



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: June 5, 2023

TO:

Geology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study

Transportation
Grading Transportation
LSCP Landscape Transportation
Surveyor
Environmental Health Dept.
Fire Marshal (Riverside)

Flood Control
Board of Supervisors: Supervisor Spiegel
Planning Commissioner: Commissioner Gruytch
City Sphere of Influence: Riverside

TENTATIVE TRACT MAP NO. 38520 & CHANGE OF ZONE NO. 2200054 – Applicant: Roger Hobbs – Representative/Engineer: Adkan Engineers – Second Supervisorial District – Lake Matthews/Woodcrest Area Plan – Community Development: Low Density Residential (CD:LDR) & Rural: Rural Mountainous (R:RM) – Location: north-east corner of McAllister Street & Citrus Heights Drive – 39.61 gross acres – Zoning: Residential Agriculture (R-A) – **REQUEST:** *Change of Zone No. 2200054* is a request to amend the zoning classification of the site from Residential Agricultural (R-A) to One Family Dwellings (R-1). *Tentative Tract Map No. 38520* is a proposed subdivision of 40.80 gross acres into 45 residential lots ranging in size from 15,002 to 26,482 square feet. Seven open space lots are also proposed for water quality, preservation, and recreational purposes – APNs: 269-060-009, -010, -011, & -021 – Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org. – **BBID#: 722-523-898**

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 15, 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 Kathleen Mitchell, Project Planner at (951) 955-6836, or e-mail at kmitchell@rivco.org / MAILSTOP #: 1070

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

DATE: 6/5/2023

PLEASE PRINT NAME AND TITLE: Kathleen Mitchell, Urban Planner III

TELEPHONE: (951) 955-6836

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: 6/5/2023

PLEASE PRINT NAME AND TITLE: Kathleen Mitchell, Urban Planner III

TELEPHONE: (951) 955-6836

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.

SCHEDULE "A" TENTATIVE TRACT NO. 38520 COUNTY OF RIVERSIDE

OWNER/APPLICANT:
MR. JERRY COMPANES, INC.
10310 AGRIC. STREET, SUITE A
INDIAN VALLEY, CA 92521
TELEPHONE: 951-722-3800
FAX: 951-722-3800
WWW.JERRYCOMPANES.COM

TOPOGRAPHY SOURCE:
INDIAN VALLEY SURVEYING, INC.
18500 S. GARDEN WAY, SUITE 1
INDIAN VALLEY, CA 92521
TELEPHONE: 951-722-3800
FAX: 951-722-3800
WWW.IVSV.COM

ENGINEER:
BENJAMIN K. BROWN, REGISTERED PROFESSIONAL ENGINEER
NO. 28538
1001 N. GARDEN, SUITE 100
INDIAN VALLEY, CA 92521
TELEPHONE: 951-722-3800
FAX: 951-722-3800
WWW.BENK.BROWN.COM

ASSISTANT'S PARCEL NO.
289-460-010-289-080-010
289-460-011-289-080-021

ZONING:
RESIDENTIAL SINGLE-FAMILY (RS)

SCHOOL:
RIVERSIDE UNIFIED SCHOOL DISTRICT
2000 EAST AVE, SUITE 100
INDIAN VALLEY, CA 92521
TELEPHONE: 951-789-7130

LEGAL DESCRIPTION:
PARCELS THROUGH 4 AND LOTS 1 THROUGH 17, ALL
MORE OR LESS 1.498 1/2 ACRES, MORE OR LESS
APX. 64.5 ACRES, BEING THE SE 1/4 OF SECTION 18,
RANGE 16 N., RANGE 5 E., T. 10 N., R. 10 W.,
COUNTY OF RIVERSIDE, CALIFORNIA.

