



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): TTM38927, GPA240072, CZ2400026, APD240006

PLANNER NAME and CONTACTS (phone / email): Jose Merlan

DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\TTM38927\Exhibits & Pictures\+

REQUESTED DAC DATE (e.g. July 13, 2023): June 6, 2024

DAC TYPE (check one): ☒ Meeting ☐ Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

☒ RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409 ☐ PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

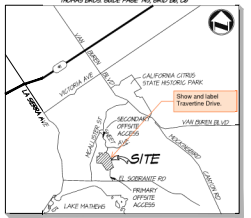
☐ 01 - Planning ☐ 04 - Biology ☐ 07 - WQMP ☐ 08 - Development Review
☐ 02 - Geology ☐ 05 - Cultural Transportation: ☐ 09 - Traffic Study ☐ 10 - Landscaping
☐ 03 - Paleontology ☐ 06 - Parks, Open Space and Trails ☐ 11 - Grading
☐ 12 - Building/Safety: Plan Check
Environmental Health: ☐ 13 - Riverside ☐ 14 - Palm Desert ☐ 18 - Flood Control
Fire: ☐ 15 - Riverside ☐ 16 - Palm Desert ☐ 17 - Idyllwild ☐ 19 - Waste Resources Management
34 - Board of Supervisors: Supervisor Spiegel 35 - Planning Commission: Commissioner Gruytch

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

PROJECT STRIP (Fill in below):

TENTATIVE TRACT MAP NO. 38927 (TTM38927), GENERAL PLAN AMENDMENT NO. 240072 (GPA240072), CHANGE OF ZONE NO. 2400026 (CZ2400026), AGRICULTURAL PRESERVE DEMINISHMENT NO. 240006 (APD240006) — Applicant: Mitch Adkison/Steve Waddell, — Representative: Mitch Adkison, Adkan Engineers — Second Supervisorial District — Lake Mathews District — Lake Mathews/Woodcrest Area Plan — Community Development: Medium Density Residential (CD:MDR); Rural Community: Low Density Residential (RC:LDR) — Location: north of El Sobrante Road, east of McAllister St. and south of Sweet Avenue. — 112.34 Gross Acres — Zoning: Light Agriculture — 10-acre minimum — REQUEST: TTM 38927 is a proposal to subdivide the 112.34-acre property to accommodate a total of 206 residential lots on minimum 10,000 sq. ft. lots on 58.7 acres, two water quality basins on 3.1 acres, two park sites on 3.5 acres, 23 lots for open space/slopes on 8.1 acres, 13 undisturbed open space lots on 15.4 acres, and approximately 23.5 acres of roadways. GPA 240072 would reconfigure the existing land use designations of "Rural Community — Very Low Density Residential (RC-VLDR)" and "Rural Community — Low Density Residential (RC-LDR)" to match the areas proposed for development with residential uses, with no change to the overall acreage for RC-VLDR and RC-LDR land uses, which would remain at 6.52 acres and 105.82 acres, respectively. CZ 2400026 would modify the Project site's existing zoning classification from "Light Agricultural, 10-Acre Minimum Lot Size (A-1-10)" to "One-Family Dwelling Zone (R-1-10000)." APD 240006 would authorize the diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 18 to remove the 112.34-acre property from Agricultural Preserve No. 1 (a Notice of Non-Renewal previously was filed for the property, and the property is no longer subject to a Williamson Act Contract). — Related Projects: GEO240012. APNs: 270-070-002, 270-160-004, 270-060-005, 270-060-009, 270-060-016, 270-070-001

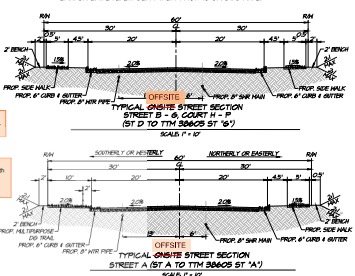
SCHEDULE "A"



SEC.32 NE T.3S. R.5W

PROJECT NOTES

- [illegible]



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[illegible]


Provide a PWQMP to the Transportation Department for review.

