



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: April 17, 2019

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
Woodcrest Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Carl Bruce Shaffer
City of Riverside Sphere of Influence
Val Verde Unified School District
Southern California Edison Co. (SCE)
Southern California Gas Co.
Western Municipal Water District (WMWD)

GENERAL PLAN AMENDMENT NO. 190003, CHANGE OF ZONE NO. 1900006, AND TENTATIVE TRACT MAP NO. 37594– CEQ190028 – Applicant: Thierry Nguyen – Engineer/Representative: Adkan Engineers, Michael Brendecke – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Nandina Avenue, south of Dallas Avenue, east of Parsons Road, and west of Venora Way – 3.57 Gross Acres - Zoning: Light Agriculture, One Acre Lot Minimum (A-1-1) - **REQUEST:** The **General Plan Amendment** is an Amendment to the land use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Rural Community: Low Density Residential (RC: LDR). The **Change of Zone** proposes to change the site's zoning from Light Agriculture, one acre lot minimum (A-1-1) to One-Family Dwelling, 20,000 square foot lot minimum (R-1-20,000). **Tentative Tract Map No. 37594** is a Schedule "B" subdivision of 3.57 gross acres into five (5) residential lots ranging in size from 33,234 square feet to 29,190 square feet, and one (1) 4,532 square foot open space lot. APN: 266-212-017 – **BBID: 893-592-200**

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 Use 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 May 2, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

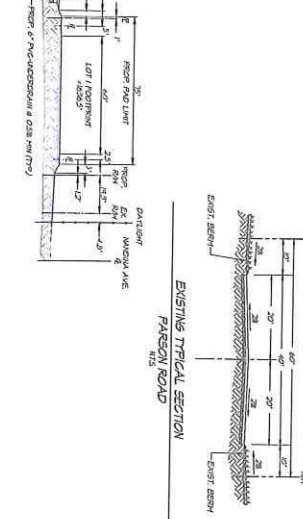
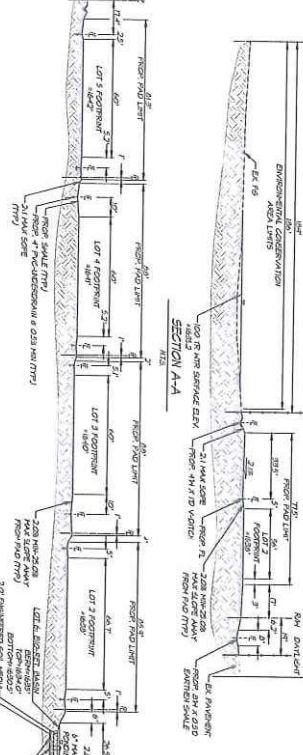
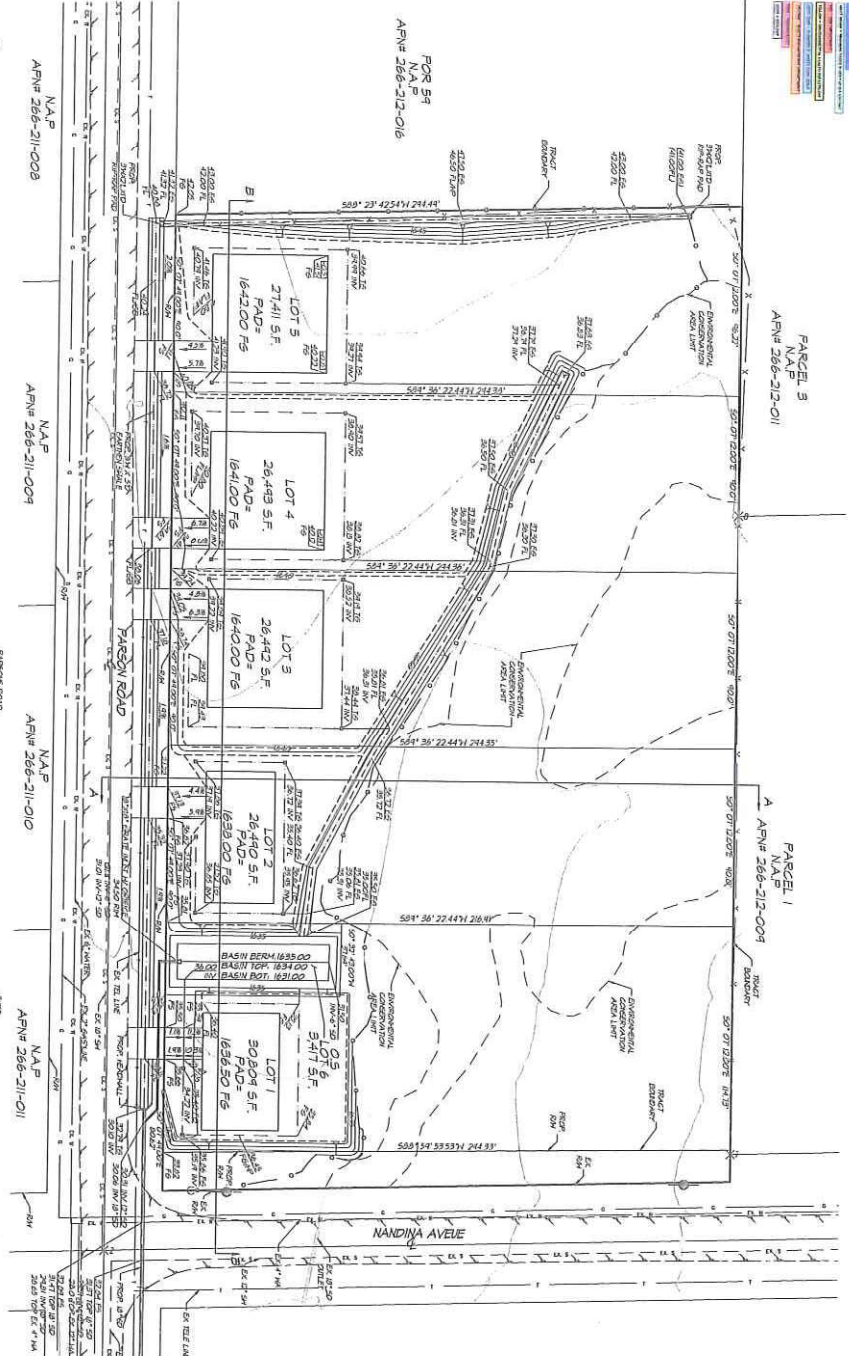
TELEPHONE: _____