UTILITIES:
WATER: MUNICIPAL WATER DISTRICT
(951) 271-7100

SEWER:
TR. SEWERAGE
(951) 722-3800

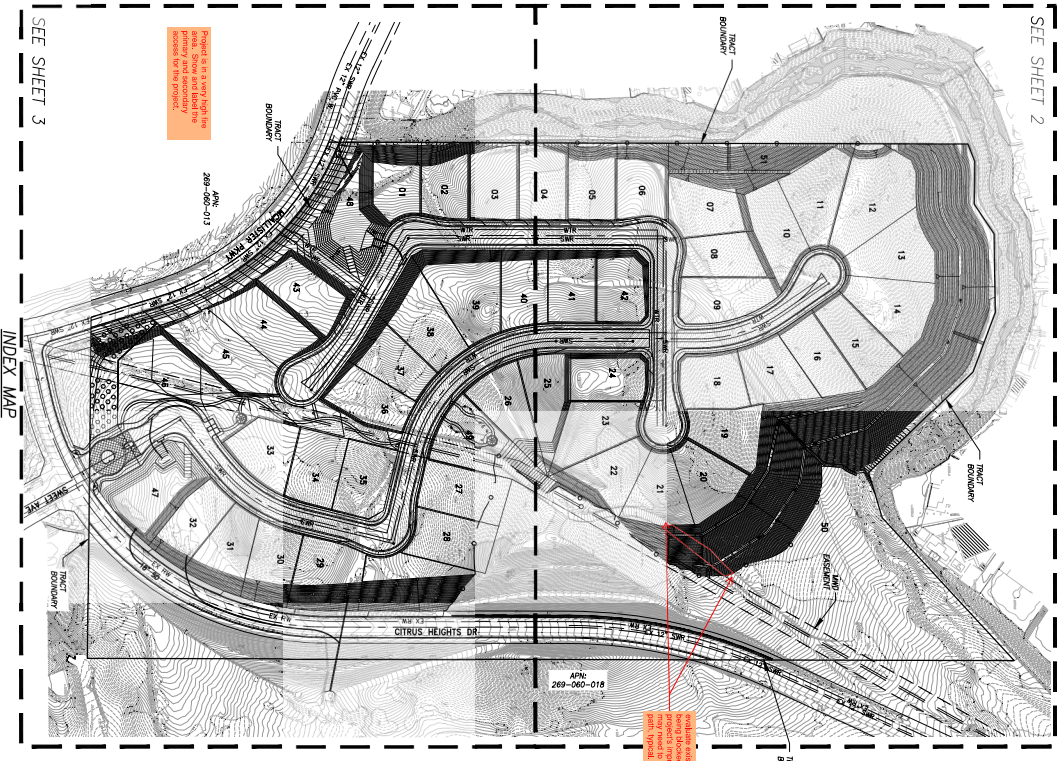
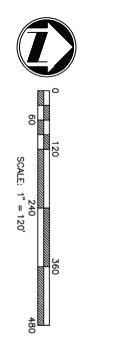
SECTION MAN/PUBLIC WATER DISTRICT:
TR. SEWERAGE
(951) 722-3800

REGULATED PUBLIC UTILITIES:
RIVERSIDE COUNTY TRANSPORTATION DEPT
(951) 782-0300

CANALS:
RIVERSIDE COUNTY WATER SERVICE
(951) 722-3800

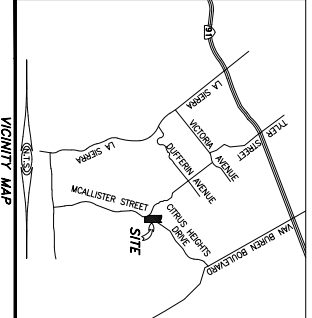
GPS:
RIVERSIDE CALIFORNIA DNR
(951) 722-3800

GENERAL NOTES:
1. NOT SUBJECT TO LUDIFICATION OR OTHER GEOLOGIC
HAZARDS OR WITH A SPECIAL STUDY ZONE.
2. RESIDUAL DEVELOPMENT AREA IS NOT SUBJECT TO MOUNTAIN
REMOVAL ACT OF 1987.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL
CONDITION OR BETTER.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL
CONDITION OR BETTER.
5. THIS TRACT IS NOT WITHIN A SPECIAL ZONE.
6. THIS TRACT IS NOT WITHIN A SPECIAL ZONE.



