



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

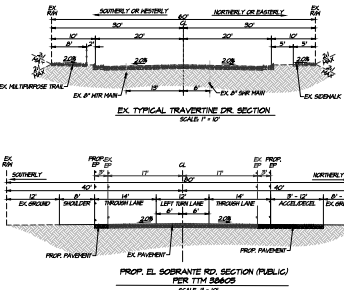
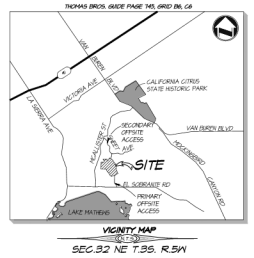
Other (Fill in name(s) of agencies and/or entities:

PROJECT STRIP (Fill in below):

PRE-APPLICATION REVIEW NO. 230085 -- Applicant: Steven Waddell, Ironclad Holdings, LLC -- Representative: Mitch Adkison, Adkan Engineers -- Second Supervisorial District -- Lake Mathews District -- Lake Mathews/Woodcrest Area Plan -- Rural Community: Low Density Residential (RC:LDR) and Rural Community: Very Low Density Residential (RC:VLDR) -- Location: North of El Sobrante Road, east of McAllister St. and west of Vista del Lago Dr. -- 112.4 Gross Acres -- Zoning: Light Agriculture -- 10-acre minimum (A-1-10) -- REQUEST: PAR 230085 is a proposal to subdivide approximately 112.4 acres into 206 single family residential detached lots located within the El Sobrante Policy Area. APNs: 270-070-001, 270-060-016, 270-160-004, 270-060-005, 270-070-002, 270-060-009 -- Project Planner: Jose Merlan at 951-955-0314 or via email at jmerlan@rivco.org

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRE APPLICATION TRACT REVIEW
TENTATIVE TRACT MAP
 SCHEDULE "A"

CASE: PAR20065
 EXHIBIT: TTM
 DATE: 12-21-2023
 PLANNER: J. Merlan
 TITLE:



OWNER / APPLICANT
 MED CARLEY LLC
 2805 SAN FRANCISCO GARDEN RD.
 RIVERSIDE, CA 92507
 RJ EJ SOBRANTE
 PO BOX 4
 SAN JUAN CAPISTRANO, CA 92583

REPRESENTATIVE ENGINEER
ADKIN ENGINEERS
 6875 AVENUE 12004
 RIVERSIDE, CA 92504
 951-688-0244

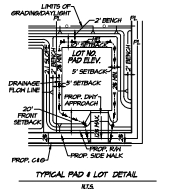
ASSESSORS PARCEL NUMBERS
 270-010-001, 270-010-004, 270-010-007, 270-010-008, 270-010-009, 270-010-010, 270-010-011

PROJECT DENSITY TABLE
 PROJECT AREA: 148,820 SQ. AC.
 LOTS: 44

UTILITY PURVEYORS
 WATER: MWD
 SEWER: CITY OF RIVERSIDE
 ELEC: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: SOUTHERN CALIFORNIA Edison
 CABLE: SBC
 RIVERSIDE UNITED GATEWAY
 CABLE: CANTER CABLE

ZONING/LAND USE
 EXISTING ZONING: A-1-10
 PROPOSED ZONING: R-1-10
 EXISTING LAND USE: R-1-10
 PROPOSED LAND USE: VACANT
 R-1-10
 R-1-10

NOTES
 PADS ARE MINIMUM 8000 SF. USABLE
 LOTS ARE MINIMUM 5000 SF. NET



LOTS MATRIX TABLE

LOTS #	SIZE (S.F.)	40	12077	40	15766	39	15550	38	15433
1	15277	46	15276	46	15275	36	15438	36	15437
2	15468	47	14994	43	15273	37	15263	37	15271
3	15233	46	15305	45	15310	36	15364	36	15333
4	15282	44	15200	44	15474	38	15287	38	15291
5	15268	50	15200	49	15594	40	15311	40	14659
6	14493	51	12492	46	14506	48	15028	48	17369
7	15268	52	14281	47	15474	42	15738	42	14248
8	15246	58	15300	48	15385	48	15217	48	15243
9	14374	54	14680	49	15366	44	15282	44	15240
10	15802	55	15826	100	15806	48	15281	48	15241
11	15844	56	15281	51	15288	46	15283	46	15243
12	15281	57	15284	52	15385	47	15244	47	15248
13	15144	58	15388	53	15472	48	15270	48	15362
14	14368	54	15078	54	15248	44	15246	44	17483
15	15244	60	15748	52	15284	50	15200	50	15261
16	14294	61	15289	58	15274	51	15266	51	15242
17	14368	62	15277	57	15204	53	15277	53	15241
18	15222	63	14748	58	15223	53	14624	53	15233
19	15200	64	14580	59	15204	54	14628	54	15278
20	1526	65	15231	60	15200	55	15205	55	14277
21	15242	64	15247	61	15279	56	15282	56	15471
22	1481	67	1428	62	15289	57	15247	57	14281
23	15264	68	14234	63	15339	58	15242	58	14640
24	14688	64	14822	64	15240	59	15474	59	14718
25	15218	70	15263	65	15367	60	17002	60	17456
26	15268	65	15269	66	15269	61	15261	61	15268
27	14668	72	14518	67	15273	63	15266	63	15423
28	15268	73	15240	68	15246	65	15247	65	14496
29	14817	74	14865	69	15268	64	15360	64	14273
30	15275	75	15324	70	15239	65	14889	65	15768
31	14325	76	14867	71	15284	66	14208	66	15223
32	15289	77	15284	72	14202	67	15278	67	15277
33	15287	78	14267	73	15247	68	15218	68	15266
34	15268	77	14312	74	15284	69	15268	69	15264
35	15268	80	14710	75	14209	70	1542	70	15247
36	15338	81	15268	76	14822	71	15271	71	15248
37	14311	82	15266	77	1481	72	15204	72	15268
38	15200	85	15238	78	15244	73	15248	73	15248
39	15242	84	14811	79	15247	74	15238	74	14268
40	1491	85	15237	80	15271	75	15240	75	14276
41	14844	86	15247	81	1444	76	15268	76	14204
42	15276	87	14811	82	15268	77	15247	77	15247
43	15242	88	14740	83	14248	78	15229	78	15229
44	14394	89	15244	84	15282	79	14826	79	14826