



RIVERSIDE COUNTY 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 14, 2022

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation
Surveyor

ALUC
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riverside Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Awad

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
South Coast Air Quality Management District
Riverside Sphere of Influence
School District – Riverside Unified

GENERAL PLAN AMENDMENT NO. 220009 (GPA220009), CHANGE OF ZONE NO. 2200031 (CZ2200031), AND TENTATIVE TRACT MAP NO. 38510 (TTM38510) - CEQ220090 – Applicant: TTLC Riverside Chicago, LLC., Michael Torres – Engineer/Representative: T & B Planning, Joel Morse—First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue – 140.8 Gross Acres - Zoning: Light Agriculture, 10-acre lot minimum (A-1-10). - **REQUEST: GPA220009** is a request to modify the current land use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Rural Community: Low Density Residential, (RC: LDR) (2 du/acre), **CZ2200031**, is a proposal to modify the zoning classification from Light Agriculture, ten-acre lot minimum to One-Family Dwelling, 10,000 square foot lot minimum, (R-1-10,000) **TTM38510** is a Schedule “A” Map to subdivide 140.8 gross acres into 230 residential lots, ranging in size from 10,000 square foot lots to a maximum of one-acre lots. The 230 residential lots will be clustered on 90 acres. The smaller lots (10,890 – 14,520 square foot lots) will be clustered within the internal areas and the larger ½ to 1 acre lots will be along the north, east, northwest and southern project boundaries to buffer the site from the surrounding rural residential neighborhoods. Approximately 27 acres will be designated as open space, 15.7 acres of natural open space, 7.2 acres for water quality basins, 3.2 acres of landscape slopes. A sixteen (16’) foot wide recreational trail will be provided adjacent to the natural drainage area. APN: 245-300-001 and 245-300-004.
BBID:935-734-689

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

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 above date. This case is scheduled for a **DAC meeting on September 29, 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.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

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.

OWNER
P & F INVESTMENT COMPANY
1730 RIDGEBLVD, SUITE 200
ARTESIA, CA 90701
PHONE (562) 775-4282
CONTACT: KIMBERLY TORRES

APPLICANT
TTLIC CHICAGO AVE, LLC
1770 IOWA AVE, SUITE 100
RIVERSIDE, CA 92507
PHONE (951) 785-2707
CONTACT: RICHARD O'NEILL

ENGINEER
RICK ENGINEERING COMPANY
1770 IOWA AVE, SUITE 100
RIVERSIDE, CA 92507
PHONE (951) 785-2707
CONTACT: RICHARD O'NEILL

TENTATIVE TRACT MAP 38510

JULY 11, 2022

CASE: TTM38510
EXHIBIT: A
DATE: 9/29/2022
PLANNER: Deborah Bradford

Meeting Comment Agenda PPA

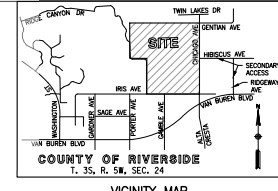
LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;
EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;
ALSO EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AS DESCRIBED IN A DEED TO THE COUNTY OF RIVERSIDE, RECORDED AVE 4, 1971 AS INSTRUMENT NO. 56755 OF PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ACCESSOR'S PARCEL NUMBERS

245-300-001, 245-300-004

- LEGEND
- 1. Proposed Street
 - 2. Proposed Water Quality Basin
 - 3. Proposed Channel/Open Space
 - 4. Proposed Right-of-Way
 - 5. Proposed Easement
 - 6. Proposed Encroachment
 - 7. Proposed Encroachment
 - 8. Proposed Encroachment



LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C1	60.31'	01°13'10.4"	300.00'
C2	27.28'	00°19'20"	300.00'
C3	112.91'	02°13'31"	300.00'
C4	44.92'	00°34'43"	300.00'
C5	57.17'	01°29'50"	300.00'
C6	231.16'	04°09'49"	300.00'
C7	202.80'	03°45'37"	300.00'
C8	214.47'	08°22'37.6"	300.00'
L1	314.88	N90°00'00"	
L2	188.29	S21°12'00"	
L3	402.98	S0°47'58"	
L4	86.15	S17°29'51"	
L5	350.27	N90°00'00"	
L6	201.94	N78°00'00"	
L7	102.37	N12°30'42"	
L8	70.00	N52°00'00"	
L9	73.89	S09°00'00"	
L10	57.17	S21°33'13"	
L11	417.63	N90°00'00"	
L12	109.88	N48°01'42"	
L13	178.71	N48°01'42"	
L14	74.09	N32°37'27"	
L15	74.09	N32°37'27"	
L16	281.74	N90°00'00"	
L17	223.30	S00°22'00"	
L18	39.82	N07°00'00"	
L19	36.03	S04°29'24"	
L20	117.02	S45°29'10"	
L21	502.67	N90°00'00"	
L22	373.56	N90°00'00"	
L23	79.91	N38°43'57"	

Check with P&F if the shape of Lot 189 is acceptable.

