



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: April 14, 2023

TO:

Russell Brady
Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation

LSCP Landscape Transportation
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Leonard

Southern California Edison Co. (SCE) Southern
California Gas Co.
Riverside Sphere of Influence
School District (S) Riverside Unified

CHANGE OF ZONE NO. 2300004, TENTATIVE TRACT MAP NO. 38605 – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – Second Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC: VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: north of El Sobrante Road, east of McAllister Street, south of Travertine Drive – 95.96 acres - **REQUEST:** The **CHANGE OF ZONE** is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000). The **TENTATIVE TRACT MAP** is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 25 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005. Related Cases: PAR220055. **BBID: 589-895-601**

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 internal review on May 4, 2023**. 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 Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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.

To: Russel Brady
From: Mitch Adkison
Re: **EL SOBRANTE POLICY AREA AVAILABLE UNITS**
Date: January 27, 2023



LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

“A prior analysis completed by T & B Planning was utilized and modified to determine the number of dwelling units is consistent with the El Sobrante Policy Area for Tentative Tract Map 38605, dwelling units (DUs) on 95.96 ac, the analysis indicated the following 163 units, the theoretical maximum allowed under the existing General Plan Land Use Designations for the site”. Therefore, the proposed project does not exceed the number of DUs anticipated for the site by the El Sobrante Policy Area and has no effect whatsoever on the availability or number of units that may be developed by other property owners within the Policy Area.

The El Sobrante Policy Area was created within the Lake Mathews/Woodcrest Area Plan as part of the 2003 Riverside County General Plan. The El Sobrante Policy (LMWAP 1.1) states, in part, “the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units.” The County of Riverside has interpreted the phrase “additional 1,500 dwelling units” to mean 1,500 DUs in addition to the 703 existing and/or approved units within the Policy Area when the Policy was adopted in 2003. Therefore, the County of Riverside has determined that a total of 2,203 (1,500 plus 703) single family homes are permitted within the El Sobrante Policy Area.

Between 2003 and 2023, 482 DUs have been approved within the El Sobrante Policy Area beyond the identified 703 existing and/or approved units in 2003. These 482 units are comprised of 48 units within SP 325 (Citrus Heights), 167 units within TM 36475 (Citrus Heights II), and 267 units within TM 36730 (Lake Ranch). Subtracting these 482 units from the permitted 1,500 “additional units”, leaves 1,018 “additional units” remaining, and available for development within the El Sobrante Policy Area.

In 2023, the undeveloped parcels within the El Sobrante Policy Area can accommodate 960 additional dwelling units based on the existing General Plan Land Use Designations at maximum densities permitted within the Policy Area. These 960 dwelling units are comprised of the combination of 274.0 acres of RC-EDR (0.5 du/ac) which can accommodate 137 DUs; 119.0 acres of RC-VLDR (1.0du/ac) which can accommodate 119 DUs; 334.7 acres of RC-LDR (2.0 du/ac) which can accommodate 669 DUs; 2.9 acres of VLDR (1du/ac) which can accommodate 2 DUs; and 11.0 acres of MDR (3.0 du/ac) which can accommodate 33 DUs. Development of these 960 dwelling units would result in 58 units of the “1,500 additional units” unallocated (1,500 – 960-482=58).

Tentative Tract Map 38605 is located on 95.96 acres within the undeveloped portions of the El Sobrante Policy Area. The existing General Plan Land Use Designations of the proposed Project consist of 28.94 acres of RC-VLDR (1 du/ac) which can accommodate 29 additional DUs, and 67.02 acres of RC-LDR (2 du/ac) which can accommodate 134 additional DUs, for a total of 163DUs. Therefore, Tentative Tract Map 38605 is consistent with the number of dwelling units permitted under the existing General Plan Land Use Designations and anticipated by El Sobrante

Policy LMWAP 1.1. As of the date of this letter, no-known additional units have been developed within the El Sobrante Policy Area and Tentative Tract Map is consistent with number of units permitted.

