



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: December 10, 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
P.D. Environmental Programs Division

P.D. Geology 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
City of Riverside Sphere of Influence
Alvord Unified School District
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 37686, GENERAL PLAN AMENDMENT NO. 190018, CHANGE OF ZONE NO. 1900049 – CEQ190171 – Applicant: New Tech, Inc. – First Supervisorial District – Lake Mathews Zoning District – Lake Matthews / Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 ac min.) – Location: North of Victoria Ave, East of Lyon Ave, South of Middleborough Rd, West of Wildcat Ln – 2.26 Acres – Zoning: One-Family Dwellings – 20,000 Acre Minimum (R-1-20000) – **PROJECT DESCRIPTION: Tentative Tract Map No. 37686** is a Schedule “A” subdivision of 2.26 gross acres into 10 single family residential lots with a minimum lot size of 7,284 square feet and a maximum lot size of 10,404 square feet. **General Plan Amendment No. 190018** proposes a change in land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). **Change of Zone No. 1900049** proposes a change in zoning classification from One-Family Dwellings – 20,000 Acre Minimum (R-1-20000) to One-Family Dwelling (R-1). – APN: 136-030-005 – **BBID: 744-372-849**

DATE: 12/13/19

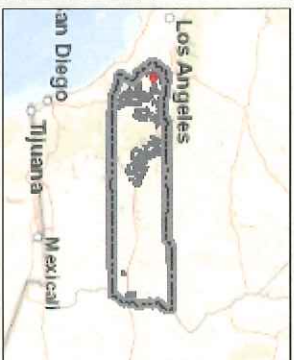
SIGNATURE: 

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.

TTM 37868, CZ 1900046 & GPA 190018



- Legend**
- Blue Line Streams
 - City Areas



0 376 752 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/10/2019 2:14:07 PM