Some properties to the west are located by the development. Per Ordinance 460, Section 2.2.7, The proposed street plan shall give consideration to the local development of the adjoining undeveloped property.

Provide a Preliminary WQMP to the Transportation Department for review.

If projects are phased, each phased will need primary and secondary access independent from each phase.

Provide traffic study and VMT.

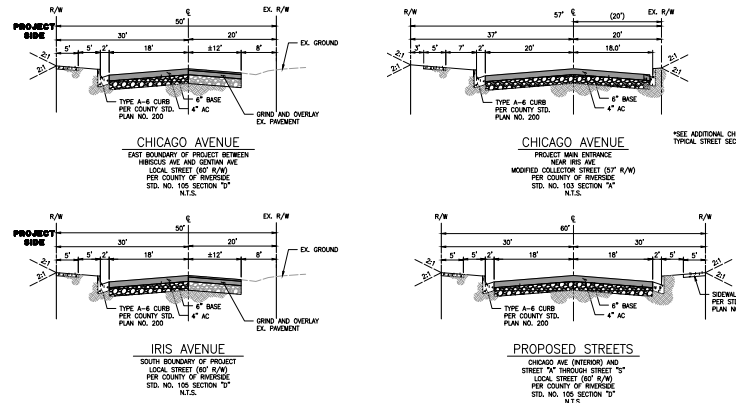
Clearly show existing and proposed ROW and improvements edge of pavement on the plan view.

The ambient needs to identify the location and size (in %) of all existing power poles. Show the existing height for 33.0 kV or less. The power lines will be required to be underground. If greater than 33.0 kV, the poles will need to be relocated within street improvements as being proposed. Any poles exist state so on the map.

Provide corner outcalls per Riverside County Standard No. 805.

Centerline intersections of streets and driveways shall be at 90 degrees.

Provide 50' tangent between flowlines of adjacent street and beginning of curve.



EASEMENTS

- 1. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES FOR THE BENEFIT OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, RECORDED AVE 21, 1962 AS INST. NO. 9499 O.R. IN FAVOR OF PROSPER SMITH AND MARIE SMITH AND INVALENT
- 2. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED DEC. 14, 1962 AS INSTRUMENT NO. 10998 O.R. IN FAVOR OF CALIFORNIA PACIFIC POWER CO.
- 3. AN EASEMENT FOR EITHER OR BOTH ROLL LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COAM, SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1975 AS INST. NO. 8867 O.R. IN FAVOR OF CO. CAL. Edison CO.
- 4. AN EASEMENT FOR EITHER OR BOTH ROLL LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COAM, SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1975 AS INST. NO. 8867 O.R. IN FAVOR OF CO. CAL. Edison CO.
- 5. AN EASEMENT FOR PUBLIC ROAD SLOPE PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPT. 23, 1982 AS INST. NO. 14842 O.R. IN FAVOR OF THE COUNTY OF RIVERSIDE.
- 6. AN EASEMENT FOR WATER PIPES AND POWER LINES AND INCIDENTAL PURPOSES, RECORDED MAY 22, 1983 AS INST. NO. 9385 O.R. IN FAVOR OF BUREAU OF RIVERSIDE CO.
- 7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCT. 2, 1973 AS INST. NO. 12910 O.R. IN FAVOR OF SO. CAL. Edison CO.

PROPOSED LANDSCAPE EASEMENT
PROPOSED SLOPE/CONSERVATION EASEMENT
PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT

ESTIMATED GRADING QUANTITIES

ESTIMATED EXCAVATION: 730,000 C.Y.
ESTIMATED EMBANKMENT: 730,000 C.Y.

