (CT) land use designation and C-P-S zoning. Grading for the Commercial Tourist site will lower the current elevation of the property fronting on Temescal Canyon Road from approximately 30 feet above the street to an approximate elevation of 6 to 8 feet above the street. The change in elevation as it relates to the visual and aesthetic along Temescal Canyon Road will significantly enhance the area. The proposed General Plan Amendment will redesignate new Lot 4 to Light Industrial (LI) land use from Commercial Tourist (CT) and rezone the parcel to M-SC. Grading for the proposed industrial land use will create a building pad that steps up approximately 40 feet from Temescal Canyon Road, producing a significant visual and actual separation from Temescal Canyon Road and the adjoining businesses. Principally, the redesignation from Commercial Tourist (CT) to Light Industrial (LI), in concert with the Applicant's Change of Zone application and proposed new building, will facilitate the property into a conforming use status. MCP Industries, Inc. has operated the current Mission Clay Pipe facility on the property as a family-owned clay business since 1968. Through the General Plan Amendment, Change of Zone, and Tentative Tract Map, MCP Industries, Inc. plans to relocate the current industrial clay pipe factory in order to build a new light Industrial building that will house their arts and education-oriented Laguna Clay business. The building will also be shared with ODI Manufacturing, LLC, who manufactures handlebar grips for the action sports industry (mountain bike, BMX bike, motocross, watercraft, snowmobile, and ATV) through the molding of plastic parts. The approval of the GPA and rezone will allow the site to be brought into conformance as a permitted use and facilitate the elimination of the current clay pipe factory, its old metal buildings, and extensive outside operations. In its place, a new aesthetically pleasing building will be built to house the manufacturing process of Laguna Clay and ODI Manufacturing LLC, and will house community-focused amenities including a retail outlet, clay museum, artist display gallery, and instruction studios. The planned amenities of the project will play a complimentary role to the adjacent Commercial Tourist Land Use. Riverside County has the rare opportunity to extend the 55-year legacy of a local family-owned clay business to continue to operate at this location with the approval of a project that will allow the community-oriented Laguna Clay to move their operations into the new proposed building, increase the employment base, and bring food service amenities to the community.

The analysis below demonstrates the General Plan Amendment's consistency with the Riverside County General Plan, Land Use Element.

### **Chapter 3 Land Use Element**

#### **A. Land Use Element Section Narratives**

***"The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's***

***diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring “consistently high” development standards.”***

**Efficient Use of Land**

***In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the county and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.***

**Infrastructure, Public Facilities and Service Provision**

***“In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development.”***

**Economic Development**

***“It is clear from this Vision statement that there is an intent not only to be responsive to local markets but to become an equal participant in regional, national, and international markets. To achieve this goal, the General Plan Principles identify several necessary steps. They include stimulating a diverse economic mix, providing economic opportunities, and ensuring access capabilities to operate effectively at those economic scales. This also includes improving the relationship between jobs and housing opportunities in order to allow residents to both work and live in the county; promoting commercial and industrial development to grow and/or relocate to the county; developing employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options, on underutilized and/or vacant parcels in close proximity to workers); and supporting agricultural uses as an important part of Riverside County’s economy and heritage.”***

The Temescal Commercial project proposes growth in an area of Temescal Valley that has an increasing concentration of existing and planned commerce. With immediate access to Interstate 15 and proximity to the Temescal Canyon Area Plan Community Center, the Temescal Commercial project focuses growth to provide an efficient use of land.

The Temescal Commercial project will reduce Vehicle Miles Traveled by incorporating the restaurant/retail component within walking and biking distance of an employment center. All the land to be developed is previously disturbed and will not impact environmental resources or open space systems.

The Temescal Commercial project will install a stop light at the connection of Ben Garrett Drive (Street A), Temescal Canyon Road, and the Toms Farm driveway, to provide safe access for pedestrians to the RTA Route 206 bus stop. Serving from the Temecula Promenade Mall to the Corona Transit Center, the protected pedestrian access to Route 206 Stop 4, significantly enhances the multi-modal transportation system integrated into the community, and makes adaptive use of infrastructure, services, and resources.