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Notes

IN THE COUNTY OF RIVERSIDE

CHANGE OF ZONE EXHIBIT

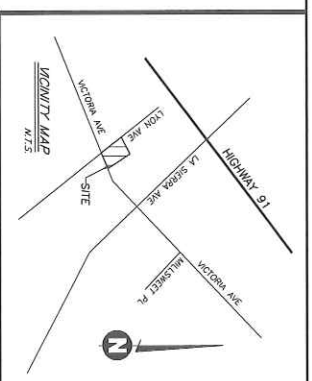
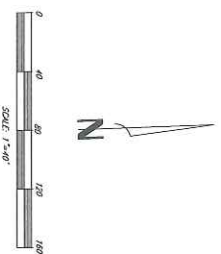
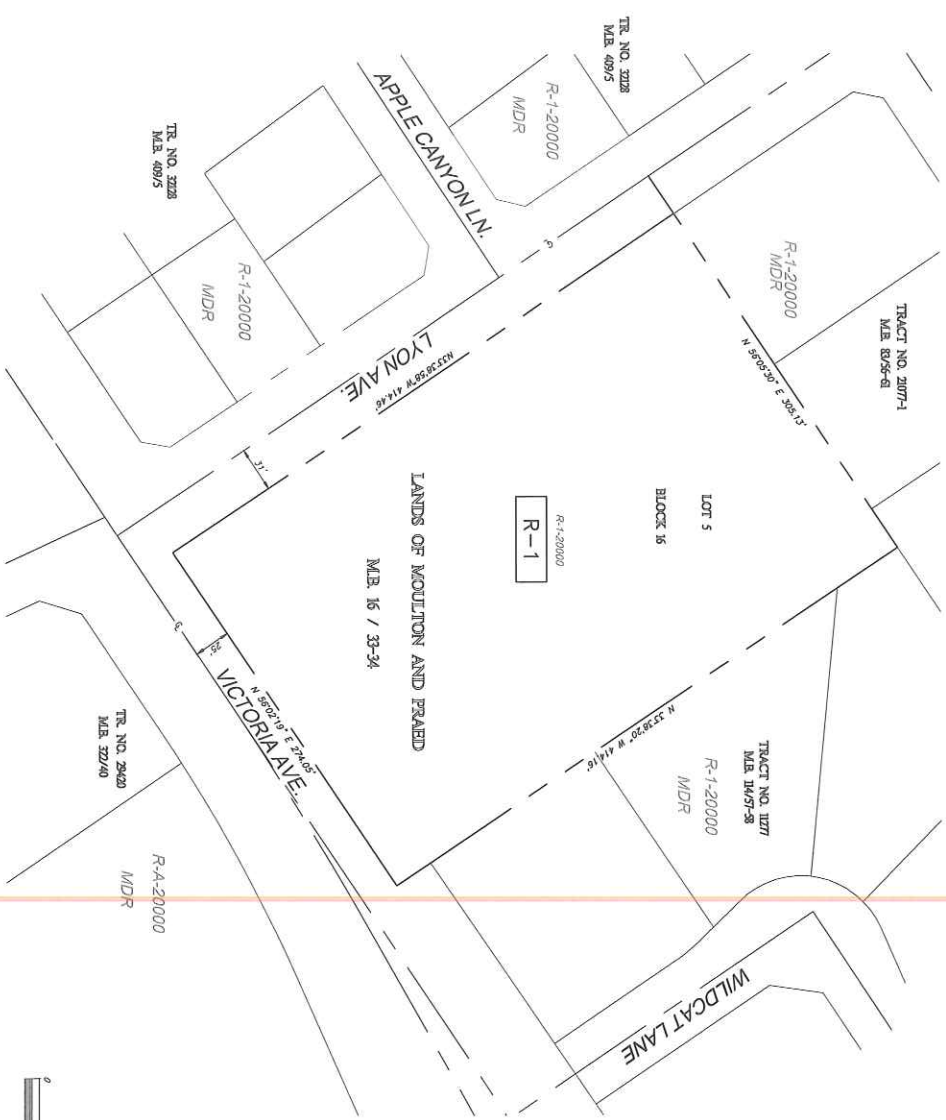
LOT 5 IN BLOCK 16 OF LANDS OF MOULTON AND PRAED AS SHOWN BY MAP ON FILE IN BOOK 3
PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

T. 3S, R. 6W, SECTION 24 & 25
NOVEMBER, 2019

LEGEND
R-1-2000 EXISTING ZONING
R-1 PROPOSED ZONING



LEGAL DESCRIPTION:
THE PART OF SECTION 24 AND 25 OF TOWNSHIP 3 SOUTH AND RANGE 6 WEST, RECORDS OF RIVERSIDE COUNTY, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.



THOMAS BROTHERS MAP PAGE/GRID:
PAGE 744, GRID C-1 & F-3

OWNER/DEVELOPER:
NEW TECH INC
2175 SANDGATE AVE, STE. 110
CORONA, CA 92626
(951) 684-8800 PH.

ENGINEER:
SAKE ENGINEERS INC
14250 BIRCH CANYON DRIVE
CORONA, CA 92626
(951) 279-4041 PH.
(951) 279-2820 FAX

ASSESSORS' PARCEL NO.:
15-030-005

TOTAL ACREAGE:
TOTAL ACRES: 2.61 AC.
AMN. LOT SIZE: 7,200 SF.
TOTAL NO. OF LOTS: 10

UTILITIES:
50 CAL. ENERGY COMPANY
50 CAL. GAS COMPANY
WATER: W.M.D.
SEWERAGE: WASTEWATER TREATMENT PLANT
SCHOOL DISTRICT: ALHAMBRA UNIFIED

TOPOGRAPHY:
LANDMARK SURVEYING
14250 BIRCH CANYON DRIVE
CORONA, CA 92626
(760) 955-4141 PH.