NOTE: THE GRADING QUANTITIES SHOWN HEREIN ARE RAW QUANTITIES FOR PRELIMINARY PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

GENERAL NOTES

- EXISTING ZONING: A-1-10
- EXISTING LAND USE: RC-VLDR
- EXISTING SECTION 24 SLOPE: RC-VLDR
- PROPOSED ZONING: A-1-10
- PROPOSED STREETS: 12' R/W
- PROPOSED DRIVEWAYS: 10' R/W
- PROPOSED PROJECT AREA IS GROSS ACREAGE: 1.086 AC. NET PROJECT AREA IS 0.977 ACRES UNDER THIS TRACT MAP AND UNDER THE STATEMENT OF WORK.
- PROJECT IDENTITY: 1.64 DU/AC (DUA/C); 1.65 DU/AC (NET) THE PROJECT IS NOT WITHIN A SPECIFIC PLANNED AREA.
- UTILITY PURPOSES:
 - SEWER: CITY OF RIVERSIDE
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON TELEPHONE COMPANY
 - CABLE: SPECTRUM
 - STEEL: BUREAU OF RIVERSIDE COUNTY
- SCHOOL DISTRICT: RIVERSIDE UNIFIED
- THIS TRACT MAP IS NOT SUBJECT TO UNIFORM AREA OR COMMUNITY FACILITIES DISTRICT.
- THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS AND IS NOT WITHIN A HAZARDOUS MATERIAL ZONE.
- TOPOGRAPHY COMPILED AND PREPARED BY RICK ENGINEERING COMPANY ON 2/3/22 AT 40 SCALE USING THE HORIZONTAL CONTROL POINTS.
- HORIZONTAL CONTROL POINTS: 83 (D) 10/000 EP001, ZONE 6, AS DETERMINED LOCALLY BY A TRIP TO CONTIGUOUS HIGHWAYS AND INTERSECTIONS.
- VERTICAL CONTROL POINTS: 10 (N) 1-10000
- AVERAGE RESIDENTIAL LOT SIZE: SEE LOT TABULATION
- MINIMUM LOT SIZE: 5000 S.F. (SEE LOT TABULATION)
- PROPOSED IMPROVEMENTS: SEE SHEET 2
- ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED ON PLANS.
- FIELD CHECK: SEE SHEET 2
- FINISH FLOOR ZONE D
- THIS PROJECT IS LOCATED WITHIN THE SANTA ANA RIVER WATERSHED.
- THIS PROJECT HAS NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 100 FEET OF THIS TENTATIVE TRACT MAP BOUNDARY.
- WATER QUALITY MEASURES AREA ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN.
- THIS TENTATIVE TRACT MAP IS THE PROPERTY OF RICK ENGINEERING COMPANY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RICK ENGINEERING COMPANY.
- SEWER FORCE MAIN WILL BE SHOWN FROM ON-SITE SEWER LIFT STATION SOUTHWEST TO THE EXISTING SEWER MAIN ON IRIS AVENUE SOUTH OF THE PROJECT BOUNDARY.
- AREAS SHOWN ON EXHIBIT ARE NET SQUARE FOOTING AREAS.
- ALL GROSS AREA FOR LOT AND DRIVEWAY AREAS ARE MEASURED TO THE CENTERLINE OF RIGHT-OF-WAY MEASURED TO STREET CENTERLINE.
- LOT NET AREA IS GROSS AREA MINUS STREET RIGHT-OF-WAY.

CHICAGO AVENUE
SOUTH BOUNDARY OF PROJECT BETWEEN
HERCULES AVE AND CENTINA AVE
PER COUNTY OF RIVERSIDE
STD. NO. 105 SECTION 20
N.T.S.

CHICAGO AVENUE
NEAR IRIS AVE
MODIFIED COLLECTOR STREET (57' R/W)
PER COUNTY OF RIVERSIDE
STD. NO. 105 SECTION 20
N.T.S.

IRIS AVENUE
SOUTH BOUNDARY OF PROJECT
LOCAL STREET (60' R/W)
PER COUNTY OF RIVERSIDE
STD. NO. 105 SECTION 20
N.T.S.

PROPOSED STREETS
CHICAGO AVE (INTERPOLYMER)
STREET "X" THROUGH STREET "P"
LOCAL STREET (60' R/W)
PER COUNTY OF RIVERSIDE
STD. NO. 105 SECTION 20
N.T.S.