The Temescal Commercial project is a family legacy project of the Garrett Family who have operated a clay business in the Temescal Valley on the development site since 1968. The proposed owner user building will house two of the family’s businesses including the art and craft focused “Laguna Clay” relocating to Riverside County from the City of Industry. The Laguna Clay facility, which will provide schools, universities, and ceramicists with clay modeling materials, equipment, and tools, is proposed to include a clay museum, teaching studios, and exhibition space. The connection between the continuation of a longtime family-owned business and the Community provides assurance that the Temescal Commercial project will maintain consistently high development standards.

It also provides the opportunity for the continuation of the heritage of a clay business at this location as a part of the clay rich history of the Temescal Valley.

**Land Use Compatibility**

***“One of the primary purposes of land use planning is to minimize the impacts certain uses have on adjacent areas. This has been traditionally accomplished by providing separation between sensitive uses and uses whose by-products may include noise, excessive traffic, odors, dust, or vibrations.”***

The Temescal Commercial projects newly created Lots 1, 2, and 3 at the Temescal Canyon Road frontage will remain the current Commercial Tourist (CT) land use designation. Grading for the Commercial Tourist site will lower the current elevation of the property at Temescal Canyon Road from approximately 30 feet above the street to an approximate elevation of 6 to 8 feet above the street. The change in elevation as it relates to the visual and aesthetic along Temescal Canyon Road will significantly enhance the area. Grading for the proposed industrial land use will create a building pad that steps up approximately 40 feet in elevation from the Commercial Tourist lots, producing a significant visual and actual separation from those businesses, Temescal Canyon Road, and the adjoining businesses. The separation will mitigate any potential impacts from noise or vibrations. The Temescal Commercial project Applicant is coordinating with the South County Air Quality Management District to facilitate the transfer and approval of all required permits to ensure that potential impacts from odors or dust are mitigated.

**Circulation**

***“Future land use arrangements and supporting multi-modal transportation systems will allow employment, service and housing opportunities in close proximity to each other, decrease the need to use the automobile for every trip, reduce roadway congestion, and improve the opportunity to use transportation alternatives safely and effectively.”***

The Temescal Commercial project will provide employment base growth in the vicinity of existing housing, facilitate access to mass transit, provide restaurant/retail services within walking and biking distance of businesses and residents, and reduce vehicle miles traveled and greenhouse gasses. The proposed land use will decrease the need to use automobiles, reduce roadway congestion, and improve the opportunity to use transportation alternatives.

## **B. Land Use Element Policy Sections**

***LU 1.2- Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.***

The current Commercial Tourist (CT) land use does not permit the relocation of Laguna Clay and its art and education-oriented light manufacturing facility, in addition to the housing of the ODI Manufacturing LLC business. The General Plan Amendment would transition the existing industrial non-conforming use into a conforming, community focused Light Industrial use through the proposed Light Industrial (LI) land use designation.

***LU 1.5- The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)***

The Temescal Commercial project proposes a traffic control light at the intersection of Temescal Canyon Road and Street A (Ben Garrett Drive). The installation of the signalized intersection will create a stoplight-protected pedestrian and cyclist crossing for both sides of Temescal Canyon Road. There is currently not a protected intersection in the vicinity. The stoplight-protected crosswalk, in conjunction with the development of Street A (Ben Garrett Drive), will create a pedestrian and cyclist thoroughfare for the safe crossing of Temescal Canyon Road to commercial amenities on both sides of roadway. The stoplight-protected crossing will also allow safe access to Riverside Transit Agency Route 206, located on the east side of Temescal Canyon Road. RTA Route 206 is a major north/south bus route in the county and provides service as far south as Temecula and as far north as the Corona Transit Center and the Metrolink Regional Rail System. Metrolink provides rail service to San Diego,

Riverside, Orange, San Bernardino, Los Angeles, and venture counties. The safe, stoplight-protected crossing of Temescal Canyon Road to access RTA Route 206 significantly improves opportunities for multi-modal transportation for local residents and workers.

***LU 1.6- Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)***

The Temescal Valley Water District has provided will serve letters to validate they can provide adequate water and sewer service to the project site. Waste Management has provided will serve letters to validate they can provide solid waste hauling services to the site. The Temescal Commercial project proposes to install a new water main in Lawson Road from Temescal Canyon Road to the project frontage on Lawson Road, upgrading public utility infrastructure.