LEGEND

- [illegible]

II. INCLUDED.

- ### ENGINEER NOTE
1. THERE IS NO EX. STREET LIGHT.
 2. ALL SLOPES LESS THAN 30° IN HEIGHT WITHIN RESIDENTIAL LOTS TO BE MAINTAINED BY HOME OWNER.
 3. ALL REVERSE AND SIDE FRONTING SLOPES TO BE MAINTAINED BY H&A.
 4. ALL TERRACED SLOPES AND DRAINAGE TO BE MAINTAINED BY H&A.
 5. ALL THE BASINS ARE MAINTAINED BY GFD.



Provide the Benchmark no., location and datum elevation.

Provide T&A and VMT for the project.

SHEETS INDEX

SHEET 1	COVER SHEET
SHEET 2	LOTS GEOMETRY & EASEMENT MAP
	CROSS SECTIONS

COVER SHEET
PREPARATION DATE : MARCH 2024

adkan

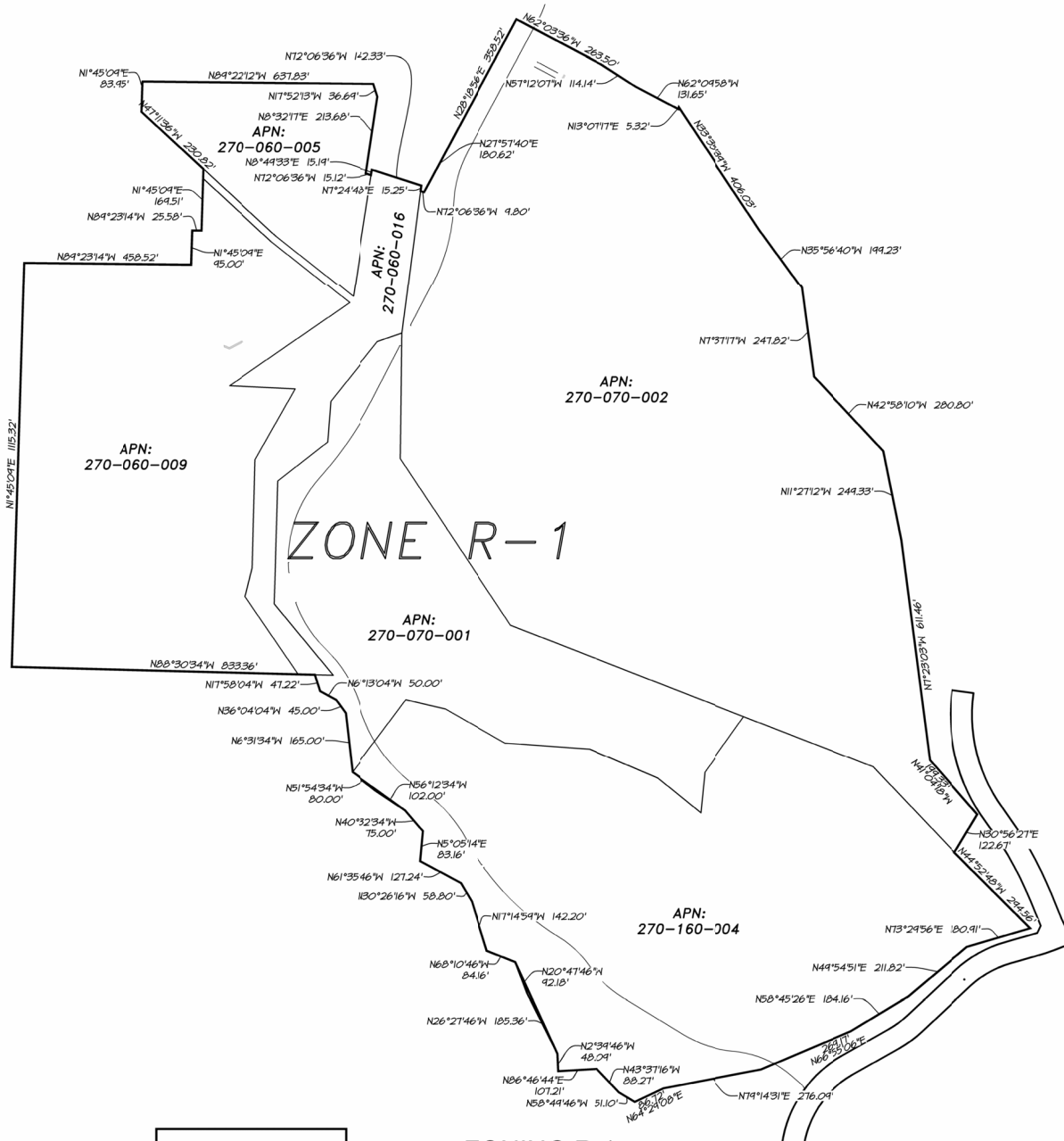
ENGINEERS
Civil Engineering Surveying Planning