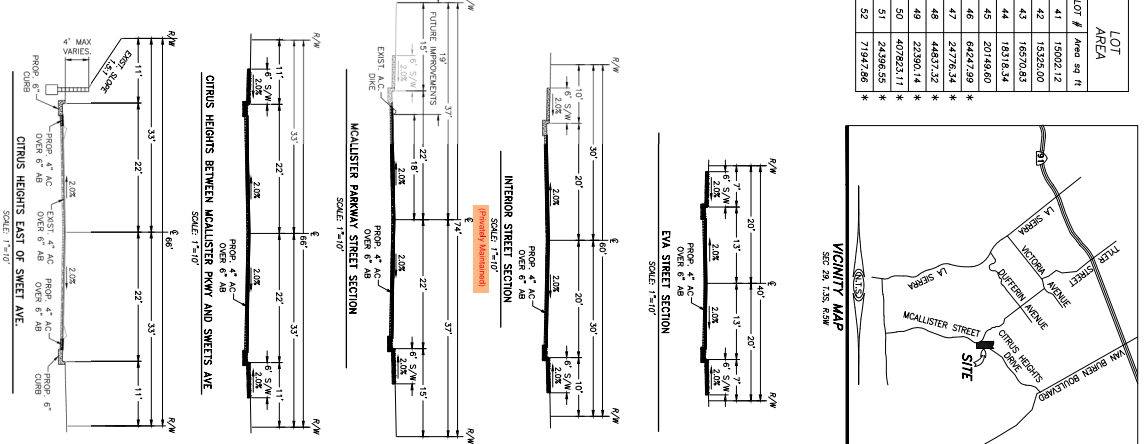
SEE SHEET 2

INDEX MAP



CASE: TM98880
EXHIBIT: Exhibit
DATE: 12-9-2022
PLANNER: Kathleen Mitchell

ENGINEERS
BENJAMIN K. BROWN, REGISTERED PROFESSIONAL ENGINEER
NO. 28538
1001 N. GARDEN, SUITE 100
INDIAN VALLEY, CA 92521
TELEPHONE: 951-722-3800
FAX: 951-722-3800
WWW.BENK.BROWN.COM



811
Know what's below.
Call before you dig.

INDEX MAP

MARKET	BY	DATE

REVISIONS:

NO.	DESCRIPTION	DATE

SCALE: 1" = 120'

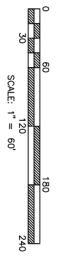
DESIGNED BY: BR **DRAWN BY: BR** **CHECKED BY: MJA**

PROJECT: TRACT NO. 38520 I.P. NO. 1
COUNTY: RIVERSIDE
SHEET NO.: 1 OF 4

STANDARD NOTES: ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND POST-CONSTRUCTION. ALL UTILITIES SHALL BE DEPTH TESTED AND MARKED PRIOR TO CONSTRUCTION. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH CALIFORNIA TREE LAWS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE PRACTICE OF PROFESSIONAL ENGINEERING. ALL MEASUREMENTS SHALL BE TAKEN FROM THE SURFACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED. ALL CORNERS SHALL BE SET AND MARKED WITH CONCRETE MONUMENTS. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND POST-CONSTRUCTION. ALL UTILITIES SHALL BE DEPTH TESTED AND MARKED PRIOR TO CONSTRUCTION. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH CALIFORNIA TREE LAWS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE PRACTICE OF PROFESSIONAL ENGINEERING. ALL MEASUREMENTS SHALL BE TAKEN FROM THE SURFACE UNLESS OTHERWISE NOTED. ALL CORNERS SHALL BE SET AND MARKED WITH CONCRETE MONUMENTS.

RECMD	COUNTY OVERSITE ENGINEER	REGISTRATION #	DATE SIGNED

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



811
Know what's below.
Call before you dig.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A FINAL AS-BUILT RECORD. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE INDICATED BY A REVISION. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MARKET BY DATE	ENGINEER

REVISIONS	DATE

APPROVED BY DATE	COUNTY



SEAN J. BRENNAN
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12192
STATE OF NORTH CAROLINA

SEAN J. BRENNAN ENGINEERS
1000 W. HARRIS STREET, SUITE 100
RANDOLPH, NC 28134
TEL: 704.764.1111
FAX: 704.764.1112
WWW.SJBENGINEERS.COM

BENCH MARK: BM 454 (1992) (048545)
AND DISCOVERED BY THE ENGINEER WHILE CONDUCTING A VISUAL SURVEY OF THE TRACT. THE BENCH MARK IS LOCATED AT THE CORNER OF THE TRACT AND IS APPROXIMATELY 112.5 FEET FROM THE TRACT BOUNDARY.