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.

ES&S
ENVIRONMENTAL
SCIENCE & SOLUTIONS

ES&S 2020
 2020 CALIFORNIA
 2020 ENVIRONMENTAL
 2020 SCIENCE & SOLUTIONS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 37594
 BEING A PORTION OF SECTION 52, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NODDIPREST ACRES
 PER MAP FILED IN BOOK 11, PAGE 83 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.



- UTILITY PROVIDERS**
- AVIAD
 - AVIAD
 - SOUTHERN CALIFORNIA GAS COMPANY
 - SOUTHERN CALIFORNIA Edison
 - SAN BERNARDINO COUNTY
 - WATER SERVICE DISTRICT
 - WATER SERVICE DISTRICT
 - WATER SERVICE DISTRICT
- ASSESSOR'S PARCEL NUMBERS**
- 266-212-010

- OWNER/APPLICANT**
- THURSTON HEIGHTS
 1655 BUCKLEY AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92506
 TEL: (951) 553-5900
 FAX: (951) 553-5900
- PREPARED BY:**
ES&S
 ENVIRONMENTAL SCIENCE & SOLUTIONS
 1655 BUCKLEY AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92506
 (951) 553-5900
- ZONING/LAND USE**
- EXISTING GENERAL PLANNING DESIGNATION: A-1
 THIS PROJECT IS NOT PART OF A SPECIFIC PLANNING ZONING MAP.
 FOR FURTHER INFORMATION, CONTACT THE PLANNING DEPARTMENT.
 EXISTING LAND USE: RECREATION AND LEISURE (A-1)
 PROPOSED LAND USE: RECREATION AND LEISURE (A-1)



LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN BEING SUBMITTED IN THE RECORDS AS FOLLOWS:

THE INTERESTS IN 1/3 OF LOTS 2, 3, 4 AND 6 OF THE TRACT OF 140 ACRES, MORE OR LESS, BEING A PORTION OF SECTION 52, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NODDIPREST ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS THE PROPERTY OF THE TRACT OF 140 ACRES, MORE OR LESS, BEING A PORTION OF SECTION 52, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NODDIPREST ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MAP NO. 11, PAGE 83.

THE INTERESTS IN 1/3 OF LOT 2, 3, 4 AND 6 OF THE TRACT OF 140 ACRES, MORE OR LESS, BEING A PORTION OF SECTION 52, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NODDIPREST ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS THE PROPERTY OF THE TRACT OF 140 ACRES, MORE OR LESS, BEING A PORTION OF SECTION 52, TOWNSHIP 9 SOUTH, RANGE 4 WEST, NODDIPREST ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MAP NO. 11, PAGE 83.

PROJECT NOTES

1. THOUGH BOOK, MAP BOOK, PAGE 34, AND B, C, D.
2. TOTAL NUMBER OF LOTS, 9 RESIDENTIAL, 1 VILLAGE.
3. PROJECT DENSITY: 144 DWELLING UNITS PER ACRE.
4. DIMENSIONS OF THE LAND: SEE THE ENTIRE CONTIGUOUS 140-ACRE TRACT OF LAND.
5. DIMENSIONS OF EACH INDIVIDUAL LOT: SEE THE CONTIGUOUS 140-ACRE TRACT OF LAND.
6. ALL DIMENSIONS SHALL BE PER STATEMENT OF WORK.
7. ALL DIMENSIONS SHALL BE PER STATEMENT OF WORK.
8. ALL DIMENSIONS SHALL BE PER STATEMENT OF WORK.

TENTATIVE

Lot #	Area (Acres)	Area (Sq Ft)	Area (Sq Ft)
1	0.89	36,324	832,320
2	2.84	123,456	2,841,600
3	2.84	123,456	2,841,600
4	2.84	123,456	2,841,600
5	2.84	123,456	2,841,600
6	0.89	36,324	832,320

REVISIONS

NO.	DESCRIPTION	DATE



ES&S
ENGINEERS
 1655 BUCKLEY AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92506
 (951) 553-5900

TENTATIVE TRACT NO. 37594
 PREPARATION DATE: MARCH 2024

ES&S ENGINEERS
 1655 BUCKLEY AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92506
 (951) 553-5900