



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: August 12, 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
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
Corona Sphere of Influence
Corona Norco Unified School District
Temescal Water District

GENERAL PLAN AMENDMENT NO. 210005 (GPA210005) / SPECIFIC PLAN NO. 327 AMENDMENT NO. 2 (SP327A02) / CHANGE OF ZONE NO. 2100013 (CZ2100013) / TENTATIVE TRACT MAP NO. 38050 (TTM38050) / TENTATIVE TRACT MAP NO. 38051 (TTM30851) – Submittal #2 - CEQ210043 – Applicant: Forestar Toscana Development Company, Stanisal Rush – Engineer/Representative: T & B Planning, Inc., Joel Morse – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning: Specific Plan - **REQUEST: General Plan Amendment No. 210005, proposes to re-configure Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas, 11A, 11B, 14A, and 14B. Specific Plan No. 327 Amendment No. 2, proposes to; 1) modify the configuration, acreage, and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, 2) proposes to modify the configuration, acreage, unit count and densities of residential Planning Areas 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and 3) other non-substantive changes throughout the document to accommodate these modifications. Change of Zone No. 2100013 proposes to modify and re-configure Planning Area 11 and 14 into four Planning Areas, 11A, 11B, 14A, and 14B which will require modifications to the Specific Plan Zoning Ordinance to reflect these changes. Tentative Tract Map No. 38050 proposes a Schedule A subdivision of 42.1 gross acres into a total of 11 lots for the purposes of conveying parcels. Tentative Tract Map No. 38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases**

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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within four Planning Areas 11A (12.9AC – 80 Lots), 11B (8.7AC – 62 Lots), 14A (9.9AC – 42 Lots), and 14B (10AC – 67 Lots). - APNs: 283-240-001, 283-240-002, and 283-240-003.

BBID: 639-062-870

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 August 26, 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 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:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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