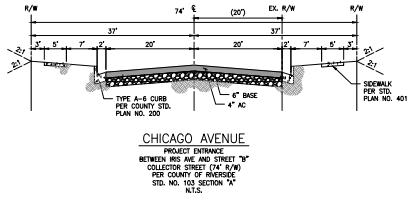
ENGINEER OF WORK
RICHARD C. O'NEILL, REG. 63285

LAND SURVEYOR
WILLIAM RONALD L. 8805

DATE _____

LOT MATRX				LOT MATRX				LOT MATRX				LOT MATRX				LOT MATRX			
LOT NO.	NET AREA (SF)	GROSS AREA (SF)	GROSS AREA (AC)	LOT NO.	NET AREA (SF)	GROSS AREA (SF)	GROSS AREA (AC)	LOT NO.	NET AREA (SF)	GROSS AREA (SF)	GROSS AREA (AC)	LOT NO.	NET AREA (SF)	GROSS AREA (SF)	GROSS AREA (AC)	LOT NO.	NET AREA (SF)	GROSS AREA (SF)	GROSS AREA (AC)
1	38646	43094	1.01	51	18516	21846	0.50	101	14303	--	--	151	26093	31068	0.71	201	13084	--	--
2	41294	43784	1.01	52	18516	21846	0.50	102	14556	--	--	152	17262	--	--	202	13733	--	--
3	42223	43723	1.00	53	18516	21846	0.50	103	12970	--	--	153	13254	--	--	203	12738	--	--
4	38089	43569	1.00	54	18780	21814	0.50	104	14750	--	--	154	16775	--	--	204	11339	--	--
5	38942	43742	1.00	55	19771	22233	0.51	105	15407	--	--	155	12870	--	--	205	11918	--	--
6	38942	43612	1.00	56	19254	21782	0.50	106	13463	--	--	156	12922	--	--	206	10988	--	--
7	38944	43754	1.00	57	14761	--	--	107	20327	24440	0.57	157	10815	--	--	207	11322	--	--
8	38880	43620	1.00	58	15108	--	--	108	11424	--	--	158	10921	--	--	208	11528	--	--
9	38341	43593	1.00	59	19418	22118	0.51	109	12783	--	--	159	10992	--	--	209	13162	--	--
10	38232	43982	1.01	60	22921	25021	0.59	110	12532	--	--	160	11944	--	--	210	17989	28794	0.66
11	32408	43848	1.01	61	18472	21872	0.50	111	13267	--	--	161	11138	--	--	211	17738	21865	0.50
12	32548	47608	1.09	62	13541	22183	0.51	112	13521	--	--	162	10996	--	--	212	17675	21784	0.50
13	33699	47757	1.10	63	19037	21917	0.50	113	12730	--	--	163	11912	--	--	213	21556	23877	0.54
14	34596	43915	1.01	64	18217	23413	0.54	114	11891	--	--	164	20467	22525	0.52	214	12081	--	--
15	30840	43833	1.01	65	11323	--	--	115	18162	--	--	165	20538	28067	0.64	215	11041	--	--
16	37528	43730	1.00	66	11998	--	--	116	12516	--	--	166	16102	21815	0.50	216	10999	--	--
17	38162	43770	1.00	67	13268	--	--	117	11220	--	--	167	16275	21797	0.50	217	11650	--	--
18	37629	43362	1.00	68	12690	--	--	118	12038	--	--	168	16301	21999	0.51	218	13364	--	--
19	14500	--	--	69	11492	--	--	119	12528	--	--	169	24732	30123	0.69	219	13787	--	--
20	28454	30865	0.71	70	11419	--	--	120	12881	--	--	170	11894	--	--	220	11440	--	--
21	24237	23105	0.58	71	12282	--	--	121	15481	--	--	171	11640	--	--	221	10980	--	--
22	18881	22279	0.51	72	12504	--	--	122	30517	36897	0.84	172	11537	--	--	222	21859	23977	0.50
23	18821	21873	0.50	73	11773	--	--	123	23845	29238	0.67	173	10936	--	--	223	18967	21827	0.50