***Efficient Use of Land***

***LU 2.1- Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)***

- a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.***

The Temescal Commercial project will maintain the existing employment base providing economic stability with a less impactful use, create additional employment and a community/tourism amenity with the proposed restaurant/retail development. The project site is previously disturbed and does not adversely affect the environment and enhances the use of existing public infrastructure and services

- c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.***

The Temescal Commercial project and implementing projects brings a broader range of land use while providing an amenity component complimentary to the adjacent commercial tourist and commercial retail land uses. The owner user building continues the existing employment base at the site.

- d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.***

The Temescal Commercial project will allow businesses with amenities that incorporate employment, recreation, civic and cultural uses within proximity to the Temescal Canyon Area Plan Community Center.

- e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.***

The Temescal Commercial project allows new development growth within an existing employment base within proximity the Temescal Canyon Area Plan Community Center, and adjacent to existing commercial development. The redevelopment of the site has no impact on the rural and open space character of Riverside County.

- f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.***

The Temescal Commercial project proposes a traffic control light at the intersection of Temescal Canyon Road and Street A (Ben Garrett Drive). The installation of the signalized intersection will create a stoplight-protected pedestrian and cyclist crossing for both sides of Temescal Canyon Road. There is currently not a protected intersection in the vicinity. The stoplight-protected crosswalk, in conjunction with the development of Street A (Ben Garrett Drive), will create a pedestrian and cyclist thoroughfare for the safe crossing of Temescal Canyon Road to commercial amenities on both sides of roadway. The stoplight-protected crossing will also allow safe access to RTA Route 206, located on the east side of

Temescal Canyon Road. RTA Route 206 is a major north/south bus route in the county and provides service as far south as Temecula and as far north as the Corona Transit Center and the Metrolink Regional Rail System. Metrolink provides rail service to San Diego, Riverside, Orange, San Bernardino, Los Angeles, and venture counties. The safe, stoplight-protected crossing of Temescal Canyon Road to access RTA Route 206 significantly improves opportunities for multi-modal transportation for residents and workers.

***g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.***

The Temescal Commercial project submittal includes a MSHCP Consistency analysis that concludes there are no significant impacts to sensitive environmental species or habitats from the project. The submittal also includes a Fire Prevention Plan prepared and coordinated in conjunction with Riverside County Fire, which concludes that fire risks can be reasonably mitigated.

**Community Design**

***LU 3.1- Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)***

***a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities, and housing.***

The Temescal Commercial project will continue as a major employment center in the Temescal Valley. The project provides a professional employment base among other light industrial, retail, and commercial uses in the Temescal Valley Area Plan and within 500 feet of Interstate 15 on- and off-ramps. The project will allow the Laguna Clay business with amenities that incorporate employment, recreation, and retail/restaurant uses adjacent to businesses with similar characteristics.

***c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.***

The Temescal Commercial project, in conjunction with the submitted Tentative Tract Map, creates developable legal lots that transition the current non-conforming industrial use to a conforming light industrial use and create community-serving retail/restaurant uses fronting Temescal Canyon Road.

***d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.***

The Temescal Commercial project will allow the construction of Ben Garrett Drive (Street A) to support the new development. Ben Garrett Drive provides a vehicular and pedestrian connection from Temescal Canyon Road to new Katherine Way (Street B). A signalized intersection will be installed at the intersection of Temescal Canyon Road and Ben Garrett Drive, providing protected access across Temescal Canyon Road, allowing pedestrians to safely walk and bike across Temescal Canyon Road to RTA Route 206 bus stop and the adjacent businesses.