6879 Airport Drive, Riverside, CA 92506
Tel:(951) 688-0241-Fax:(951) 688-0591

SHEET 1 OF 2

XXXXXXXXXXXXXXXXXXXX

SEC.31, T.3S., R.5W.



R-1

ZONING R-1

MAP NO. 2.xxxx

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

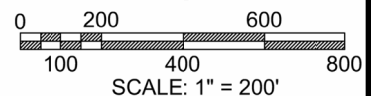
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ24XXXXXX

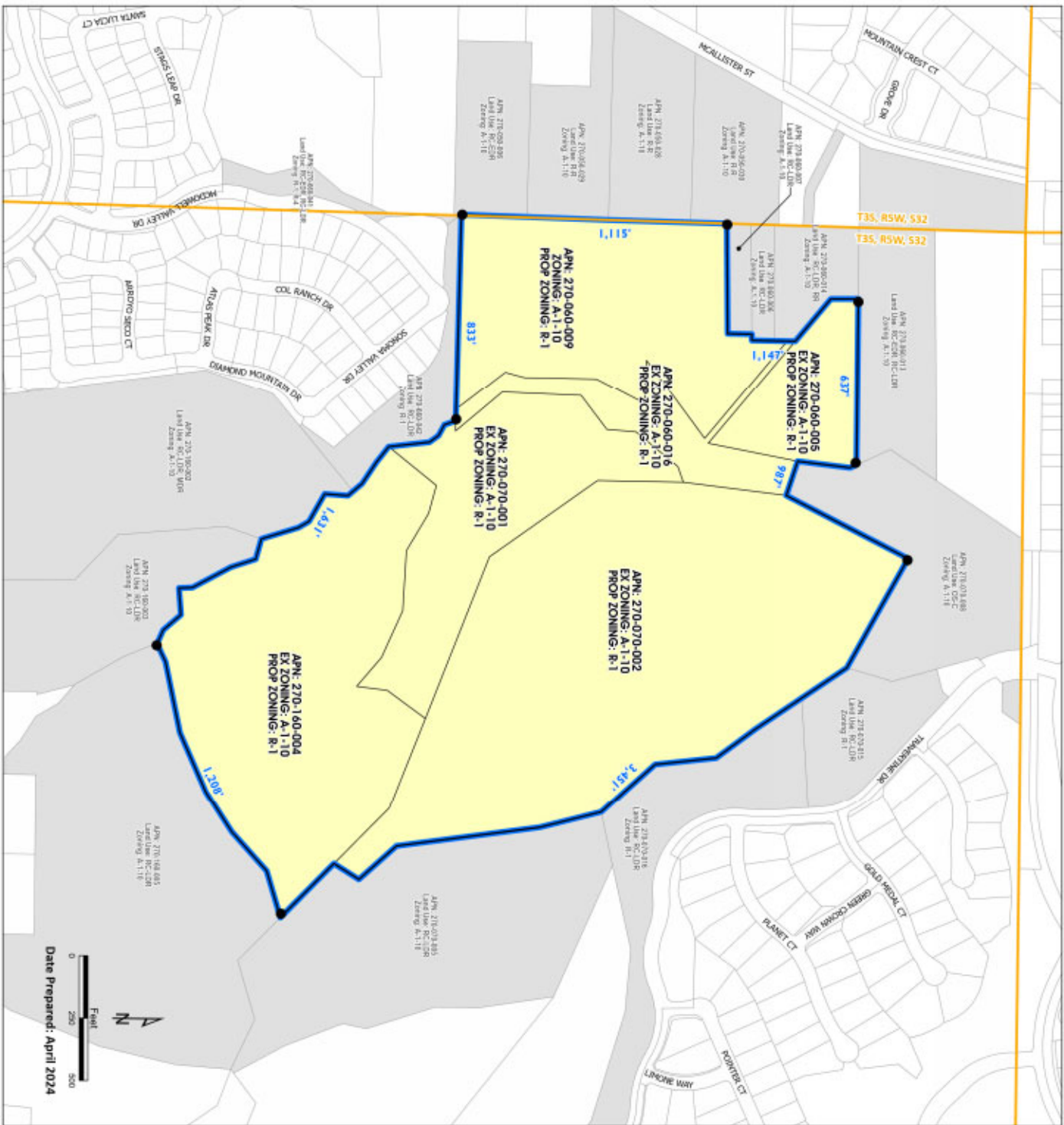
ADOPTED BY ORDINANCE NO. 348.XXXX

DATE:

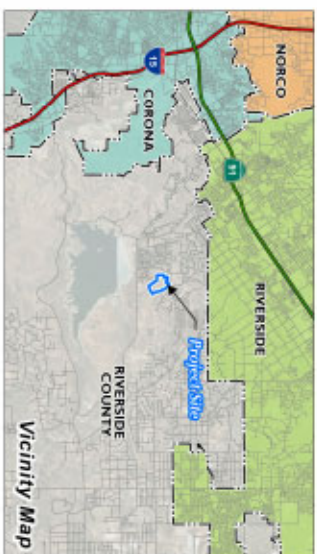
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NO. 270-070-001, 270-070-002,
270-060-005, 270-060-009, 270-060-016, 270-160-004



Date Prepared: April 2024



Change of Zone Site Plan

Riverside County

Highland Grove TTM 38927

LAND OWNER -
CARDEN PROPERTY
2084 Santa Fe Avenue
Riverside, CA 92507
phone: (951) 789-9555

LAND OWNER -
IRONCLAD PROPERTY
Ironclad Holdings, LLC
Attn: Steve Woodell
3706 Applewood Street
Riverside, CA 92504
phone: (951) 203-2267
email: steve@ironcladproperties.com

LAND OWNER -
"A-1" PROPERTY
RJ El Sadrato, LLC
Attn: Jeremy Lauer
P.O. Box 1209
San Juan Capistrano, CA 92675
phone: (949) 240-3363

APPLICANT:
Adrian Engineers
6879 Airport Drive
Riverside, CA 92504
phone: (951) 488-0281