24	18591	21813	0.50	74	11192	--	--	124	12995	--	--	174	11011	--	--	224	17376	21850	0.50
25	14289	22845	0.53	75	11063	--	--	125	32642	34626	0.80	175	10878	--	--	225	17758	21919	0.50
26	14216	22914	0.53	76	10915	--	--	126	31607	33721	0.77	176	11508	--	--	226	17827	21987	0.50
27	18867	22182	0.51	77	10931	--	--	127	10847	--	--	177	12380	--	--	227	21230	25872	0.59
28	18782	22096	0.51	78	10905	--	--	128	18916	--	--	178	11234	--	--	228	16722	21819	0.50
29	18687	22011	0.51	79	11745	--	--	129	12599	--	--	179	11024	--	--	229	15177	23326	0.54
30	14258	23130	0.53	80	11429	--	--	130	13444	--	--	180	10869	--	--	230	16815	22714	0.62
31	13912	22652	0.52	81	11429	--	--	131	14612	--	--	181	14416	--	--	231	19101	22425	0.63
32	18561	21876	0.50	82	12479	--	--	132	16033	--	--	182	11738	--	--	OPEN SPACE LOTS			
33	18561	21876	0.50	83	11609	--	--	133	11843	--	--	183	10914	--	--	LOT NO. 78 DESCRIPTION LOT AREA (AC)			
34	18561	21876	0.50	84	10979	--	--	134	11279	--	--	184	11335	--	--	A WATER QUALITY BASIN 3.36			
35	13829	22371	0.51	85	10979	--	--	135	11062	--	--	185	11339	--	--	B WATER QUALITY BASIN 2.24			
36	14017	22292	0.52	86	9580	--	--	136	11069	--	--	186	11234	--	--	C WATER QUALITY BASIN 1.09			
37	19002	22477	0.52	87	12033	--	--	137	11014	--	--	187	11008	--	--	D OPEN SPACE 12.68			
38	19380	21838	0.50	88	12823	--	--	138	15331	--	0.74	188	10920	--	--	E OPEN SPACE 5.93			
39	25728	28223	0.65	89	13688	--	--	139	31222	32077	0.74	189	10920	--	--	F OPEN SPACE 0.96			
40	29469	33109	0.74	90	14840	--	--	140	25123	25133	0.58	190	10920	--	--	G OPEN SPACE 0.25			
41	19182	22221	0.51	91	19856	22106	0.51	141	14338	--	--	191	11214	--	--	STREET DEDICATIONS 23.75			
42	17791	22171	0.51	92	19086	--	--	142	14694	--	--	192	10985	--	--	MINIMUM LOT SIZE			
43	19189	22031	0.51	93	18849	--	--	143	10933	--	--	193	12238	--	--	LOT NO. 78 10000 SF (NET)			
44	18516	21846	0.50	94	19851	22027	0.51	144	15046	--	--	194	24728	32167	0.74	AVERAGE RESIDENTIAL LOT SIZE			
45	18516	21846	0.50	95	20283	22983	0.52	145	18286	--	--	195	11650	--	--	1/4 ACRE LOTS 11800 SF (NET)			
46	18516	21846	0.50	96	18587	--	--	146	23999	26977	0.61	196	10920	--	--	1/2 ACRE LOTS 20500 SF (NET)			
47	18516	21846	0.50	97	18309	--	--	147	14541	--	--	197	10920	--	--	1/2 ACRE LOTS 24223 SF (GROSS)			
48	18516	21846	0.50	98	11239	--	--	148	18958	--	--	198	10920	--	--	1 ACRE LOTS 44183 SF (GROSS)			
49	18147	22042	0.51	99	28423	29484	0.68	149	15028	--	--	199	12048	--	--	OVERALL 18957 SF (GROSS)			
50	18084	21874	0.50	100	15280	--	--	150	12423	--	--	200	11029	--	--	PROPOSED ZONING R-1-10000			

