



RIVERSIDE COUNTY 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.



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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 June 22, 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: _____

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