***g. Provide the opportunity to link communities through access to multi-modal transportation systems.***

The Temescal Commercial project proposes a traffic control light at the intersection of Temescal Canyon Road, Street A (Ben Garrett Drive), and the Toms Farm driveway. The installation of the signalized intersection will create a stoplight-protected pedestrian and cyclist crossing for both sides of Temescal Canyon Road. There is currently not a protected intersection in the vicinity. The stoplight-protected crosswalk, in conjunction with the development of Street A (Ben Garrett Drive), will create a pedestrian and cyclist thoroughfare for the safe crossing of Temescal Canyon Road to commercial amenities on both sides of roadway. The stoplight-protected crossing will also allow safe access to RTA Route 206, located on the east side of Temescal Canyon Road. RTA Route 206 is a major north/south bus route in the county and

provides service as far south as Temecula and as far north as the Corona Transit Center and the Metrolink Regional Rail System. Metrolink provides rail service to San Diego, Riverside, Orange, San Bernardino, Los Angeles, and venture counties. The safe, stoplight-protected crossing of Temescal Canyon Road to access RTA Route 206 significantly improves opportunities for multi-modal transportation for residents and workers.

***LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)***

The Temescal Commercial project will provide an increased quality of design that is indicative of the interest and attention for an owner user building and the expected international brands that will occupy the retail/restaurant component. The owner user building will allow Laguna Clay to continue to enhance the properties contribution to the development and preservation of the unique history of the clay industry in the Temescal Valley community.

***Project Design***

***LU 4.1- Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62).***

***a. Compliance with the design standards of the appropriate area plan land use category.***

The Temescal Commercial project is in the Design Theme Area of the Temescal Valley Area Plan. The Design Theme Area prescribes several design guidelines (e.g., architectural styles). The Applicant's elevations demonstrate compliance with the prescribed design guidelines in the Design Theme Area.

***b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.***

The Temescal Commercial project will comply with all applicable California Building Codes and Riverside County zoning, building, and other pertinent codes and regulations.

***c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.***

The Temescal Commercial project has submitted a schematic landscape plan, complying with all applicable California Building Codes and Riverside County zoning, building, and other pertinent codes and regulations.

***d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.***

The Temescal Commercial project schematic landscape plan utilizes a drought-tolerant plant palette. The landscaping plan incorporates drought-conscious irrigation systems using recycled water.

***e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).***

The Temescal Commercial project will incorporate a solar energy system, economize vehicular travel to and from Interstate 15, orients the buildings to a north/south exposure, and provides required shading through landscaping and carport design.

**f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.**

The Temescal Commercial project will incorporate drought tolerant landscaping, use the available recycled water system, and infiltrate storm water through a ground water recharge system.

**g. Encourage innovative and creative design concepts.**

The Temescal Commercial project proposes an architectural design pursuant to the Temescal Canyon Area Plan for the visually prominent restaurant/retail site. The less prominent owner user building, setback and at a higher elevation, will incorporate an architectural design reflective of the artistic nature of the businesses it will host.

**h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.**

The proposed building and Laguna Clay occupant will be a catalyst for creating clay art and sculptures that will enhance community identity of the clay industry in the Temescal Valley and providing a gallery for exhibits. The MCP Industries family of clay businesses have a history of creating opportunities for artists and ceramicists to create and display clay art through their Art and Industry program since 1979. The most notable is the Terracotta Corridor in Napa consisting of 21 monumental clay sculptures lining two miles of the Napa Valley Vine Trail and Rail route.

**i. Include consistent and well-designed signage that is integrated with the building's architectural character.**

All new signage will be designed for integration into the buildings architectural character and will have a quality of design commensurate with the artistic nature of the business. The restaurant/retail site signage will be commensurate with the high standards typically expected from international tenant users.

**j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.**

The Temescal Commercial project proposes a traffic control light at the intersection of Temescal Canyon Road, Street A (Ben Garrett Drive), and the Toms Farm driveway. The installation of the signalized intersection will provide safe and convenient vehicular access between the commercial uses on both sides of Temescal Canyon Road.

**j. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.**

The primary entry to the new building site will be from Street A (Ben Garrett Drive). The site entries are adjacent on the south to vacant land zoned C-P-S Scenic Hwy Commercial. The entrance does not front residential neighborhoods.

**k. Mitigate noise, odor, lighting, and other impacts on surrounding properties.**

The current clay pipe facility conducts indoor and outdoor operations on the property. The project will enclose most operations within the new building, significantly mitigating the current impacts on surrounding properties.

