



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

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

DATE: October 13, 2020

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Shaffer  
City of Riverside Sphere of Influence  
Western Municipal Water District (WMWD)

**PRE-APPLICATION REVIEW NO. 200047** – Applicant: Andy Bodewin – Engineer/Representative: Adkan Engineers c/o Mitch Adkison – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Mountainous (R: RM) and Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Nandina Avenue, South of Mariposa Avenue, East of Washington Street, and West of Porter Avenue – 152.94 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) and Residential Agricultural – 1 Acre and 10 Acre Minimums (R-A-1/R-A-10) – **REQUEST:** The Pre-Application Review proposes to cluster the 104 lots originally approved under two previously entitled Tentative Tract Maps (TTM36639 and TTM31842) to the northeast corner of Washington Street and Nandina Avenue of these tracts. This estimated clustered area would consist of 40 acres. The remaining estimated 113 acres would be proposed for conservation through a donation to the RCA or regional parks for community and public use. – APN: 123-456-789 – Related Projects: TR36639, TR31842 – **BBID: 993-029-681**

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

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# PLANNING DEPARTMENT

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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 Public Land Management System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on October 22, 2020**. 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 Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

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.*

August 21, 2020

County of Riverside  
Transportation and Land Management Agency  
Planning Department  
4080 Lemon Street  
Riverside CA 92501  
951-955-3200



**Re: PAR TTM 36639 and 31842**

**Subject: New Tentative Map and Change of Zone (Project Description)**

To whom it may concern,

A Pre-Application Review (PAR) is being submitted for the property associated with APN Nos. 273-330-004, 273-310-011, -046, -047, -048, -049, -053, -054 at the corner of Nandina Ave and Washington Street in the unincorporated area of Woodcrest. This 153-acre assemblage is currently entitled by two approved Tentative Tract Maps, TTM 36639 and TTM 31842, each having 52 approved lots for a total of 104 approved residential lots. The two approved projects are currently zoned at a 1-acre minimum lot size, with a 20-acre portion of the 153 acres zoned at a 10-acre minimum lot size. These two tentative tract maps have been advertised on the real estate market to different builders and developers for the last 12 to 7 years without developing any interest in purchase. The cost of infrastructure for the development of 1-acre lots vastly out-weighs the value the finished lots. Simply put, the lots cost more to build than they are worth.

It has been brought to our attention the City of Riverside is currently bringing sewer to the intersection of Krameria and Washington. Our project has the ability to extend this sewer, by means of gravity flow, southerly in Washington to the intersection of Nandina Ave and provide sewer services to our project. By extending the sewer our current project will no longer require septic tanks allowing the development to be clustered. It has been verified with the City of Riverside this sewer system has the capacity to serve our project.

At a maximum lot yield based on the current zoned density we could achieve 125 lots, however due to topographical constraints we currently have 104 lots approved at a minimum of 1-acre lots (including 2-10 acre lots) through both approved Tentative Tract Maps. The proposal of the PAR is to cluster 104 lots, the originally approved TTM lot counts, to the flatter and lower 40 acres of the 153-acre project and to preserve the remaining 113 acres in conservation through a donation to RCA or regional parks for community and public use. The proposed conservation area is the location known to local residents as table top/flat top and consists of a lookout point for views, walking, biking, hiking and horse riding. The proposed lots would range from 20,000sf and larger to a 13,000sf minimum, with generally an average lot size of 16,900sf.

We are submitting the PAR to understand if Staff will generally support the project and the concept of clustering in this area of the County. We will need to process a Zone Change to allow the proposed density, and to restrict the development of the proposed conservation/regional parks acreage. It is our understanding that a general plan amendment would not be necessary if we do not exceed the density of the underlying designation.

A large component of the PAR process is having the ability to conduct Community Outreach for the project. The clustered project has several benefits to the community, some of them include:

1. Conservation of Openspace
2. Potential Development of Regional/Community Park, where there is an absence of Community Parks.
3. Widening of Washington Ave to General Plan Designation
4. Widening of Nandina Ave to General Plan Designation
5. Clustering to Smaller Lots While maintaining the Same Approved Lot Count
  - a. Less Impacts to Land
  - b. Less Maintenance of Public Roads and Infrastructure
  - c. No Additional Impacts than what is already approved.
6. No Residences on top of Hillside (Impacts of Views)
7. No On-Lot Septic Systems (Ground Water Impacts/Less Contamination Issues)