- NOTES:
- * LOT A-B RESERVED FOR A SEWER LIFT STATION TO BE PRIVATELY MAINTAINED.
 - LOT GROSS AREA FOR 1/2 ACRE LOTS AND ABOVE INCLUDES LOT-ADJACENT STREET RIGHT-OF-WAY MEASURED TO STREET CENTERLINE.
 - LOT NET AREA B GROSS AREA MINUS STREET RIGHT-OF-WAY.



NO.	BY	DATE	REVISION

		ENGINEER OF WORK RICHARD C. O'NEILL R.C.E. 63285 LAND SURVEYOR WILLIAM RONALD L.S. 8805	DATE _____ DATE _____
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	1770 IOWA AVE, SUITE 100 RIVERSIDE, CA 92507 951.782.0707 rickengineering.com
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TTLIC CHICAGO AVE TENTATIVE TRACT MAP 38510	PROJECT NO. 19497-A SCALE: 1"=100' DRAWN BY: EJ/AM DATE: 7/22/2022
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CASE: TTM38510
 EXHIBIT: Illustrative site
 DATE: 9/29/2022
 PLANNER: Deborah Bradford
 Mailing:
 Comments:
 Approval:


- 1. 1/4 ACRE LOTS WITH 20' LANDSCAPE BUFFER
- 2. 1/3 ACRE LOTS WITH 20' LANDSCAPE BUFFER
- 3. 1 ACRE LOTS WITH 20' LANDSCAPE BUFFER
- 4. COMMUNITY MEETING SPACE
- 5. TRAILS
- 6. TRAILHEADS WITH PARKING
- 7. PAVING TABLES
- 8. SHADED AREAS & TREE CANOPY
- 9. OPEN SPACE
- 10. CREEK & RIVERBED
- 11. PRESERVATION OF CULTURAL RESOURCES
- 12. IMPROVEMENTS TO CIRCULATION & LOCAL STREETS
- 13. AMLE DRAINAGE
- 14. IMPROVED SECURITY





CASE: TTM38510
EXHIBIT: Detail Summary
DATE: 9/29/2022
PLANNER: Deborah Bradford

Meeting Comment Agenda Final



Arroyo Vista - Supplemental Project Detail Summary

This information is meant to supplement the project description and application package for Arroyo Vista. The purpose is to provide context for certain design elements and to inform the County of Riverside and other reviewing agencies of the purpose for certain decisions and design elements. In most cases the basis for these decisions came from our County PAR process, or from extensive conversations with the Woodcrest community via 1 Woodcrest MAC meeting and 3 project specific Woodcrest community meetings. The project design and application package is consistent with and addresses the comments received from all County departments resulting from the PAR process, as well as outside agencies such as the City of Riverside for the sewer design.

Approach to Environmental Resources: Our approach to addressing environmental resources is to avoid impacting sensitive resources wherever possible. We have completed several environmental studies for this property, and the primary environmental resources include cultural and wetlands. Our current site plan avoids the wetlands with the exception of 2 small crossings that are required for circulation and safety (fire, emergencies etc.). In addition, we are preserving the majority of the drainage Arroyo and restoring it as a key open space feature for the community. For cultural resources, we have completed a phase 1 analysis and have left the primary large culturally sensitive area of the property undeveloped and will leave it in permanent open space with a conservation easement to protect it. There are smaller areas with rock outcroppings that are near developed areas, but these will be avoided wherever possible, fenced and will likely have conservation easements on them as well. Following this submittal, we will start our Phase 2 cultural study and further refine areas of impact & avoidance. The open space totals over 25 acres and is further explained in the project description.

CEQA: In order to thoroughly study environmental impacts, we plan to voluntarily do an Environmental Impact Report, including all the required technical studies.

Community Outreach Feedback: We have had several meetings with the local Woodcrest Community as well as with Supervisor Jeffries office. Through those meetings we have worked hard to accommodate the majority of the requests by the community. It is worth noting a few of those accommodations here.

- Circulation: As shown on the plans, the project re-aligns Chicago Avenue, bringing it in to the project. This is of major importance to the community and has been discussed in detail with County Transportation. The original North/South alignment did not have the Right-Of-Way needed and would have been a major battle to obtain. We have provided 2 points of full ingress/egress and 1 additional EVA access. The access on Iris has intentionally been offset from Gamble to reduce impacts to the community to the south. This is important to the community and will be further addressed in the traffic study. We have also provided 2 crossings over the arroyo/drainage corridor for adequate circulation and safety.

- Trails: We are providing a 16' Multi-Use Trail parallel to the arroyo that will accommodate pedestrian/equestrian users. This trail is also wide enough to facilitate access to the drainage corridor for maintenance purposes. There is a trailhead with parking and connections for the surrounding community to safely access.
- Common Area Amenities: Some of the common area amenities proposed include open space, a trail head w/parking, equestrian corral, shade structures, picnic area, outdoor amphitheater w/seating areas, hitching posts, & watering troughs.
- Landscape Screening, Views & Single Story Homes: The plan provides substantial landscape screening along the perimeter to enhance the views for the neighbors. This includes trees, hedges and split rail fencing to blend in with the equestrian nature of the surrounding community. In addition, at the request of the Community, we have committed to single-story homes on all of the perimeter ½ acre & 1-acre lots.
- Historic Citrus Trees: This property was formerly a citrus grove, and we plan to include citrus trees as a key part of the plant palette and theme for the community.
- Density & Lot Sizes: The density and lot sizes are described in the Project Description; however, it is worth noting that we have discussed this at length with Woodcrest community members at our community meetings. At their request, we have included larger lots and open space around the majority of the perimeter. Having larger perimeter lots, bringing Chicago into the project and providing all the open space reduces the developable area, so we have implemented smaller lot clustering on the interior to achieve the needed density. The Community has expressed support for this approach.

Homeowner Association (HOA): The community will have a homeowners' association with responsibilities of maintaining common areas such as trails, landscaping, community amenities and drainage systems, as well as other typical HOA responsibilities.