ZONING AND LAND USE:
EXIST. ZONING: R-1-20000
PROJ. LAND USE: R-1-20000
PROJ. LAND USE: MDR
PROJ. LAND USE: MDR

BASIS OF ELEVATION:
CITY OF RIVERSIDE BENCHMARK, CONSEL SQUARE
IN TOP CORNER AT THE SE CORNER POINT
ELEVATION: 254.41'

BASIS OF BEARING:
CALIFORNIA STATE PLAIN'S CONDUIMERS
FRAME 8

LOT PLAN 37686
CHANGE OF ZONE EXHIBIT

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND REDEVELOPMENT
CORONA, CA 92626
(951) 279-4041 FAX: (951) 279-2820

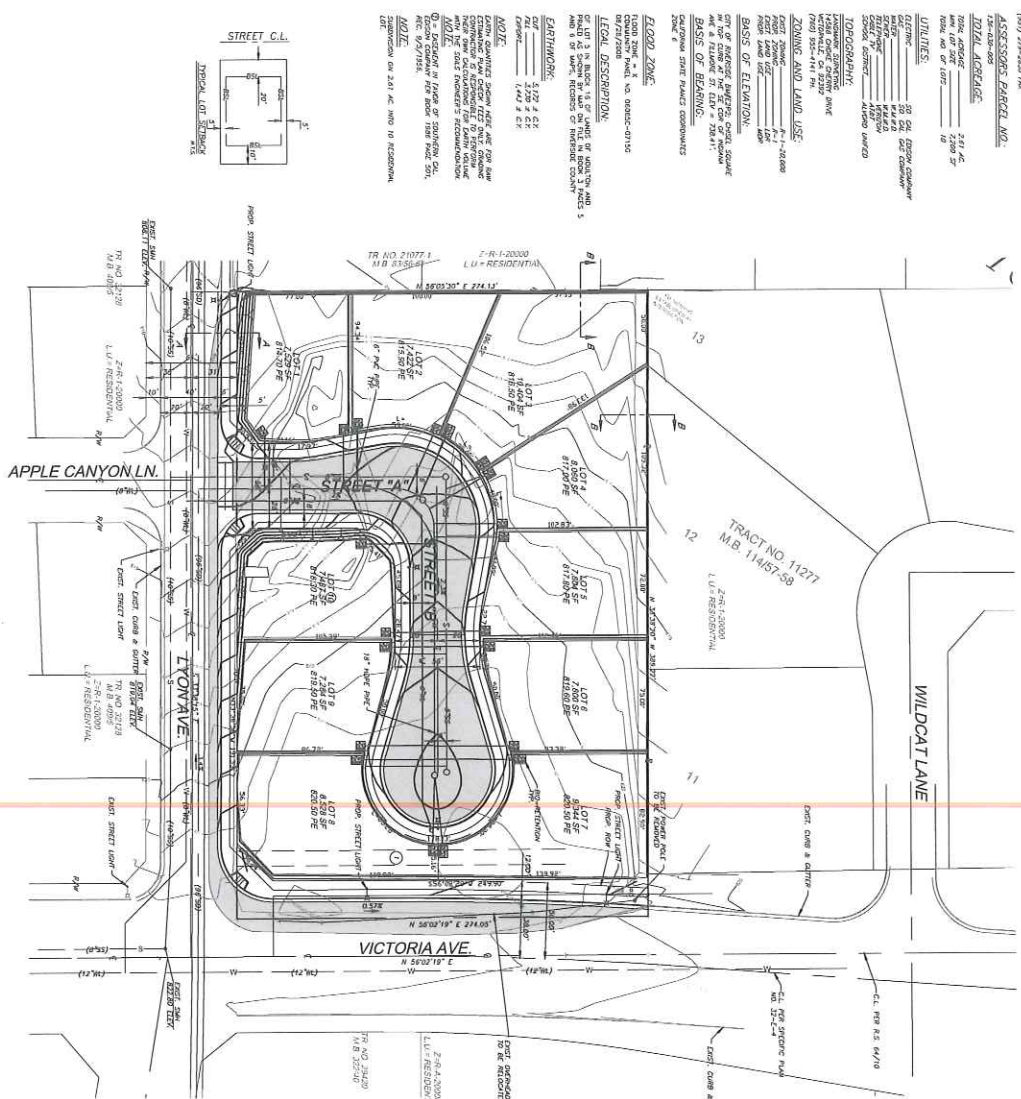
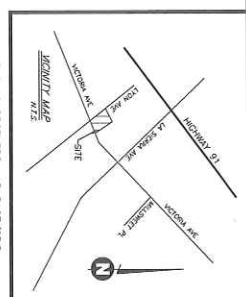
SHEET	1
OF	1
SHEETS	

