

PLANNING DEPARTMENT

John Hildebrand Planning Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 8, 2023

TO:

Geology Biology Cultural WQMP Transportation Traffic Study Transportation Grading Transportation Park and Open Space Planning Trails LSCP Landscape Transportation Environmental Health Dept. Fire Marshal (Riverside)

Flood Control

Board of Supervisors - Supervisor: Spiegel

Planning Commissioner: Gruytch South Coast Air Quality Management District

TENTATIVE TRACT MAP NOS. 37501, 37502, 37503, 37504, TENTATIVE PARCEL MAP NO. 37519 — Applicant: Pinecrest Badger Associates LLC - Engineer: KWC Engineers - Representative: Oxbow Partners – Second Supervisorial District – Temescal Canyon Area Plan: Open Space: Recreation (OS:R) - West Corona Zoning Area - Zoning: One-Family Dwellings (R-1), General Commercial (C-1/C-P) -Location: south of SH-91, northwest of Kirkwood Drive, southwest of Via del Rio, and northeast of Palisades Drive – 80.63 gross acres - REQUEST: TENTATIVE TRACT MAP NO. 37501 is a proposal for a Schedule "A" subdivision of 44.96 acres into 165 single-family residential lots and 19 lots for open space, drainage, and private streets. TENTATIVE TRACT MAP NO. 37502 is a proposal for a Schedule "A" subdivision of 10.26 acres into 47 single-family residential lots and 10 lots for open space, drainage, and private streets. TENTATIVE TRACT MAP NO. 37503 is a proposal for a Schedule "A" subdivision of 10.60 acres into 31 single-family residential lots and 9 lots for open space, drainage, and private streets. TENTATIVE TRACT MAP NO. 37504 is a proposal for a Schedule "A" subdivision of 14.03 acres into 66 single-family residential lots and 9 lots for open space, drainage, and private streets. **TENTATIVE** PARCEL MAP NO. 37519 is a proposal for a subdivision of an existing legal parcel to reflect the current APN 102-050-023. APNs 102-050-004, 102-050-005, 102-050-008, 102-050-021, 102-050-022, 102-505-024, 102-112-008, 103-113-015, 102-160-003, 102-203-007, 102-192-017, 103-203-006, and 103-301-010, Concurrent Cases: SP00397, GPA 01174, CZ1800014, BBID: 560-152-177

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 <u>DAC internal review on June 22, 2023</u>. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

June 22, 2023. On	ce the route is complete,	and the approv	al screen	is appro	ved with	or with	out
corrections, the project	ct can be scheduled for a pu	blic nearing.					
	rding this project, should mail at rbrady@rivco.org / M			Brady,	Project	Planner	at
Public Hearing Path:	Administrative Action:	DH: PC	∷	S: 🖂			
COMMENTS:							
DATE:		SIGNATURE:					
PLEASE PRINT NAME	AND TITLE:						
TELEBUONE:							

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.



VUMBERED LOTS:

TENTATIVE TRACT MAP NO. 37502 IN THE COUNTY OF RIVERSIDE THE TRAILS AT CORONA

	177	2385	302.11	400
1071/861 1000mm	2			
107 MSC 100		105%	5,743	AVG
107 105	3,277	202,156	269,922	r,
	8	4,120	4,120	47
	8	4,367	4,367	8
	54	3,789	3,968	45
107 MSC 100	70	3,912	4,108	44
1071/465 1000mm	70	4,350	4,700	43
107 105 105 107	67	4,230	5,512	42
107 108	88	3,791	6,089	42
107 108 108 109	67	3,990	6,403	40
107 MSC 100	75	3,907	6,580	38
1071/861 1000mm	77	4,073	6,094	88
107 166 167	92	5,124	6,465	37
107 108	73	3,958	5092	38
N	72	3,595	5,224	35
1071/861 1000mm	75	3,778	5,813	32
107 MeV 100 MeV 100 MeV	79	4,145	5,942	33
107 MS 100 MS 1	74	3,752	5,034	32
1071/861 1000/871	67	3,634	4,938	31
107 MS 100 MS 1	62	3,677	4,942	30
107 108	69	4,212	6,280	29
10	92	6,354	10.134	8
107 108	75	4,417	4,944	27
107 MeV 100 MeV 100 MeV	8	5,560	5,962	26
107 MS 105 MS 100 MS 1	121	7,355	11,795	25
107 MeV 100 MeV 100 MeV	64	3,095	5,954	24
107 MS 100 MS 1	8;	3,620	5,852	23
107 108 108 109	8;	3,631	5,790	22
107 MS 100 MS 1	86	4,276	5,697	21
107 / 108 108 / 108	84	5,335	5,335	20
101 102	55	3,738	3,738	19
107 MS 105 MS 1	63	4,728	6,166	18
107 108 108 109	62	3,722	3,722	17
107 165	de de	4,259	4,259	16
1071/461 10000000000000000000000000000000000	70	6,238	7,107	15
107 / 408 1000 10	72	4,931	7,018	24
107 #84 1070	73	3,880	6,083	13
107 108	67	3,647	5,359	12
107 #84 1070	7.2	3,499	558.5	11
101 102	70	2,572	5,302	10
10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	72	3,653	2,181	9
177 ASS 155 ASS 1907	75	3,648	5,339	8
107 AGCA 10554BC AD AGCA 1007H 5,007 427A 427B 427B 427B 427B 427B 427B 427B 427B	æ	8,728	5,547	7
107A85 105480 1007 107A85 105480 1007 108 108 17 108 108 17 108 108 108 108 108 108 	Ø	4,309	6000	8
107 AREA 1054 AREA 1407 SF 477 5,007 4,178 60 5,509 4,007 60 5,509 4,007 60 6,507 4,007 60 6,507 4,007 60	85	4,731	9093	Us.
107 AREA USSARLE PAD AREA WORTH SS SS F7 4,273 400 5,5967 4,292 60 5,5968 4,5901 60	8	4,902	1853	ě.
107 AREA USEARLE PAO AREA WOOTH \$ 9 9 PT \$.0897 4,273 60 \$.5896 4,891 60	63	4,982	5,973	3
107 AREA USEABLE PAO AREA WIDTH \$9 \$9 \$F FT \$,007 4,273 60	60	4.897	5,566	2
LOT AREA USEABLE PAO AREA WIDTH	60	4,273	5,097	1
USEABLE PAD AREA WIDTH	FT	36	NS.	ONTO
	HIZON	USEABLE PAD AREA	LOTAREA	
		1077		747788 74788

LETTERED
LOTS:

		THE TRA	THE TRAILS PA 4 - LETTERED LOTS	
OT	AREA (SF)	AREA (AC)	LAND USE	A640VTAONED BY
A	9,209	0.21	WOMP	HOA
В	20,435	0.47	OPEN SPACE/TRAIL	HOA
c	29,555	0.68	OPEN SPACE/TRAIL	KOA
0	6,556	0.15	OPEN SPACE	кол
77	859	0.02	OPEN SPACE	нал
71	12,338	0.28	CPEN SPACE	нол
G	430	0.01	H.O.A. SLOPES	HOA
Н	16,679	0.38	OPEN SPACE/TRAIL	HOA
^	75,673	1.74	PROVATE STREETS	кал
`	5,964	0.14	PRIVATE STREETS - ENTRY	кал
D74U	177,697	4.08		

STREET LOTS:

STREET ABEA Q2 SF AC FT SQ ASS 1.34 1637 23.254 0.51 648 80.762 1.65 2285	Total	8	A	STREET	
AC 1.34 0.51	80,762	22,354	58,408	SF	STREET
1637 648 2285	2.85	0.51	1.34	AC	AREA
	2285	548	1637	FT	a

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40,639 (CVII)	å	360,188	400,827	MIGH
52,079 (CUT)	52,0	89,951	142,030	TTM 57500 (PM 6)
13,937 (FILL)	13,5	14,213	276	PM 37519 (PM 2)
90,489 (FILL)	90,	109,526	19,037	TTM 37504 (PM 1)
14,474 (CUT)	7	28,479	42,953	THE STSOS (PH 5)
3,422 (CUT)	142	34,575	J7,997	TTM 37502 (PM 4)
75.000 (CUT)	Н	83.444	158.534	TTM 37501 (PA 3)
NET (C.Y.)		ML (CK)	cur (cx)	GROWG SUMMEY - RAW EXCAMBON

DEFINACIÓN MALMASS ARE ISTAMATO BASTO AN-SITE AND OTISTE GARDAS BOXANDARES. DEFINACIÓN MALLMESS ARE DAN VALUASS AND DASS NOT MALLDE SHRAWAGE AND BASTRANCE, ORESICIAMENTA, AND CHART AUDISTREMS FACIORES. DARTHARDAY MALMASS BASTO ON COMPARSON TO EXISTING TOPO DATED AUDIST 17, 2017.

