



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: February 15, 2023

TO:

Planner – Blanca Bernardino
Geology
Paleontology
Cultural
WQMP Transportation
Traffic Study Transportation

Grading Transportation
LSCP Landscape Transportation
Surveyor
ALUC
Building & Safety – Plan Check
Environmental Health Dept.

Fire Marshal (Riverside)
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruyth
Western Municipal Water District (WMWD)
Southern California Gas Co
Southern California Edison Co. (SCE)

TENTATIVE PARCEL MAP NO 38460. Applicant: Melanchton A. Mangoba – Second Supervisorial District – Woodcrest District Zoning Area – Lake Mathews/ Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – 3.25 Acres – Location: North of Mariposa Avenue, South of Ponderosa Lane, East of Suttles Drive, and West of Washington Street – Zoning: Light Agriculture (A-1-1) - **REQUEST:** Tentative Parcel Map for Schedule “H” subdivision of 3.25 gross acres into three single-family residential lots. APNs: 273-200-080 Project planner: Blanca Bernardino, (951) 955-6503 or BBernardino@rivco.org **BBID: 619-424-162**

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 March 2, 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 Blanca Bernardino, Project Planner at (951) 955-6503, or e-mail at BBernardino@rivco.org / MAILSTOP #: 1070

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

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

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.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38460

BEING A DIVISION OF LOT 24 OF TRACT NO. 30238, PER MAP RECORDED IN BOOK 445, PAGE 64-69 OF MAPS
 RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 28, T3S, R5W, S.B.B. & M. STATE OF CALIFORNIA.
 JANUARY 2023

CASE: TPM38460
 EXHIBIT: Site Plan
 DATE: 03.02.2023
 PLANNER: B Bernardino

LEGEND

| | |
|--------|--|
| BROWN | BUILDING & SAFETY GRADUATE DEPARTMENT COMMENTS |
| PURPLE | PLANNING DEPARTMENT COMMENTS |
| GREEN | ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS |
| ORANGE | TRANSPORTATION DEPARTMENT COMMENTS |
| BLUE | COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS |
| RED | REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS |
| RED | FEI DEPARTMENT COMMENTS |
| YELLOW | ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS |
| BLUE | PLANNING & SAFETY GRADUATE DEPARTMENT COMMENTS |
| ORANGE | WASTE MANAGEMENT DEPARTMENT COMMENTS |



VICINITY MAP
 THOMAS 902-417 (N.T.S.)

PROPERTY DATA:
 PARCEL : 3.85 ACRES GROSS
 3.25 ACRES NET

LAND USE: RC-VLDR
EXISTING ZONING: A-1-1
NEW ZONING: A-1-1
RESIDENTIAL
 MINIMUM DEPTH: 150 FEET
 MINIMUM PARCEL WIDTH: 100 FEET
 MINIMUM SIZE: 20,000 SQ.FT.

SETBACKS:
 FRONT : 20 FL.
 SIDE (EACH) : 10 FL.
 STREET SIDE: 20 FL.
 REAR : 20 FL.
 MAX. PARCEL COVERAGE: 50%
 MAX. HEIGHT LIMIT: 40 FL.

ASSESSOR PARCEL NO.:
 273-200-080, RIVERSIDE COUNTY

LEGAL DESCRIPTION:
 LOT 24 OF TR 30238, RECORDED IN BOOK 445 OF
 MAPS, PAGES 64-69, RECORD OFFICE OF RIVERSIDE
 COUNTY, CALIFORNIA

TOWNSHIP /RANGE:
 T3S, R5W, SEC. 6

FEMA FLOOD PLAIN:
 NOT REQUIRED
FAULT ZONE:
 NOT WITHIN A 1/2"

LIQUEFACTION POTENTIAL: NOT

WATERSHED: SANTA ANA RIVER

PALEONTOLOGICAL SENSITIVITY:
 LOW POTENTIAL (L)

FIRE AREA:
 IN A HIGH FIRE HAZARD AREA

BASIS OF BEARINGS:
 CENTER LINE OF SUTTLES DR., MB
 445/64-69.
 N.00°15'20"E

SURGE OF TOPO:
 RIVERSIDE COUNTY FLOOD CONTROL
 SCALE: 1"=200'

BENCH MARK:
 MON 1123
 FD 1 1/2" IP WRCE 862 TAG
 FLUSH
 E. 6,220,208
 N. 2,262,986
 GPS EL. 1,415

NOTE:
 THE AREA SHOWN IN WHERE THE SEPTIC SYSTEM (SEPTIC TANK,
 LEACH LINES, AND 100% EXPANSION LINES) WILL ALL BE CONTAINED
 WITHIN THAT SPACE.

