



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S):

PLANNER NAME and CONTACTS (phone / email):

DISTRICT No.: SUBMITTAL No.: BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path):

REQUESTED DAC DATE (e.g. July 13, 2023):

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

RIVERSIDE OFFICE PALM DESERT OFFICE
PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning 04 - Biology 07 - WQMP 08 - Development Review
- 02 - Geology 05 - Cultural Transportation: 09 - Traffic Study 10 - Landscaping
- 03 - Paleontology 06 - Parks, Open Space and Trails 11 - Grading
- 12 - Building/Safety: Plan Check
- Environmental Health: 13 - Riverside 14 - Palm Desert 18 - Flood Control
- Fire: 15 - Riverside 16 - Palm Desert 17 - Idyllwild 19 - Waste Resources Management
- 34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

Other (Fill in name(s) of agencies and/or entities):

PROJECT STRIP (Fill in below):

PRE-APPLICATION REVIEW (PAR) No. 230076 — Applicant: Patrick Lynam, Pulte Homes— Representative: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Community Development: Medium Density Residential (CD:MDR); Rural Community: Low Density Residential (RC:LDR) – Location: North of El Sobrante Road, east of McAllister St. and west of Vista del Lago Dr. – 61.3 Gross Acres – Zoning: Light Agriculture – 10-acre minimum/Agricultural Preserve One-Family Dwelling (R-1) – REQUEST: PAR230076 subdivide approximately 61.3 acres of vacant land into 128 single family residential detached lots located within the El Sobrante Policy Area and partially within El Sobrante Agricultural Preserve No. 1. APNs: 270-160-020, -024; 270-160-018; 270-160-002, -003 – Project Planner: Jose Merlan at 951-955-0314 or via email at jmerlan@rivco.org

REVIEWER COMMENTS (Fill in below):