email: madsen@adrian.com

REPRESENTATIVE:
T&D PLANNING
Attn: Larisa Rollins
3200 El Camino Real, Suite 100
Irvine, CA 92602
phone: (714) 505-6360
email: lrollins@tdplanning.com

EXISTING LAND USE DESIGNATIONS:
RC-VLDH - Very Low Density Residential (6-32 AC)
RC-LDR - Low Density Residential (105-52 AC)
PROPOSED LAND USE DESIGNATIONS:
RC-VLDH - Very Low Density Residential (8-32 AC)
RC-LDR - Low Density Residential (105-52 AC)

EXISTING ZONING:
A-1-10 - Light Agriculture
PROPOSED ZONING:
R-1 - Single-Family Detached Zone

UTILITIES:
Water: WMMWD
Sewer: WMMWD
Gas: So Cal Gas
Electric: So Cal Edison
Telephone: AT&T/Verizon

SCHOOL DISTRICT:
Riverside Unified School District

ACRES OF PROPERTY:
Gross: 112.34 Acres

FEMA FLOOD ZONE DESIGNATION:
Not located within a FEMA Flood Zone

WATERSEWER SERVICE:
There are no water wells on the property.

RECREATION/PARK DISTRICT:
The property is not located within a Recreation or Park District.

COUNTY SERVICE AREA:
The property is not located within a County Service Area.

LEGAL DESCRIPTION:
XXX

AMENDMENT DESCRIPTION:
Modifying the existing A-1-10 Zoning Classification to allow for the development of TTM 38927.