UTILITY SERVICES:

THE GAS COMPANY
 SOUTHERN CALIFORNIA GAS CO.
 1-800-427-2200

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 1-800-684-8123

WATER:
 WMWD WATER

SEWER:
 ONSITE SEPTIC SYSTEM

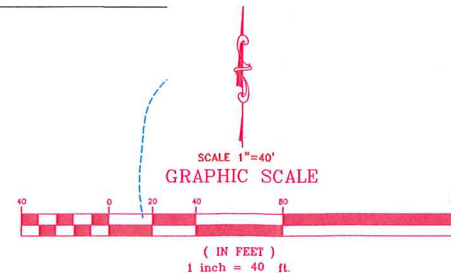
CABLE COMPANY:
 VERIZON

TRASH:
 CR&R
 1-800-755-8112

SCHOOLDISTRICT:
 NUEVO UNION & PERRIS UNION HIGH
 951-940-6155

TELEPHONE COMPANY:
 VERIZON
 1-800-483-5000

- 1 AN EASEMENT FOR A PIPE LINE IN FAVOR OF CR. KING ET. UX. BY DEED RECORDED 12 AUGUST 1977, INSTRUMENT NO. 156724 EASEMENT IS BLANKET IN NATURE AND IS THEREFORE NOT PLOTTABLE.
- 2 AN EASEMENT FOR STREET AND UTILITY PURPOSES IN FAVOR OF OWNERS OF RECORD OF THE VARIOUS PARCELS AS CREATED BY PM 7/1/18-19 AND ANY PRIVATE EASEMENTS FOR INGRESS AND EGRESS THAT MAY EXIST BY AUTHORITY OF THE RECORDING OF SAID PARCEL MAP.
- 3 AN EASEMENT FOR THE TRANSMISSION OF ELECTRICAL ENERGY IN FAVOR OF G.T.E. BY DEED RECORDED DECEMBER 19, 1979, INSTRUMENT NO. 269262.