HIGHLAND GROVE II - PRE APPLICATION REVIEW

SCHEDULE "A" CATEGORY 3

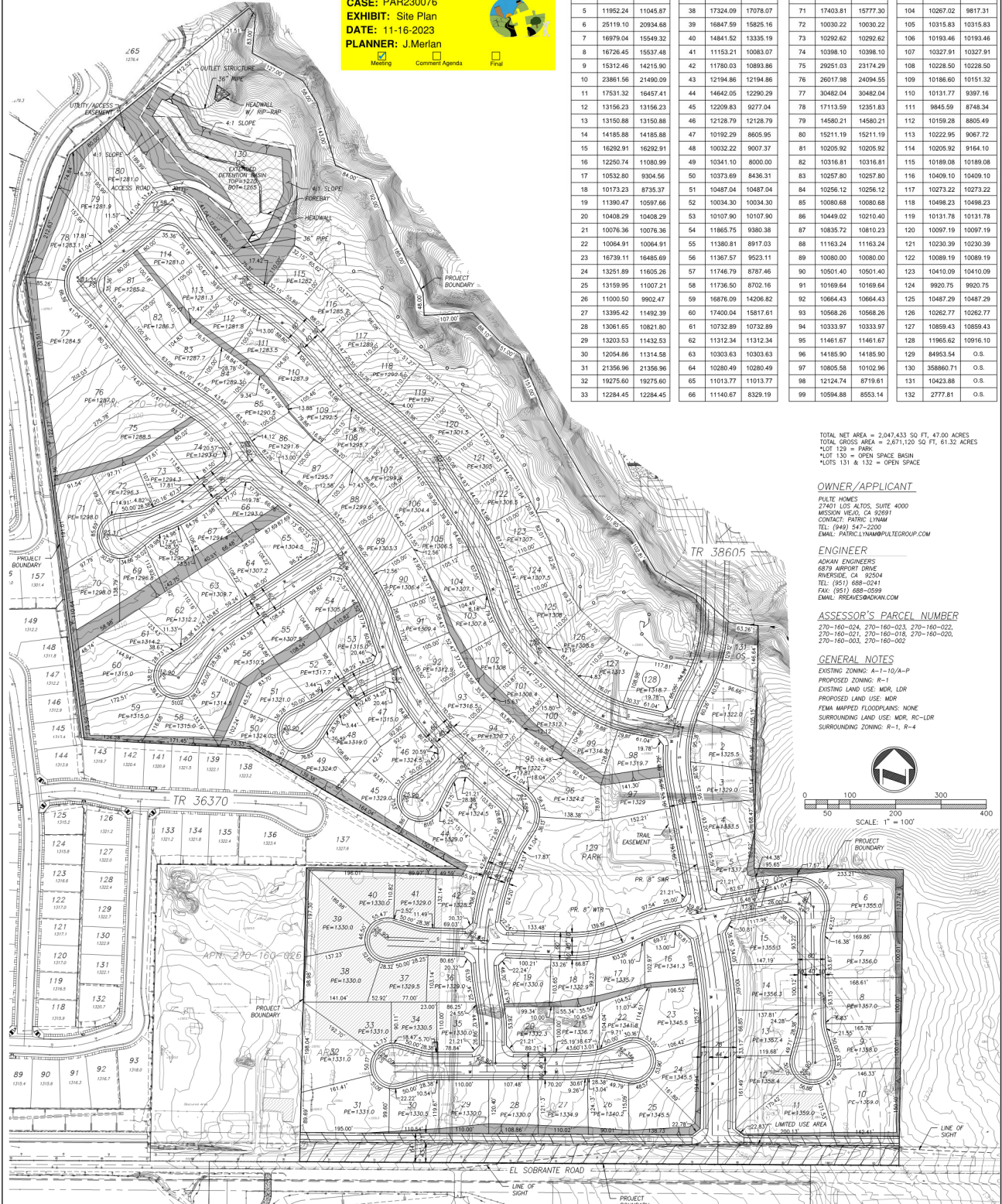
LEGEND

- Proposed Residential Lots
- Proposed Residential Streets
- Proposed Residential Driveways
- Proposed Residential Easements
- Proposed Residential Utilities
- Proposed Residential Structures
- Proposed Residential Landscaping
- Proposed Residential Fencing
- Proposed Residential Retention Walls
- Proposed Residential Stormwater Management
- Proposed Residential Fire Protection
- Proposed Residential Security
- Proposed Residential Amenities
- Proposed Residential Other

CASE: PAR230076
EXHIBIT: Site Plan
DATE: 11-16-2023
PLANNER: J.Merlan



LOT AREA			LOT AREA			LOT AREA			LOT AREA		
LOT #	Area sq ft	Pad sq ft	LOT #	Area sq ft	Pad sq ft	LOT #	Area sq ft	Pad sq ft	LOT #	Area sq ft	Pad sq ft
1	11956.67	11590.40	34	10079.51	10079.51	67	10119.71	8000.00	100	10024.69	8000.00
2	11552.26	10984.72	35	10021.74	10021.74	68	10420.98	8000.00	101	10076.30	8000.00
3	10964.26	10571.94	36	10100.25	10100.25	69	10238.73	8000.00	102	10181.42	8000.00
4	9696.06	9593.57	37	10945.52	10945.52	70	20274.27	14125.55	103	10222.03	8656.26
5	11952.24	11045.87	38	17324.09	17078.07	71	17403.81	15777.30	104	10267.02	9617.31
6	25119.10	20934.68	39	16847.59	15825.16	72	10300.22	10300.22	105	10315.83	10315.83
7	16979.04	15549.32	40	14841.52	13335.19	73	10292.62	10292.62	106	10193.46	10193.46
8	16726.45	15537.48	41	11553.21	10063.07	74	10398.10	10398.10	107	10327.91	10327.91
9	15312.46	14215.90	42	11780.03	10893.86	75	29251.03	23174.29	108	10228.50	10228.50
10	23861.56	21490.09	43	12194.86	12194.86	76	26017.88	24094.55	109	10186.60	10151.32
11	17531.32	16457.41	44	14642.05	12290.29	77	30482.04	30482.04	110	10131.77	9397.16
12	13156.23	13156.23	45	12209.83	9277.04	78	17113.59	12351.83	111	9845.59	8748.34
13	13150.88	13150.88	46	12128.79	12128.79	79	14580.21	14580.21	112	10159.28	8605.49
14	14185.88	14185.88	47	10192.29	8605.95	80	15211.19	15211.19	113	10222.95	8067.72
15	16292.91	16292.91	48	10032.22	9007.37	81	10205.92	10205.92	114	10205.92	9164.10
16	12250.74	11089.90	49	10341.10	8000.00	82	10316.81	10316.81	115	10189.08	10189.08
17	10532.80	9304.56	50	10373.69	8436.31	83	10257.80	10257.80	116	10409.10	10409.10
18	10173.23	8735.37	51	10487.04	10487.04	84	10256.12	10256.12	117	10273.22	10273.22
19	11390.47	10597.66	52	10034.30	10034.30	85	10080.68	10080.68	118	10498.23	10498.23
20	10408.29	10408.29	53	10107.90	10107.90	86	10449.02	10210.40	119	10131.78	10131.78
21	10076.36	10076.36	54	11865.75	9380.38	87	10835.72	10810.23	120	10097.19	10097.19
22	10064.91	10064.91	55	11380.81	8917.03	88	11163.24	11163.24	121	10230.39	10230.39
23	16739.11	16485.69	56	11367.57	9523.11	89	10080.00	10080.00	122	10089.19	10089.19
24	13251.89	11605.26	57	11746.79	8787.46	90	10501.40	10501.40	123	10410.09	10410.09
25	13159.95	11007.21	58	11736.50	8702.16	91	10169.64	10169.64	124	9920.75	9920.75
26	11000.50	9902.47	59	16876.09	14206.82	92	10664.43	10664.43	125	10487.29	10487.29
27	13395.42	11492.39	60	17400.04	15817.61	93	10568.26	10568.26	126	10262.77	10262.77
28	13061.65	10821.80	61	10732.69	10732.69	94	10333.97	10333.97	127	10859.43	10859.43
29	13203.53	11432.53	62	11312.34	11312.34	95	11461.67	11461.67	128	11965.62	11965.62
30	12054.86	11314.58	63	10303.63	10303.63	96	14185.90	14185.90	129	84953.54	O.S.
31	21356.96	21356.96	64	10280.49	10280.49	97	10805.58	10102.96	130	358860.71	O.S.
32	19275.60	19275.60	65	11013.77	11013.77	98	12124.74	8719.81	131	10423.88	O.S.
33	12284.45	12284.45	66	11140.67	8329.19	99	10594.88	8553.14	132	2777.81	O.S.