DESIGNED BY: SR
DRAWN BY: SR
CHECKED BY: SR

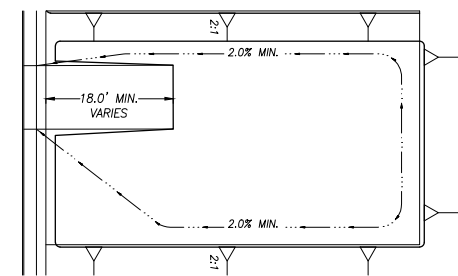
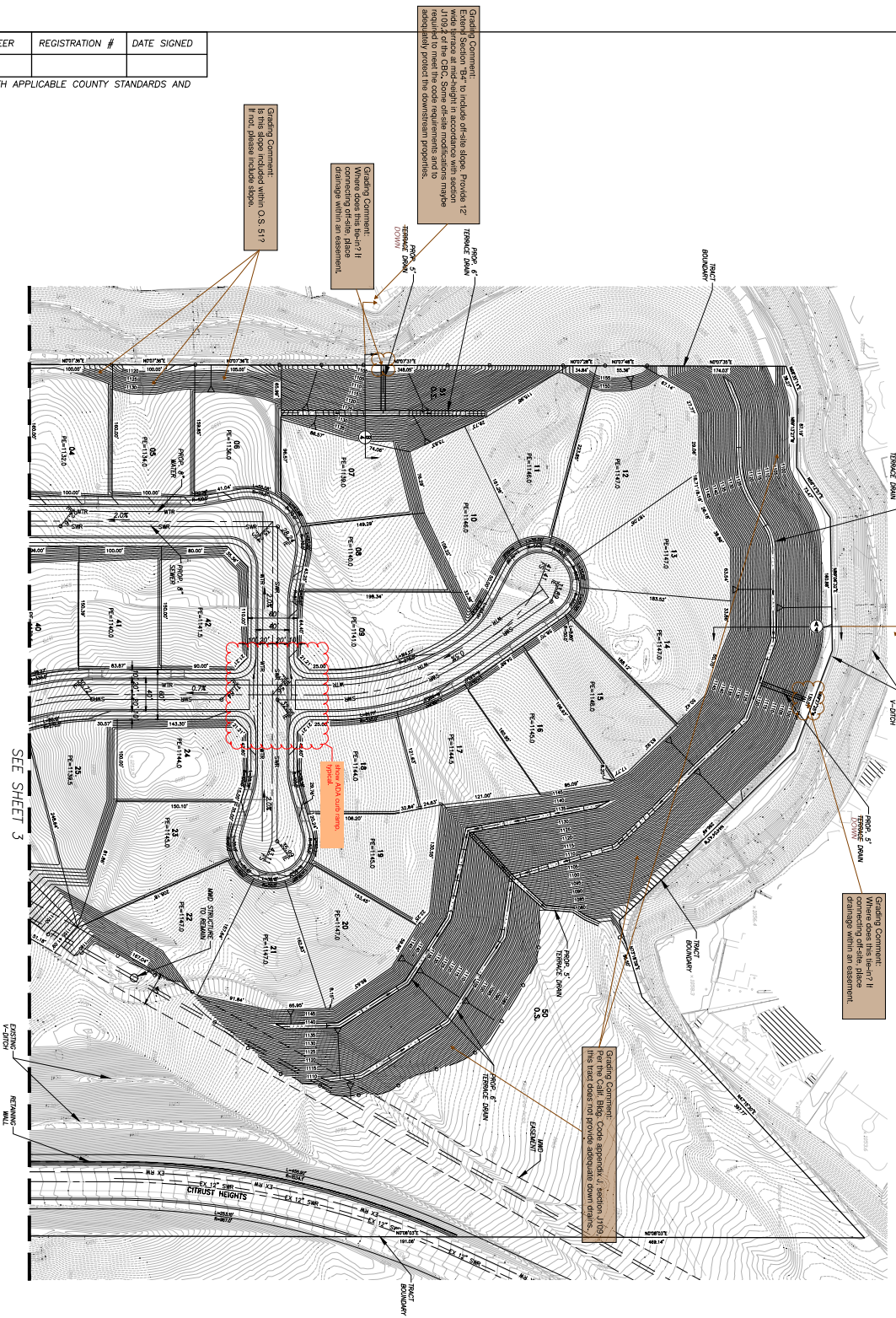
SCALE: AS SHOWN
ELEV.: 1219.220 (NAVD83)