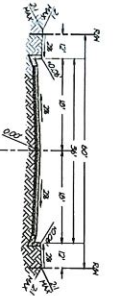
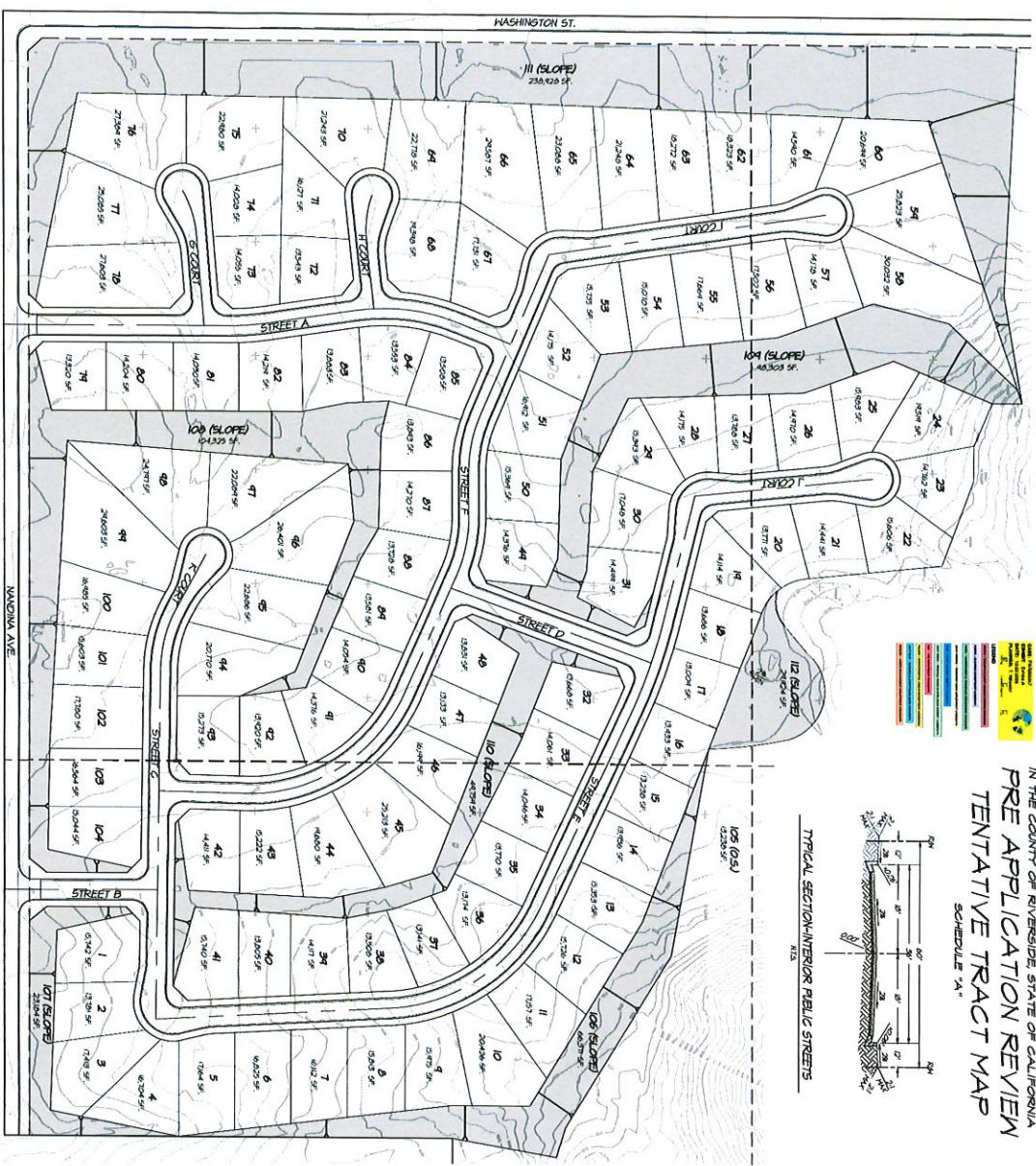
The PAR process will allow us to meet with the MAC and RAGLM to discuss the proposed projects and get a feeling for community support prior to attempting to push forward a project the community does not want or will not support. We appreciate your review of our PAR submittal, and any comments that you may have.