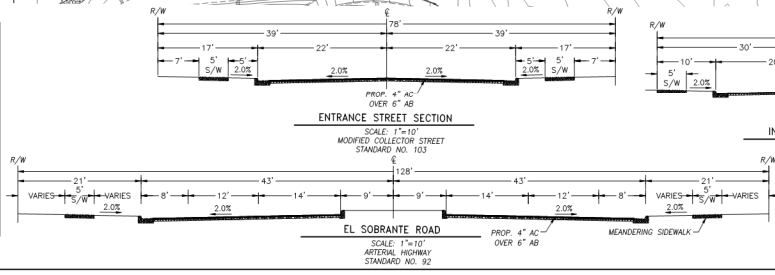
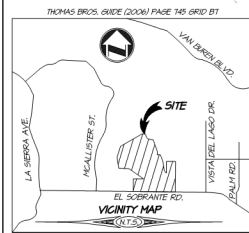
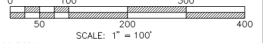
TOTAL NET AREA = 2,047,433 SQ FT, 47.00 ACRES
 TOTAL GROSS AREA = 2,671,120 SQ FT, 61.32 ACRES
 *LOT 129 = PARK
 *LOT 130 = OPEN SPACE BASIN
 *LOTS 131 & 132 = OPEN SPACE

OWNER/APPLICANT
 PALTE HOMES
 27401 LOS ALTOS, SUITE 4000
 MISSION VIEJO, CA 92691
 CONTACT: PATRIC LYNN
 TEL: (949) 547-2200
 EMAIL: PATRIC.LYNN@PALTEGROUP.COM

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0599
 EMAIL: RIVERSIDE@ADKAN.COM

ASSESSOR'S PARCEL NUMBER
 270-160-024, 270-160-023, 270-160-022,
 270-160-021, 270-160-018, 270-160-020,
 270-160-003, 270-160-002

GENERAL NOTES
 EXISTING ZONING: A-1-10/A-P
 PROPOSED ZONING: R-1
 EXISTING LAND USE: MOR, LDR
 PROPOSED LAND USE: MOR
 FEMA FLOODPLAIN FLOODPLANE: NONE
 SURROUNDING LAND USE: MOR, RC-LDR
 SURROUNDING ZONING: R-1, R-4



adkan ENGINEERS
 Civil Engineering Surveying Planning
 6879 Airport Drive, Riverside, CA 92504
 TEL: (951) 688-0241 Fax: (951) 688-0599