CASE: TTM38927
EXHIBIT: C2 EXHIBIT 1
OWNER: CARDEN PROPERTY
PLANNER: JOSE MEBLAN
Date: 4/23/2024

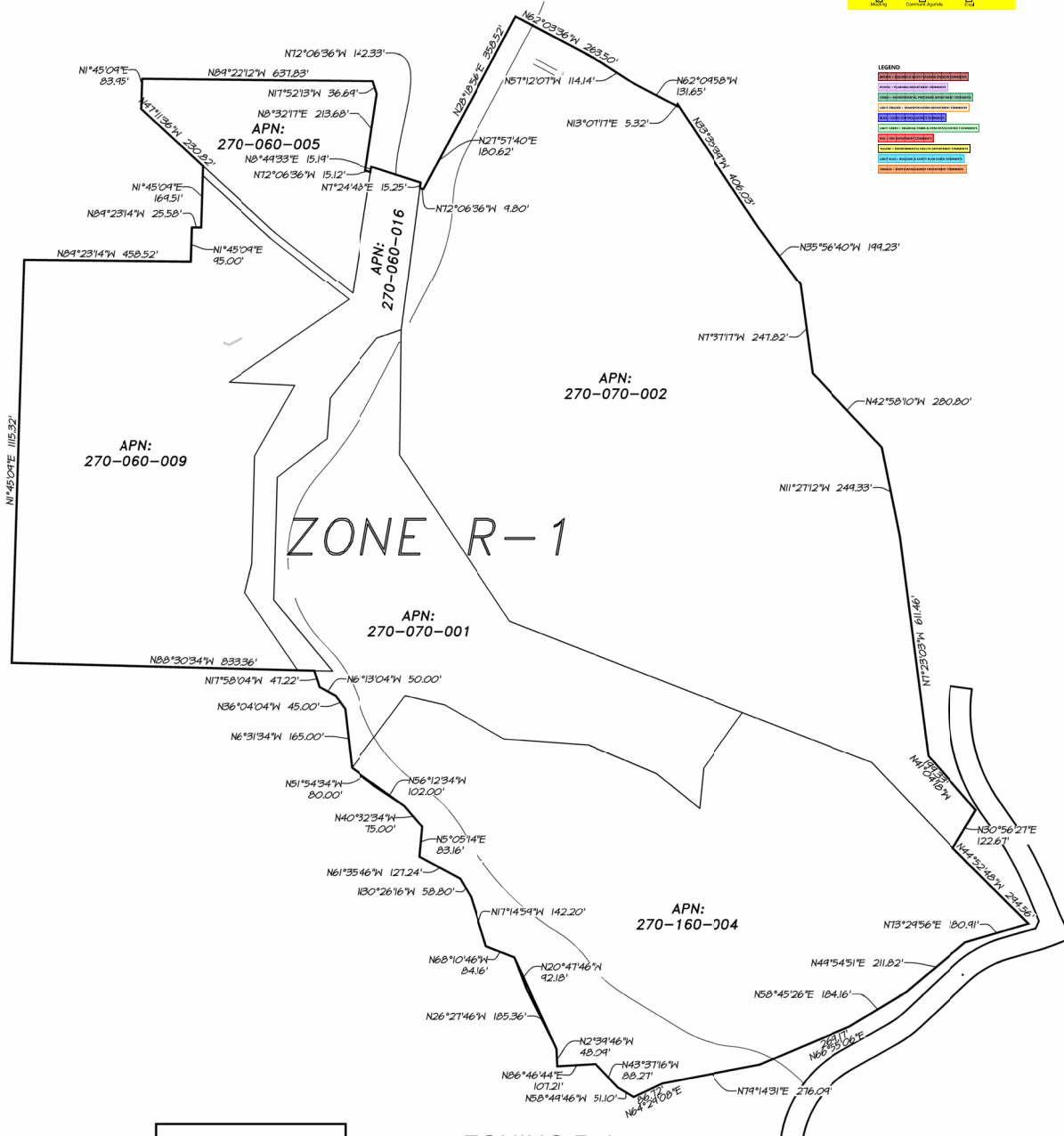
LEGEND:

EXISTING ZONING
PROPOSED ZONING
PROJECT SITE
STREET
WATERWAY
RAILROAD
UTILITY
BOUNDARY

XXXXXXXXXXXXXXXXXXXX

SEC.31, T.3S., R.5W.

CASE: TTM8892
EXHIBIT: CZ EXHIBIT 2
DATE: 6/6/2024
PLANNER: JOSE MERLAN



R-1

ZONING R-1
MAP NO. 2.xxxx
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CZ24XXXXXX
ADOPTED BY ORDINANCE NO. 348.XXXX
DATE:
RIVERSIDE COUNTY BOARD OF SUPERVISORS