COUNTY OF RIVERSIDE TENTATIVE TRACT NO. 37686

BEING A SUBDIVISION OF LOT 5 IN BLOCK 16 OF PLANS OF MOUNTAIN AND PARK AS SHOWN BY MAP ON FILE IN BOOK 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
 SAKE ENGINEERS, INC.
 T. 35 R. 6W, SECTION 24 & 25
 NOVEMBER, 2019

LOT SUMMARY TABLE

NO.	ACRES (A.P.)	SQ. FT.
1	0.2000	13,600.00
2	0.2000	13,600.00
3	0.2000	13,600.00
4	0.2000	13,600.00
5	0.2000	13,600.00
6	0.2000	13,600.00
7	0.2000	13,600.00
8	0.2000	13,600.00
9	0.2000	13,600.00
10	0.2000	13,600.00
11	0.2000	13,600.00
12	0.2000	13,600.00
13	0.2000	13,600.00
14	0.2000	13,600.00
15	0.2000	13,600.00
16	0.2000	13,600.00
17	0.2000	13,600.00
18	0.2000	13,600.00
19	0.2000	13,600.00
20	0.2000	13,600.00
21	0.2000	13,600.00
22	0.2000	13,600.00
23	0.2000	13,600.00
24	0.2000	13,600.00
25	0.2000	13,600.00
26	0.2000	13,600.00
27	0.2000	13,600.00
28	0.2000	13,600.00
29	0.2000	13,600.00
30	0.2000	13,600.00
31	0.2000	13,600.00
32	0.2000	13,600.00
33	0.2000	13,600.00
34	0.2000	13,600.00
35	0.2000	13,600.00
36	0.2000	13,600.00
37	0.2000	13,600.00
38	0.2000	13,600.00
39	0.2000	13,600.00
40	0.2000	13,600.00
41	0.2000	13,600.00
42	0.2000	13,600.00
43	0.2000	13,600.00
44	0.2000	13,600.00
45	0.2000	13,600.00
46	0.2000	13,600.00
47	0.2000	13,600.00
48	0.2000	13,600.00
49	0.2000	13,600.00
50	0.2000	13,600.00
51	0.2000	13,600.00
52	0.2000	13,600.00
53	0.2000	13,600.00
54	0.2000	13,600.00
55	0.2000	13,600.00
56	0.2000	13,600.00
57	0.2000	13,600.00
58	0.2000	13,600.00
59	0.2000	13,600.00
60	0.2000	13,600.00
61	0.2000	13,600.00
62	0.2000	13,600.00
63	0.2000	13,600.00
64	0.2000	13,600.00
65	0.2000	13,600.00
66	0.2000	13,600.00
67	0.2000	13,600.00
68	0.2000	13,600.00
69	0.2000	13,600.00
70	0.2000	13,600.00
71	0.2000	13,600.00
72	0.2000	13,600.00
73	0.2000	13,600.00
74	0.2000	13,600.00
75	0.2000	13,600.00
76	0.2000	13,600.00
77	0.2000	13,600.00
78	0.2000	13,600.00
79	0.2000	13,600.00
80	0.2000	13,600.00
81	0.2000	13,600.00
82	0.2000	13,600.00
83	0.2000	13,600.00
84	0.2000	13,600.00
85	0.2000	13,600.00
86	0.2000	13,600.00
87	0.2000	13,600.00
88	0.2000	13,600.00
89	0.2000	13,600.00
90	0.2000	13,600.00
91	0.2000	13,600.00
92	0.2000	13,600.00
93	0.2000	13,600.00
94	0.2000	13,600.00
95	0.2000	13,600.00
96	0.2000	13,600.00
97	0.2000	13,600.00
98	0.2000	13,600.00
99	0.2000	13,600.00
100	0.2000	13,600.00