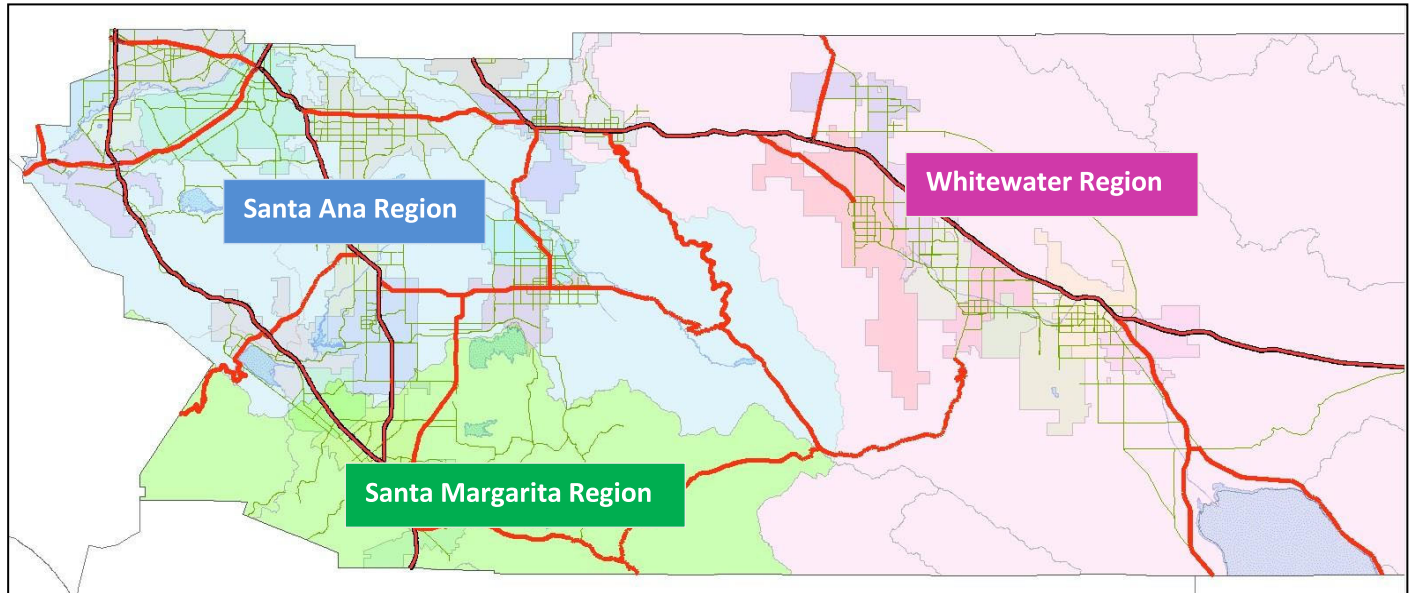
DESIGNED BY: RR DRAWN BY: RA DATE: 2023-09-18

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Water Quality Management Plan Applicability Checklists and Other Development Project Checklists for all watersheds/areas in unincorporated Riverside County.

All projects in unincorporated Riverside County shall complete the appropriate **Water Quality Management Plan (WQMP) Applicability Checklist** to confirm if WQMP requirements apply, and be submitted with your project's application. In addition, if the project is exempt from WQMP requirements and is in the **Santa Margarita Region**, the project shall complete the **"Other Development Project Checklist"** and submit to the Riverside County Transportation Department.



If WQMP requirements apply, a Preliminary WQMP shall be submitted and approved by the Transportation Department prior to entitlements, and a Final WQMP shall be submitted and approved by the Transportation Department prior to any building or grading permit.

Permanent Water Quality facilities (known as Post-Construction Best Management Practices (BMPs)) are required to address expected pollutant loads and higher runoff characteristics from most private development projects and public capital projects. These Post-Construction BMPs are designed with a Project-Specific WQMP. WQMP requirements are separate from the requirements for temporary impacts during the construction phase (i.e. Stormwater Pollution Prevention Plan (SWPPP), and construction BMPs).

Three State Regional Water Quality Control Boards regulate water quality requirements in Riverside County. Each State Regional Board has different WQMP requirements for their jurisdiction. Templates and guidance documents for each region are available through the compliance document links below. Applicability Checklists are included to verify if WQMP requirements apply for a given project or if no WQMP is required.

Santa Ana Region: <http://rcflood.org/NPDES/SantaAnaWS.aspx>

Santa Margarita Region: <http://rcflood.org/NPDES/SMRWMA.aspx>

Whitewater Region: <http://rcflood.org/NPDES/WhitewaterWS.aspx>

As of November 1, 2018, all WQMPs for development projects will be reviewed by the Riverside County Transportation Department, for the unincorporated portions of Riverside County. For Riverside County Flood Control facilities, typically storm drains larger than 36-inch diameter, the Riverside County Flood Control District will continue to review the Hydrology studies and their associated improvement plans, but Transportation will review the WQMP on behalf of Flood Control.

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Ana River Region**

Project File No.		
Project Name:	Highland Grove II	
Project Location:	13456 El Sobrante Rd, Riverside, CA 92503	
Project Description:	128 lot single family residential development.	
Proposed Project Consists of, or Includes:	Yes	No
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.		✓
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.	✓	
Automotive repair shops (Standard Industrial Classification (SIC) codes ¹ 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).		✓
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.		✓
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.		✓
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		✓
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.		✓
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.		✓
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.		✓
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.		✓

¹ Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Check the box for applicable determination.

Any question answered "YES"



Project requires a project-specific WQMP. Electronic Submittals are encouraged on CD and required for the approved documents.

All questions are answered "NO"



Project requires incorporation of Site Design and source control Best Management Practices (BMPs).