**l. Provide and maintain landscaping in open spaces and parking lots.**

The proposed development provides code-compliant landscaping along Temescal Canyon road, Street A (Ben Garrett Drive), Street B (Katherine Way), and within the project's parking lot. See the submitted landscaping plan submitted concurrent to the General Plan Amendment.

**m. Include extensive landscaping.**

The project provides a significant increase in landscaping to the site, creating harmony between the proposed built environment and the existing topography and landscaping. See the submitted landscaping plan submitted concurrent to the General Plan Amendment.

**p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.**

The project will provide and enhance pedestrian connectivity between the planned uses and to the complimentary uses east of Temescal Canyon Road through interconnected sidewalks and stoplight-protected pedestrian crossing. Please see submitted Civil plans. Sufficient vehicular control, access and parking is provided by the proposed signalized intersection, driveway access from Street A and parking provided per code. Please see submitted Architectural plans.

**q. Design parking lots and structures to be functionally and visually integrated and connected.**

Parking for the project is adjacent to the building and screened from the street by significant landscaping. Please see the submitted Architectural and Landscape plans.

**r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.**

Building access points are located on interconnected walkways to the parking areas and to the street frontage at Street A (Ben Garrett Drive). Walkways are proposed to facilitate pedestrian and bicycle access between the complimentary employment base and food services, as well as access to RTA Route 206.

**s. Establish safe and frequent pedestrian crossings.**

The Temescal Commercial project will provide safe pedestrian crossings at interfaces between the buildings and parking. Safe access across Temescal Canyon Road will be provided by the stoplight-protected crossing at the new signalized intersection at Street A (Ben Garrett Drive), Temescal Canyon Road, and the Toms Farm driveway.

**v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.**

The Temescal Commercial project submittal includes a Fire Prevention Plan prepared and coordinated in conjunction with Riverside Fire that concludes fire risks can be reasonably mitigated.

**LU 4.3-Create programs to ensure historic preservation. (AI 1)**

The Temescal Commercial project will allow the continued historic use of a clay industry business on the site by accommodating the Laguna Clay business.

**Infrastructure, Public Facilities and Service Provision**

**LU 5.1-Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)**

The Temescal Commercial project Applicant acknowledges that conditions of approval will evaluate the need for impact fees.



***LU 5.2 - Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)***

The Temescal Valley Water District has provided will serve letters to validate that can provide adequate water and sewer service to the site. Waste Management has provided will serve letters to validate they can provide solid waste hauling services to the site. The Temescal Commercial project proposes to install a new water main in Lawson Road from Temescal Canyon Road to the project frontage on Lawson Road, upgrading public utility infrastructure.

***LU 5.4- Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps.***

Existing public utility easements have been reviewed with the relevant utility agencies and will be vacated in favor of new easements for the new utility infrastructure to serve the project.

**Land Use Compatibility**

***LU 7. 1- Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)***

The Temescal Commercial project will provide a complimentary use to the surrounding commercial development on Temescal Canyon Road, eliminate the impacts from the current nonconforming industrial use, and effectively separate the industrial use from the commercial uses by distance and elevation.

***LU 7. 3- Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)***

The Temescal Commercial project industrial site will remain at a significant distance and elevation from Temescal Canyon Road, producing low visibility of the new building from Temescal Canyon Road. The higher elevation of the building combined with the lowering of the +- 30' current elevation of the street frontage retail/restaurant pad will improve the community aesthetic by the visual widening the Temescal Canyon Road corridor frontage at the project location. The locating of the industrial building raised an set back from Temescal Canyon Road and the elimination of the current predominantly open air facility, will greatly enhance the visual characteristics of the area.

***LU 7.4 - Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)***

The Temescal Commercial project will eliminate the impacts from the current predominantly outside operations by consolidation of new operations to the interior of the building. A Traffic Study is underway and traffic impacts will be mitigated in part by the installation of a controlled intersection at Street A (Ben Garrett Drive), Temescal Canyon Road, and Toms Farm driveway. The applicant is coordinating with the South County Air Quality Management District to facilitate the transfer and approval of all required permits. All exterior lighting will be designed so as to not produce glare or overlap onto adjoining properties. A Noise study will be provided, and any noise issues will be mitigated.

***LU 7.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)***

The Temescal Commercial project provides landscaping, and elevation and distance separation to buffer the development from surrounding properties.

