



# 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: January 2, 2020

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
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  
Board of Supervisors - Supervisor: Kevin  
Jeffries  
Planning Commissioner: Carl Bruce Shaffer

City of Riverside Sphere of Influence

**PRE-APPLICATION REVIEW NO. 190074** – Exempt – Applicant: Sam Chebeir - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Open Space: Conservation Habitat (OS: CH) – Location: North of Cajalco Road, south of Tin Mine Road, east of Temescal Canyon Road, and west of La Sierra Avenue – 35.76 gross acres – Zoning: Light Agriculture, Five-Acre Minimum (A-1-5) – **REQUEST:** A preliminary application review to allow for the construction of a single-story 4,900 square foot agricultural building, produce stand, and planting of agricultural groves. APN: 278-210-022 and 279-210-016 – **BBID: 994-153-235**

**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 January 16, 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 Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

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  

---

PLANNING DEPARTMENT

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

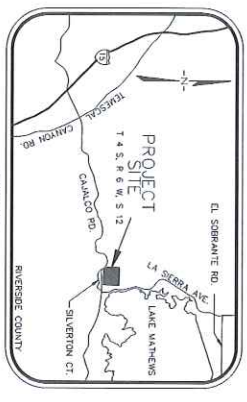
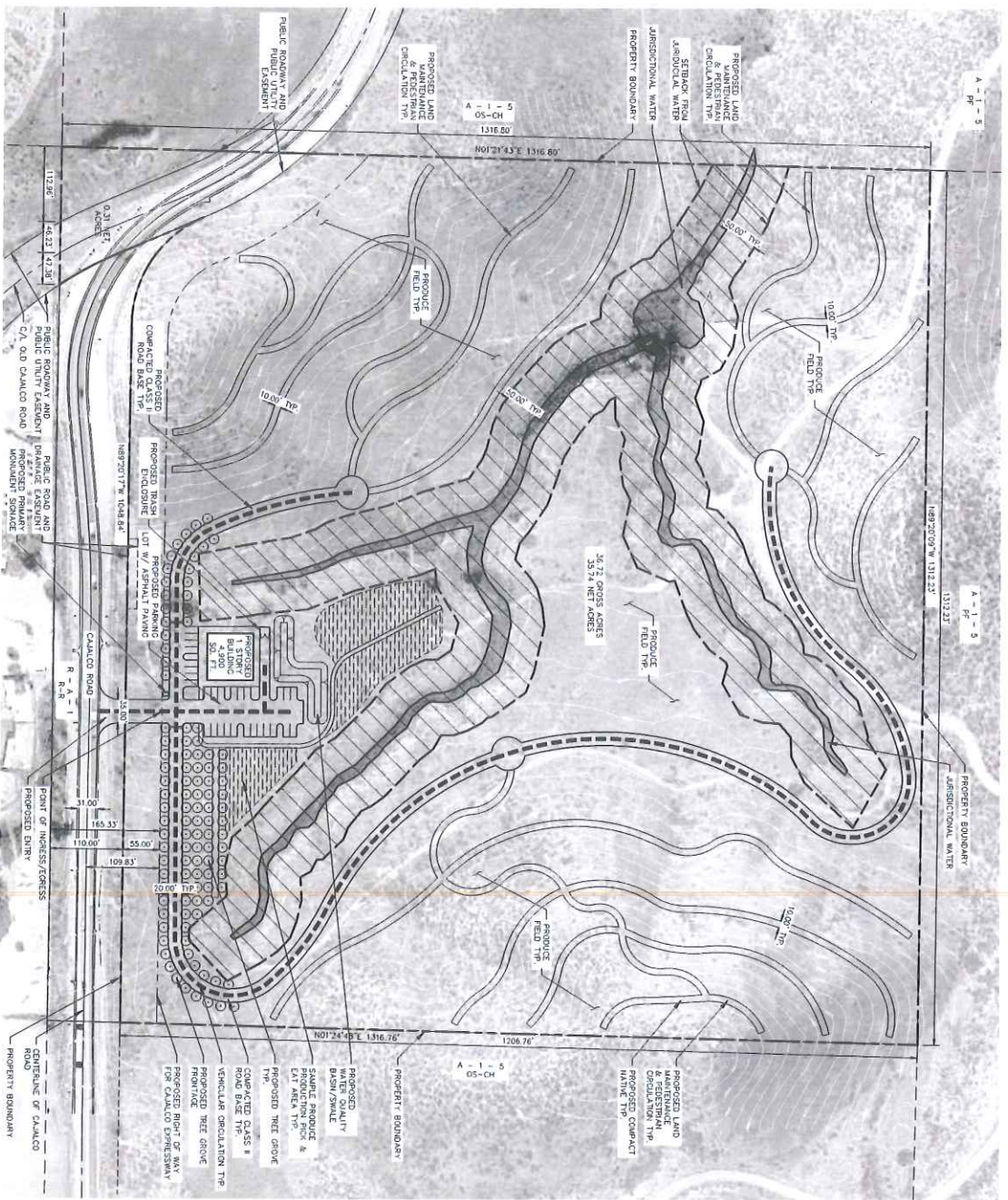
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

