



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: September 1, 2021

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
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
City of Corona Sphere of Influence
Western Municipal Water District (WMW)

PRE-APPLICATION REVIEW NO. 210153 – Applicant: Capitis Real Estate c/o Rick Winslow – Engineer/Representative: Madole & Associates, Inc. c/o Jeff Rupp – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Open Space: Recreation (OS: R), Open Space: Conservation (OS: C), and Community Development: Medium Density Residential (CD: MDR) – Location: north of Rolling Hills Drive, south of Bedford Motor Way, east of Lady Banks Loop, and west of Forest Boundary Road – 229.83 Gross Acres **(Approximately 80.00 Gross Acres to be used for the proposed project)** – Zoning: Specific Plan No. 317 – Planning Areas 12 (SP317 - PA12) – **REQUEST: Pre Application Review No. 210153** is a proposal to demolish a portion of the existing golf course associated with the Retreat and to add a new subdivision that would consist of 268 dwelling units (50 x 80 lots = 178 units & 47 x 75 lots = 90 units). This new subdivision area would also incorporate open spaces and greenbelt areas, water feature areas, landscaping, and roadway connections onto some existing streets within the Retreat. – APN: 282-170-023, 282-210-072, 073, 075, 282-310-043, 282-150-018, 282-630-006, 007, 018 – Related Cases: SP00317/A1, TR30241, TR30444, PM30240, PP19417, PP19418, PP19823, PP20015, PP20164, PP22526/R1.

BBID: 611-035-575

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.



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*John Hildebrand
Planning Director*

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 meeting on September 23, 2021**. 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 Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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