Sincerely,

**adkan**  
**ENGINEERS**

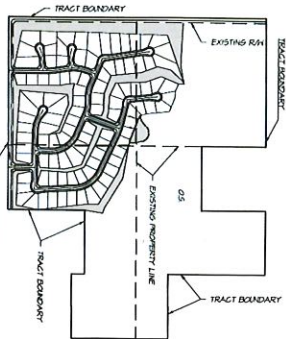
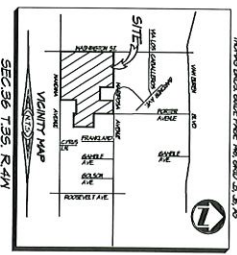
On behalf of Table Top Partners

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



TENTATIVE TRACT MAP	LOT #	NET SQ. FT.	ZONING
1	1	10,000	R-1
2	2	10,000	R-1
3	3	10,000	R-1
4	4	10,000	R-1
5	5	10,000	R-1
6	6	10,000	R-1
7	7	10,000	R-1
8	8	10,000	R-1
9	9	10,000	R-1
10	10	10,000	R-1
11	11	10,000	R-1
12	12	10,000	R-1
13	13	10,000	R-1
14	14	10,000	R-1
15	15	10,000	R-1
16	16	10,000	R-1
17	17	10,000	R-1
18	18	10,000	R-1
19	19	10,000	R-1
20	20	10,000	R-1
21	21	10,000	R-1
22	22	10,000	R-1
23	23	10,000	R-1
24	24	10,000	R-1
25	25	10,000	R-1
26	26	10,000	R-1
27	27	10,000	R-1
28	28	10,000	R-1
29	29	10,000	R-1
30	30	10,000	R-1
31	31	10,000	R-1
32	32	10,000	R-1
33	33	10,000	R-1
34	34	10,000	R-1
35	35	10,000	R-1
36	36	10,000	R-1
37	37	10,000	R-1
38	38	10,000	R-1
39	39	10,000	R-1
40	40	10,000	R-1
41	41	10,000	R-1
42	42	10,000	R-1
43	43	10,000	R-1
44	44	10,000	R-1
45	45	10,000	R-1
46	46	10,000	R-1
47	47	10,000	R-1
48	48	10,000	R-1
49	49	10,000	R-1
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71	71	10,000	R-1
72	72	10,000	R-1
73	73	10,000	R-1
74	74	10,000	R-1
75	75	10,000	R-1
76	76	10,000	R-1
77	77	10,000	R-1
78	78	10,000	R-1
79	79	10,000	R-1
80	80	10,000	R-1
81	81	10,000	R-1
82	82	10,000	R-1
83	83	10,000	R-1
84	84	10,000	R-1
85	85	10,000	R-1
86	86	10,000	R-1
87	87	10,000	R-1
88	88	10,000	R-1
89	89	10,000	R-1
90	90	10,000	R-1
91	91	10,000	R-1
92	92	10,000	R-1
93	93	10,000	R-1
94	94	10,000	R-1
95	95	10,000	R-1
96	96	10,000	R-1
97	97	10,000	R-1
98	98	10,000	R-1
99	99	10,000	R-1
100	100	10,000	R-1
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102	102	10,000	R-1
103	103	10,000	R-1
104	104	10,000	R-1
105	105	10,000	R-1
106	106	10,000	R-1
107	107	10,000	R-1
108	108	10,000	R-1
109	109	10,000	R-1
110	110	10,000	R-1
111	111	10,000	R-1
112	112	10,000	R-1

NOTE: AVERAGE LOT SIZE IS 10,000 SQ. FT.



**OWNER / APPLICANT**  
 KEVIN F. & PAUL L. LEON  
 605 LINDSEY BLVD - SERRANO HILL STATE  
 TRACT MAP NO. 14500  
 TABLETOP HOVANTAIN PARTNERS, L.L.C.  
 40000 CANTON RD., SUITE 100  
 TEL: (951) 941-1111 FAX: (951) 941-1111

**ENGINEERS**  
**TABLETOP HOVANTAIN PARTNERS, L.L.C.**  
 40000 CANTON RD., SUITE 100  
 TEL: (951) 941-1111 FAX: (951) 941-1111

**ASSESSORS PARCEL NUMBERS**  
 713-30-001-004, 001, 004, 004  
 713-30-002-004, 001, 004, 004

**PROJECT DENSITY TABLE**

**UTILITY PROVIDERS**  
 WATER: SANDY BEACH WATER DISTRICT  
 GTR OF RIVERSIDE WATER DISTRICT  
 ELECTRICITY: SOUTHERN CALIFORNIA Edison  
 GAS: SOUTHERN CALIFORNIA Edison  
 CABLE: COMCAST  
 OWNER: TABLETOP HOVANTAIN PARTNERS, L.L.C.

**ZONING/LAND USE**  
 EXISTING ZONING: R-1, R-1.1, R-1.2  
 PROPOSED ZONING: R-1, R-1.1, R-1.2  
 EXISTING LAND USE: RESIDENTIAL  
 PROPOSED LAND USE: RESIDENTIAL

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