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.*

# PRE-APPLICATION REVIEW # \_\_\_\_\_

## CATEGORY II - PRODUCTION & STAND



### APPLICANT/PROPERTY OWNER

ARTIL SAM CHEER  
 ADDRESS: 988 VILA MONTE CIRCLE DORNA, CA 92879  
 PHONE: (951) 888-1700  
 EMAIL: artilsam@earthlink.net

### ENGINEER

ALBERT A. WEBER ASSOCIATES  
 ADDRESS: 3788 WOODWAY STREET RIVERSIDE, CA 92506  
 PHONE: (951) 888-1700  
 EMAIL: SAUDY@ALBERTWEBERASSOCIATES.COM

### TOPOGRAPHY

COMPANY: NLAND AERIAL SURVEYS, INC.  
 ADDRESS: 1717 ADELPHI AVENUE SUITE A RIVERSIDE, CA 92503  
 PHONE: (951) 887-4292  
 EMAIL: SAUDY@NLAND.COM

### LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE  
 SOUTHWEST 1/4 OF SECTION 12,  
 TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN  
 JUAN COUNTY, CALIFORNIA, AS SHOWN BY  
 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 6  
 WEST, SAN JUAN COUNTY, CALIFORNIA, AS  
 SHOWN BY SECTION 12, TOWNSHIP 4 SOUTH,  
 RANGE 6 WEST, SAN JUAN COUNTY, CALIFORNIA,  
 SAN BERNARDINO COUNTY RECORDS.

### ASSESSOR PARCEL NUMBER

278 - 310 - 022

### PROJECT DESCRIPTION

PROPOSED 8.01 ACRE RAIN FOREST 4800' x 50'  
 FT PRODUCE STAND AND AGRICULTURAL  
 PRODUCE STAND PROCESSING WITH  
 50' x 50' FT STORAGE BUILDING

### NOTE:

1. NO EXISTING STRUCTURES
2. NOT LOCATED WITHIN A MAPPED FLOOD RISK PLAIN

### GROSS ACREAGE

25.76 ACRES (RECORDED LOT 328)

### NET ACREAGE

23.84 ACRES

### EXISTING ZONING

R-1-A-1 (RESIDENTIAL AGRICULTURAL)

### PROPOSED ZONING

A-1-1 ZONE AGRICULTURAL, LOW DENSITY

### EXISTING LAND USE

05 - 04 (OPEN SPACE - CONSERVATION HABITAT)

### PROPOSED LAND USE

00 - 04 (COMMUNITY DEVELOPMENT - VERY LOW DENSITY RESIDENTIAL) PER PROPOSED GRA #1189

### WASTE DISPOSAL SYSTEM

ON-SITE SEWAGE DISPOSAL

### UNIFORM BUILDING CODE

CALIFORNIA BUILDING CODE, 2016 EDITION  
 BUILDING TYPE/OCC. TBD

SCALE: 1" = 80'	DATE: 07/19/2019	PROJECT: PRODUCE PRODUCTION & STAND
DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]	DATE: 07/19/2019
DESIGNED BY: [REDACTED]	APPROVED BY: [REDACTED]	DATE: 07/19/2019
SCALE: 1" = 80'	DATE: 07/19/2019	PROJECT: PRODUCE PRODUCTION & STAND
DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]	DATE: 07/19/2019
DESIGNED BY: [REDACTED]	APPROVED BY: [REDACTED]	DATE: 07/19/2019