***LU 7.8- Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.***

The Temescal Commercial project submittal includes a Fire Prevention Plan prepared and coordinated in conjunction with Riverside County Fire that concludes fire risks can be reasonably mitigated. The Fire Prevention Plan will document the compliance with the fuel modification requirements per Riverside Fire requirements.

**Economic Development**

***LU 8.1- Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity. (AI 20)***

The Temescal Commercial project will maintain and enhance the historical employment base at this site, increase the County's fiscal viability with both short term (construction) and long-term employment, and provide economic diversity within the Temescal Canyon Road corridor without impacting environmental integrity.

***LU 8.2- Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)***

The 55-year history of MCP Industries Mission Clay business at this site speaks to the stability of the parent, family-owned company and their associated businesses. The proposed Laguna Clay business use for the new building was founded in 1976 and will bring that history of stable employment, offer a diversity of jobs and community amenity that will complement the existing businesses in the Temescal Canyon Road corridor.

***LU 8.3- Promote the development of focused employment centers rather than inefficient strip commercial development.***

The Temescal Commercial project allows new employment growth at an existing employment base location 1,500 feet from the Temescal Canyon Area Plan Community Center, and adjacent to existing commercial development.

***LU 8.4- Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)***

The Temescal Commercial project will facilitate the elimination of the current non-conforming, predominantly outside, heavy industrial use and allow the development of a new, efficient, aesthetically pleasing building with predominantly inside operations and Community serving restaurant/retail uses.

**Open Space, Habitat and Natural Resource Preservation**

***LU 9.2- Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)***

The Temescal Commercial project will comply with all county, state, and federal regulations. All of the site is previously disturbed and a MHSCP Consistency Study confirms that there are no significant resources on site.

***LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)***

The Temescal Commercial project has consulted with County Planning and our Environmental consultant to confirm the site does not include a 100-year floodplain, blueline stream or other higher-order watercourses.

**Fiscal Impacts**

***LU 10.1- Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)***

The Temescal Commercial project applicant understands that conditions of approval may require impact fees to be assessed for the project. The project will install 2,400 feet of new water main from Temescal canyon Road to the west end of Street A (Ben Garrett Drive).

***Air Quality***

***LU 11.1- Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)***

The Temescal Commercial project will increase the employment base in the vicinity of current housing and provide stoplight protected access to mass transit, providing the opportunity to minimize long distance commuting and reduce vehicle miles traveled.

***LU 11.3- Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.***

The Temescal Commercial project proposes growth in an area of Temescal Valley that has an increasing concentration of existing and planned development. The project will increase the employment base in the vicinity of current housing and provide stoplight protected access to mass transit, providing the opportunity to minimize long distance commuting, reduce vehicle miles traveled, and maintain air quality.

***LU 11.4- Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.***

The Temescal Commercial project provides pedestrian and bicycle access between the proposed employment base and complimentary commercial uses along Temescal Canyon Road. The project will provide a stoplight protected pedestrian and bicycle crossing to RTA Route 206 with service from Temecula to the Corona Transit Center and other Southern California Counties.

***LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.***

The Temescal Commercial project will minimize vehicle miles traveled and reduce Greenhouse Gases by growing the employment base in the vicinity of existing housing, enhancing the opportunities to use mass transit, and providing restaurant/retail uses within walking and biking distance of businesses and residents.

**Circulation**

***LU 13.1- Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.***

The Temescal Commercial project will provide employment base growth in the vicinity of existing housing, facilitate access to mass transit, provide restaurant/retail services within walking and biking distance of businesses and residents. The project will reduce reliance on the automobile, improve opportunities for pedestrian, bicycle, and mass transit use, thereby minimizing congestion and air pollution.

***LU 13.2- Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.***

The Temescal Commercial project will provide employment base growth, restaurant/retail services, and stoplight protected access to mass transit through the RTA Route 206 bus stop located across the street from the project.

***LU 13.4- Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)***

The Temescal Commercial project provides pedestrian and bicycle access between the proposed employment base and complimentary commercial uses along Temescal Canyon Road. The project will provide a stoplight

protected pedestrian and bicycle crossing Temescal Canyon Road to RTA Route 206 with service from Temecula to the Corona Transit Center and other Southern California counties.