Sincerely,

Mitchell Adkison, P.E., P.L.S.
Executive Vice President

adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
www.adkan.com

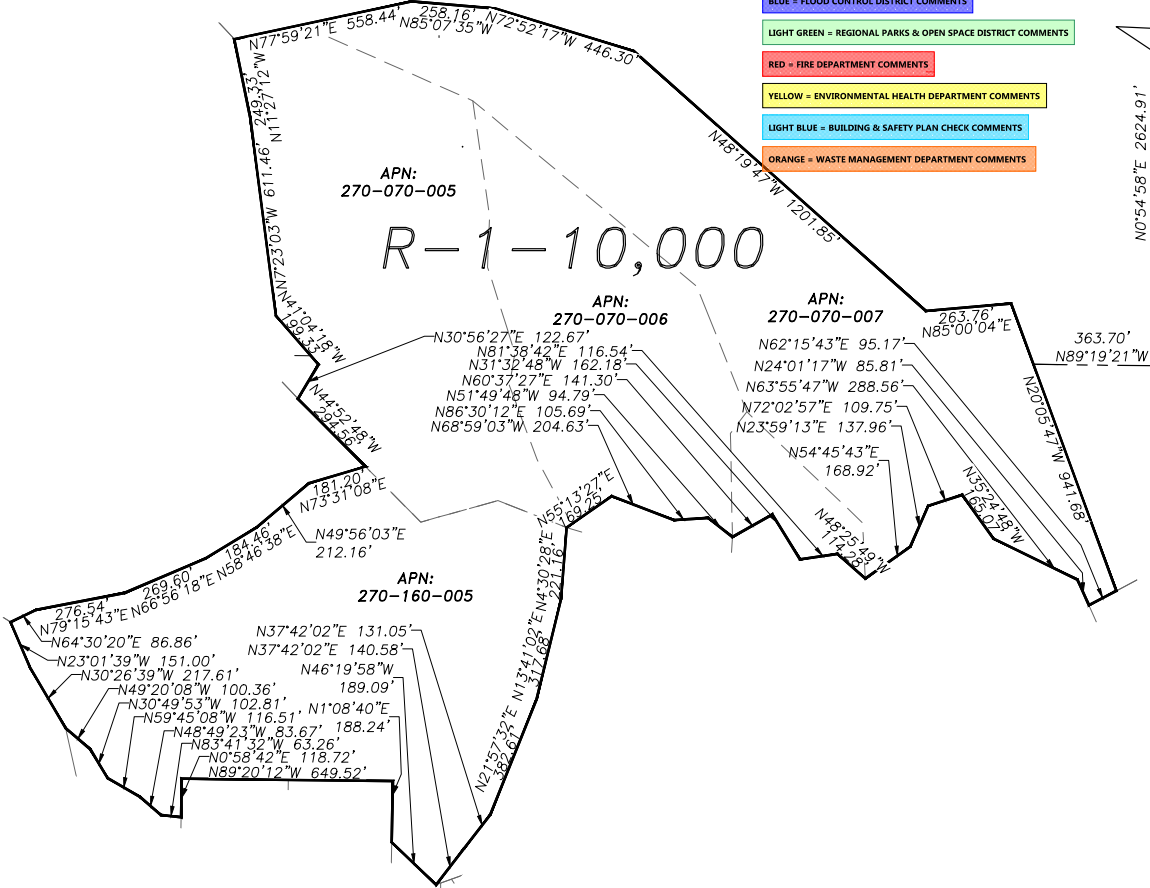
CASE: TTM38605
EXHIBIT: CZ2300004
DATE: 5/4/2023
PLANNER: Russell Brady



Meeting Comment Agenda Final

LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



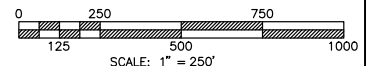
R-1-10,000 ONE-FAMILY DWELLINGS - 10,000 S.F. MIN.

MAP NO. XX.XXX

CHANGE OF OFFICIAL ZONING PLAN
EI SOBRANTE
DISTRICT

CHANGE OF ZONE CASE NO. XXXX
AMENDING ORDINANCE NO. XXX
ADOPTED BY ORDINANCE NO. XXX.XXXX

JANUARY 20, 2023
RIVERSIDE COUNTY BOARD OF SUPERVISORS





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:")

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> 01 - Planning | <input checked="" type="checkbox"/> 04 - Biology | <input checked="" type="checkbox"/> 07 - WQMP | <input checked="" type="checkbox"/> 08 - Development Review |
| <input checked="" type="checkbox"/> 02 - Geology | <input checked="" type="checkbox"/> 05 - Cultural | Transportation: <input checked="" type="checkbox"/> 09 - Traffic Study | <input checked="" type="checkbox"/> 10 - Landscaping |
| <input type="checkbox"/> 03 - Paleontology | <input checked="" type="checkbox"/> 06 - Parks, Open Space and Trails | <input checked="" type="checkbox"/> 11 - Grading | |
| <input type="checkbox"/> 12 - Building/Safety: Plan Check | | | |
| Environmental Health: <input checked="" type="checkbox"/> 13 - Riverside | <input type="checkbox"/> 14 - Palm Desert | <input checked="" type="checkbox"/> 18 - Flood Control | |
| Fire: <input checked="" type="checkbox"/> 15 - Riverside | <input type="checkbox"/> 16 - Palm Desert | <input type="checkbox"/> 19 - Waste Resources Management | |
| <input type="checkbox"/> 17 - Idyllwild | | | |

34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

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

PROJECT STRIP (Fill in below):

CHANGE OF ZONE NO. 2300004, TENTATIVE TRACT MAP NO. 38605 – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District –Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: north of El Sobrante Road, east of McAllister Street, south of Travertine Drive – 95.96 acres - REQUEST: The CHANGE OF ZONE is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000). The TENTATIVE TRACT MAP is a proposal for a Schedule "A" subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq. ft. and 33 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005. Related Cases: PAR220055. BBID: 589-895-601

REVIEWER COMMENTS (Fill in below):