ADJACENT LAND USE:	ASSESSOR'S PARCEL NUMBERS:
HEST: MAY MERAN 2018TH MESSEDTIN. DIST AND SOUTH: MESSAM 2018TH MESSEDTIN.	102-050-008 102-113-015
EXISTING / PROPOSED ZONING:	PROJECT DENSITY:
ECSTING R-1, SINGLE FAMILY DIRELLING	מסוא נסוי 47
PROPOSED: SP, MEDIUM DEKSTIT RESIDENTIAL	DONSTY = 47 / 10.26 = 4.58 DI//AC

DIPORTON TRACE CONTON DELL	EXISTING: OPEN SPACE RECREATION	EXISTING / PROPOSED LAND USE:

THOMAS BROS. MAP:

A 2-1/2" BRASS DON STAMPED "C-122" SET M THE TOP OF TURB, LOCALED S' MORTHUREN OF THE E.C.P. OF THE WATHESTERN CHES RETURN OF THE MITERSETTION OF OWNERD WEILLE AND PASCO GRANDE.

DEVELOPER:

ORBOW PARTNERS

SASS PAURIC COAST HEMBIN; STE. 227

COMMUNITY LOCAL SECULO

CONTROL DE MAJO CO. 22025

(714) 204-2946

CONTROL THOMAS GOUGET

OWNER:

PARCHEST BUGGE ASSOCIATES, LLC
ASSOCIALMENT DONE
FRENONT, CA SACUS
(BS1), SB4-S718
CONTRICT DANNE OBSSEN

UTILITY CONTACTS

- SCHERE OTY OF CORONA DEPARTMENT OF MATER AND POWER 255 CORPORATION MAD MAY CORONA CA SCHERO (951) 726-2221 CITY OF CORONA DEPARTMENT OF MALEY AND POWER CORONA, CA. 20080 (951) 736-2421
- SOUTHERN CALIFORNIN EDISON CO. 1251 E. FRINCIS CHIZHRO, CA. 91781 (800) 9.50—8591
- SOUTHERN CALFORNIA CAS CO. P.O. BOX 5003 REDLANDS, CAL 92373 (800) 427-2200

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USO EXCEPT THAT PORTION LYNG WITHIN THE LAND DESCRIBED IN THE QUITCLAW DEED TO ROBERT PEAST, A WARRIED WAY, RECORDED APRIL 12, 1972 AS INSTRUMENT NO. 47408, OFFICIAL RECORDS.

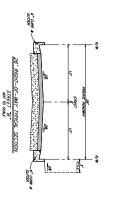
135, R7W, SECTION 33

- THE ADMINISTRATION OF
- AGRECTION. IS SHEET TO HERY LOW LANGUAGE FOR PRINCET ON TO ANY COLUMN INNINA PRINCET IS SHEET TO HERY LOW LOW STATE AND FRANCET IS COLUMN FOR THE LOWEST AND ANY COLUMN INTEREST COUNTY PARKE FRANCET IS COLUMN FOR THE LOWEST AND ANY OF THE PRINCET COUNTY PARKE FRANCET FOR THE THE LOWEST AND ANY SECRETARY OF THE THE COLUMN FRANCES.
- THIS PLANNING AREA IS AN AGE RESTRICTED COMMUNITY.
 - APPORTOR MATTY

 APPORTOR STATE

 APPORTOR STATE

6" CURB &-	24	-1-2	SCHOOL SCHOOL STANGA SCHOOL SC	_						
FIED 37' RIGHT-OF-WAY STREET "A" & NOT TO SCALE	# # # # # # # # # # # # # # # # # # #	PROBATE PRODUCTS TO STREET	HAMPER EXCENSIVES SETTINGS TO SE 25 MARCH EXCHANGE SETTINGS TO SERVED SETTINGS SERVED SETTINGS SE	TOTAL NUMBER OF PARKING PROVIDED	NUMBER OF ONSITE PARKING STALLS	NUMBER OF ON STREET PARALLEL PARKING	WUMBER OF ONE CAR DRIVEWAY PARKING	MUMBER OF ZERO CAR DRIVEWAY PARKING	NUMBER OF TWO OR THREE CAR GARAGES	
"B"	氢	179		166	0	38	34	ET	47	
SECTION	A P	4	D PER DWELING OFF STREET U USES							





TENTATHE TRACT MAP NO. 37502 THE TRALS AT CORONA COUNTY OF RINERSIDE PINECREST BADGER ASSOCIATES, LLC 48900 MILMONT DRIVE FREMONT, CA 94538 (951) 394–3718

SHEETS 1 OF 2 SHEETS