OWNER/DEVELOPER:
 SAKE ENGINEERS, INC.
 1000 W. MAIN ST. STE. 110
 RIVERSIDE, CA 92507
 (951) 520-1100

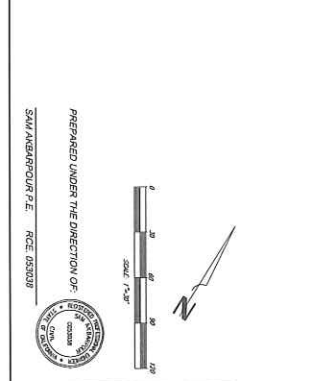
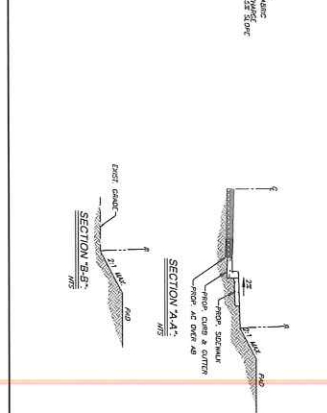
ENGINEER:
 SAKE ENGINEERS, INC.
 1000 W. MAIN ST. STE. 110
 RIVERSIDE, CA 92507
 (951) 520-1100

ASSESSOR'S PARCEL NO.:
 251-146-001

TOTAL AREA:
 2,511 AC
 104,400,000 SQ. FT.

LOT LINES:
 20' SIDE SETBACK
 5' SIDE SETBACK
 10' SIDE SETBACK
 15' SIDE SETBACK
 20' SIDE SETBACK
 25' SIDE SETBACK
 30' SIDE SETBACK
 35' SIDE SETBACK
 40' SIDE SETBACK
 45' SIDE SETBACK
 50' SIDE SETBACK
 55' SIDE SETBACK
 60' SIDE SETBACK
 65' SIDE SETBACK
 70' SIDE SETBACK
 75' SIDE SETBACK
 80' SIDE SETBACK
 85' SIDE SETBACK
 90' SIDE SETBACK
 95' SIDE SETBACK
 100' SIDE SETBACK

LEGEND:
 1" = 100' SCALE
 1" = 200' SCALE
 1" = 300' SCALE
 1" = 400' SCALE
 1" = 500' SCALE
 1" = 600' SCALE
 1" = 700' SCALE
 1" = 800' SCALE
 1" = 900' SCALE
 1" = 1000' SCALE



P.A.R. CATEGORY III

SCHEDULE A

TENTATIVE TRACT NO. 37686
COUNTY OF RIVERSIDE
SAKE ENGINEERS, INC.

NO.	DATE	DESCRIPTION
1	11/15/2019	PRELIMINARY PLAN
2	11/15/2019	FINAL PLAN
3	11/15/2019	FINAL PLAN
4	11/15/2019	FINAL PLAN
5	11/15/2019	FINAL PLAN
6	11/15/2019	FINAL PLAN
7	11/15/2019	FINAL PLAN
8	11/15/2019	FINAL PLAN
9	11/15/2019	FINAL PLAN
10	11/15/2019	FINAL PLAN
11	11/15/2019	FINAL PLAN
12	11/15/2019	FINAL PLAN
13	11/15/2019	FINAL PLAN
14	11/15/2019	FINAL PLAN
15	11/15/2019	FINAL PLAN
16	11/15/2019	FINAL PLAN
17	11/15/2019	FINAL PLAN
18	11/15/2019	FINAL PLAN
19	11/15/2019	FINAL PLAN
20	11/15/2019	FINAL PLAN
21	11/15/2019	FINAL PLAN
22	11/15/2019	FINAL PLAN
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25	11/15/2019	FINAL PLAN
26	11/15/2019	FINAL PLAN
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