TRACT NO. 38520 L.P. NO. _____
COUNTY OF FAYETTEVILLE
TENTATIVE TRACT MAP

SHEET NO. 2
OF 4 SHEETS

PREPARED BY: _____
DATE: _____

DATE: 10/11/2022



RECMD	COUNTY OVERSITE ENGINEER	REGISTRATION #	DATE SIGNED

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



811
Know what's below. Call before you dig.

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIG
 1-800-455-7243

DATE	REVISIONS	BY	DATE

Seakan ENGINEERS

DESIGNED BY: SR DRAWN BY: SR CHECKED BY: SR

SCALE: AS SHOWN N/A

TRAJECTORY ENGINEERS

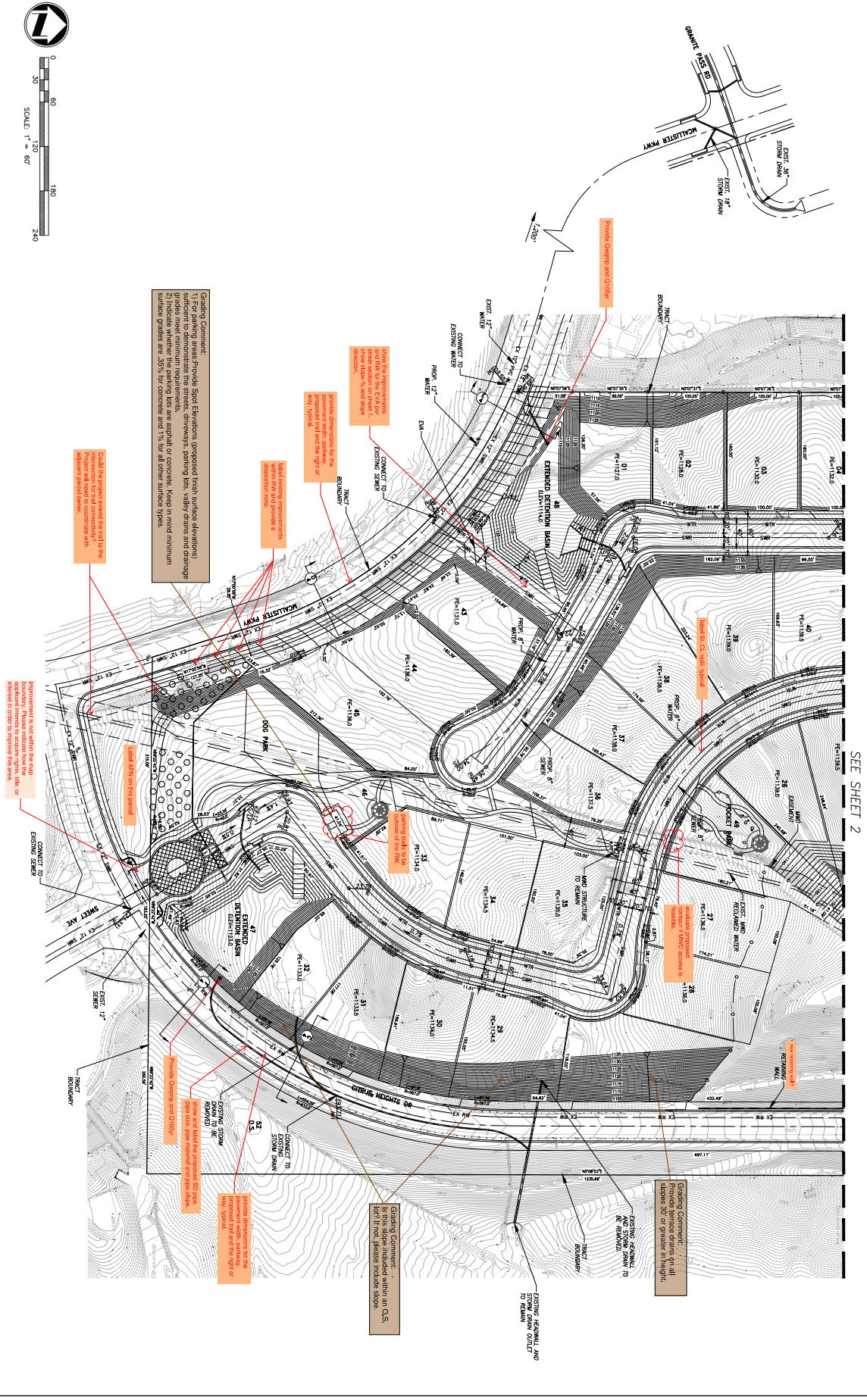
DESIGNED BY: SR DRAWN BY: SR CHECKED BY: SR

SCALE: AS SHOWN N/A

PROJECT INFORMATION

TRACT NO. 38520 I.P. NO. 3
 COUNTY OF FENWICK
 TENTATIVE TRACT MAP
 REGISTRATION DATE: SEPTEMBER 2022

DATE: OCT 4 2022



SEE SHEET 2