**LU 13.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.**

The Temescal Commercial project will provide streets with only a single lane in each direction.

***LU 13.6- Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)***

The Temescal Commercial project provides the proposed land use with primary access from Temescal Canyon Road through Ben Garrett Drive (Street A). Separate truck and passenger vehicle driveways are provided. Secondary emergency vehicle access is provided through Katherine Way (Street B) which connects to Ben Garrett Drive. The project is in close proximity to Interstate 15 access.

**Scenic Corridors**

***LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)***

The Temescal Commercial project is not located on a designated scenic corridor; however, the grading for the restaurant/retail parcels will eliminate the approx. 30' slope currently fronting on Temescal Canyon Road improving the aesthetic and feel of the transportation corridor.

**Solar Energy Resources**

***LU 17.1 Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.***

The Temescal Commercial project will incorporate solar power generating systems as an accessory use.

**Water Conservation and Water-Efficient Landscaping**

***LU 18.1- Ensure compliance with Riverside County's water-efficient landscape policies.***

The Temescal Commercial project will comply with water efficiency policies in the use of drought tolerant species, use of recycled water for irrigation, and incorporate a water efficient drip irrigation system.

***LU 18.2- Minimize use of turf.***

The Temescal Commercial project will not include turf as a part of the landscape plan.

***LU 18.3- Design and field check irrigation plans to reduce run-off.***

The Temescal Commercial project irrigation systems will be designed with a subsurface, low volume drip irrigation system that will minimize run-off.

***LU 18.4 Coordinate Riverside County water-efficiency efforts with those of local water agencies.***

The Temescal Commercial project applicant is coordinating with the Temescal Valley Water District in support of the agencies water conservation efforts.

***LU 18.5 Emphasize and expand the use of recycled water in conjunction with local water agencies.***

The Temescal Commercial project will utilize the available recycled water system to irrigate the landscaping for the project.

**Commercial Area Plan**

***LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)***

The Temescal Commercial project will provide restaurant/retail uses in an area designated by the General Plan and area plan land use maps.

***LU 29.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)***

Building access points are located on interconnected walkways to the parking areas and to the street frontage at Street A (Ben Garrett Drive) and Temescal Canyon Road. Walkways are proposed to facilitate pedestrian and bicycle access between the employment base and food services, as well as access to RTA Route 206 and other businesses on the east side of Temescal Canyon Road by the proposed stoplight protected crossing.

***LU 29.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.***

The Temescal Commercial project has received will serve letters from the Temescal Valley Water District confirming that adequate water and sewer services are available. The project will construct a new water main from Temescal Canyon Road 2,400 feet to the west end of Ben Garrett Drive (Street A). Adequate circulation is facilitated by the new signalized intersection proposed at the intersection of Ben Garrett Drive, Temescal Canyon Road, and the Toms Farm driveway. The close proximity to the Interstate 15 Freeway ramps will allow convenient access and reduce traffic on surface streets.

***Industrial and Business Park Area Plan Land Use Designations***

***LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.***

The Temescal Commercial project will eliminate the direct truck traffic on and off Temescal Canyon Road to the existing heavy industrial use. The new proposed Light Industrial facility will be accessed from Ben Garrett Drive (Street A) and access to Temescal Canyon Road will be through the proposed signalized intersection. The controlled signalized intersection will facilitate a left hand turn back to the freeway and eliminate unsignalized left hand turns onto Temescal Canyon Road or the need to make a right-hand turn and then a U turn further south on Temescal Canyon Road to return to the freeway.

***LU 30.4- Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.***

***LU 30.7- Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.***

The Temescal Commercial project is located in the major Interstate 15 transportation corridor; will provide safe, stoplight protected access to RTA Route 206 across the street; and has confirmed with Temescal Valley water District that adequate sewer and water facilities are available to serve the development.

***LU 30.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area.***

The Temescal Commercial project industrial site will be setback from Temescal Canyon Road and approx. 40 feet higher in elevation. The new proposed building will visually enhance the surrounding area by facilitating the elimination of the existing heavy industrial use currently dominated by older metal buildings and open-air storage of materials that are visible from the freeway.