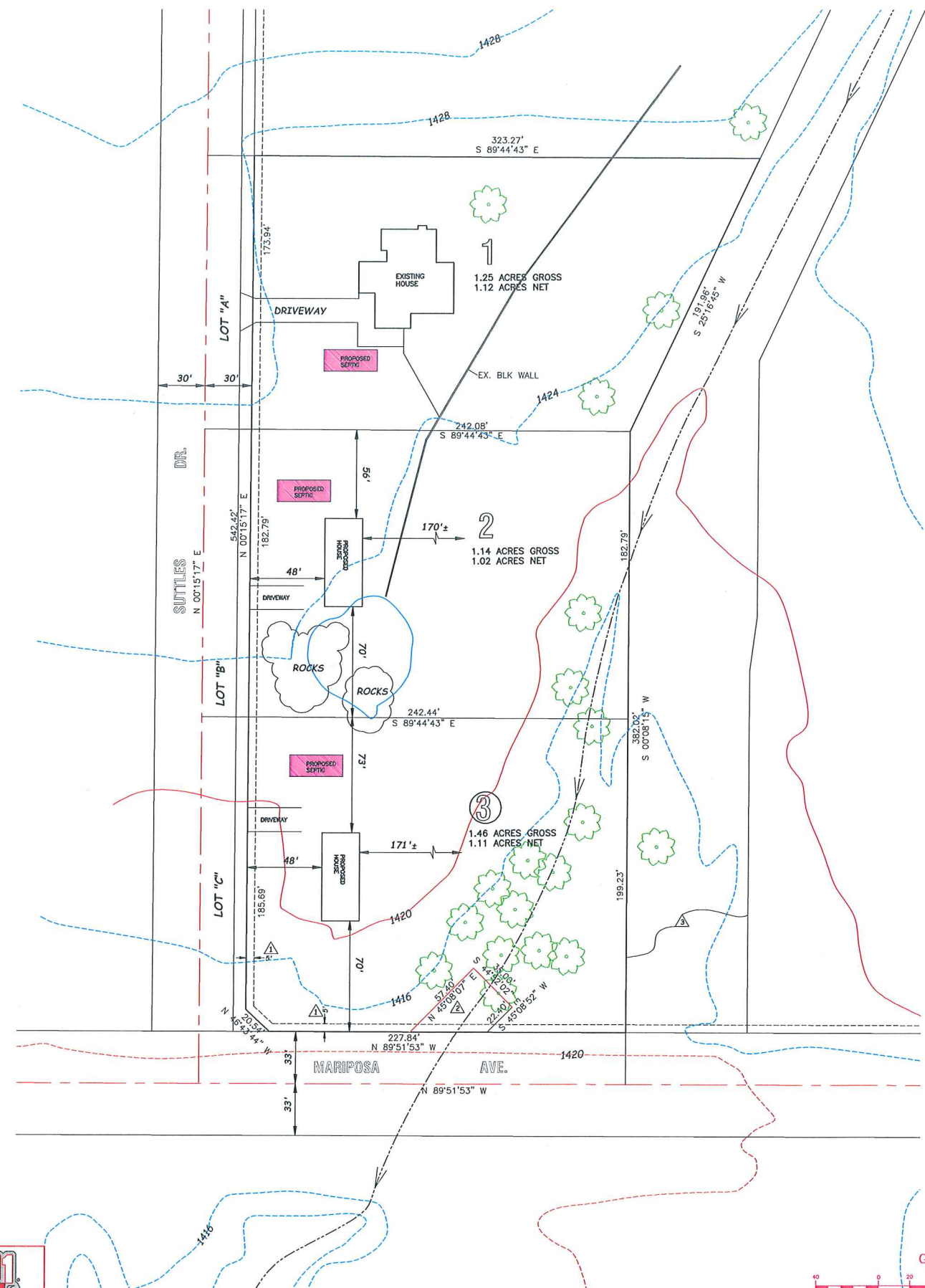


OWNER:
 MOHAMMAD ASHRIF
 5225 CANYON CREST SUITE 350
 RIVERSIDE, CA 92507
 951-660-7657

ASSESSOR PARCEL NO.:
 273-200-080, RIVERSIDE COUNTY

THIS MAP PREPARED BY:
 AC ENGINEERING GROUP, INC.
 UNDER DIRECTION OF:
 MOKSUDUR RAHMAN P.E. RCE # 69263 EXP. 6-30-2024
 750 S. LINCOLN AVE. # 104-167
 CORONA, CA 92682
 951-272-8181 FAX: 951-272-8794
 DATE OF PREPARATION: 1/28/2023

24 HOUR POINT OF CONTACT
 MOHAMMAD ASHRIF
 (951) 660-7657



ACE Group, Inc.
 750 S. LINCOLN AVE. #104-167
 CORONA, CA 92682
 (951) 272-8181, (951) 272-8794 FAX

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF :

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

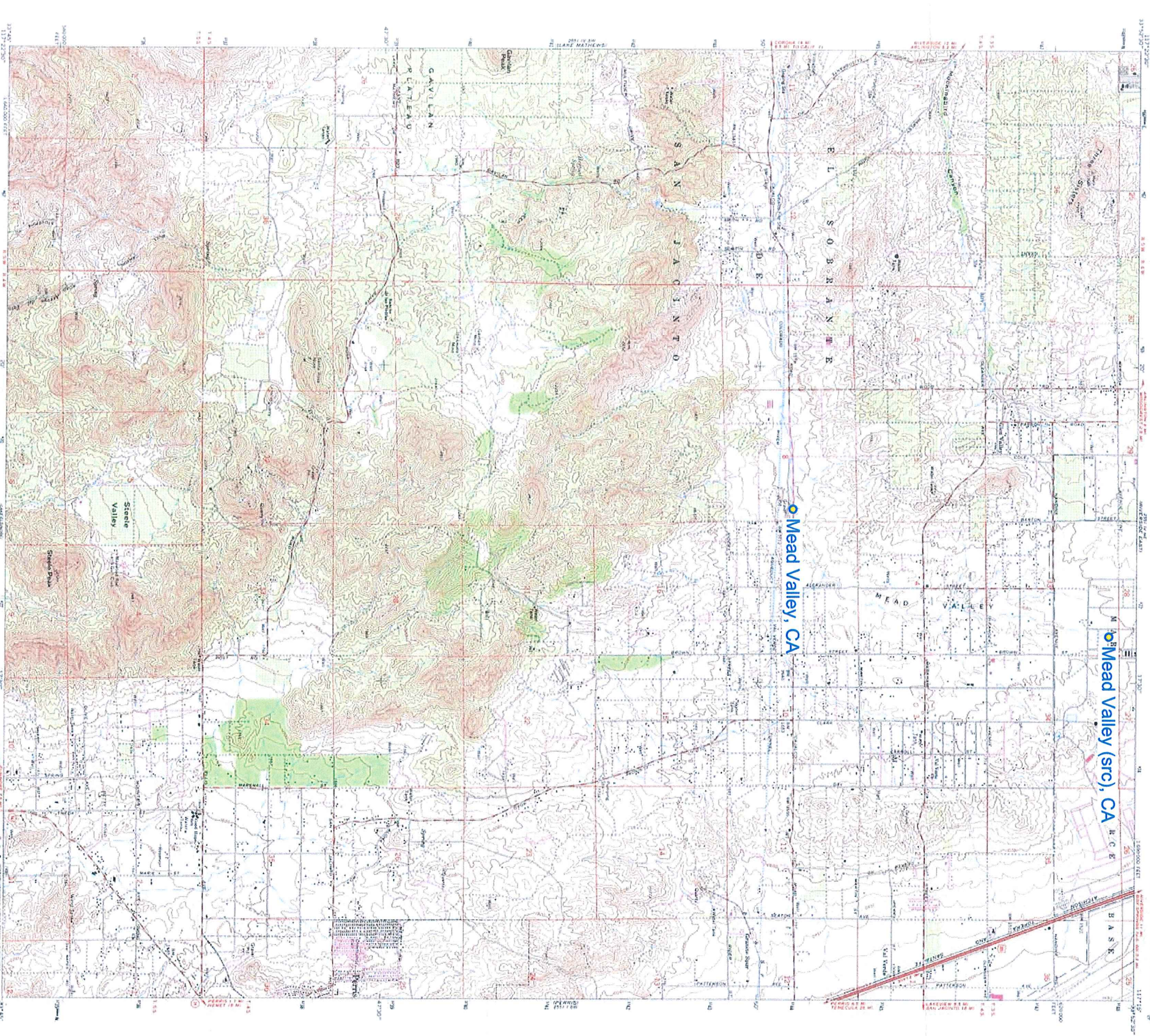
TENTATIVE PARCEL MAP NO. 38460
 16990 SUTTLES DR.
 RIVERSIDE, CA 92504

0312-2922-WO

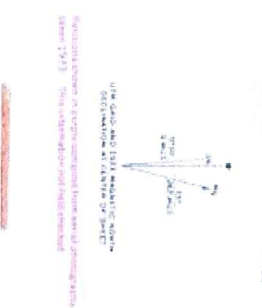
DATE: 1/28/2023

SCALE: N.T.S.

SHEET 1 OF 1



Map prepared and published by the Geological Survey
in cooperation with California Department of
Water Resources
State Office of Southern California and Sacramento
Office of Northern California
Topography by photogrammetric methods from aerial photographs
taken 1961 (and checked 1963, 1964) from aerial
photographs taken 1951 and checked 1961
Vertical datum based on California mean sea level
1985
Horizontal datum: Transverse Mercator grid based
on the system of the United States Geological Survey
1983
The projection was 53 meters east in 1985
The map shows only the features shown on the
photographs from which it was derived
There may be changes in the features shown
since the photographs were taken



CONTOUR INTERVAL, 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEOGRAPHIC MAPS, CENTER OF 1929

THIS MAP COMPARES WITH NATIONAL MAP ACCOUNT SYMBOLS
FOR SCALE BY U.S. GEOLOGICAL SURVEY, DIVISION OF GEOLOGIC MAPS, OR RESTON, VIRGINIA, 2002
A FINDER (RECONSTRUCTION PROGRAM) MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Legend
Majority
Minority
U.S. Road
State Road

STEELE PEAK, CALIF.
2011 U.S. 7.5-MINUTE
PHOTOGRAPHIC
2004 2001 1:50,000
2004 2001 1:50,000

CASE: TPN08460
EXHIBIT: Steele Peaks C
DATE: 03.02.2023
PLANNER: B. Bernardino

Steele Peak, CA Scale: 1" = 1,006Mi, 1,619Mt, 5,310Ft, 1 Mi = 0.994", 1 cm = 637Mt