



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.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.

Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Carl Bruce Shaffer
City of Riverside Sphere of Influence
Western Municipal Water District (WMWD)

PRE-APPLICATION REVIEW NO. 190015 - Applicant: Edward Bonadiman & Patrick Hsu – Engineer/Representative: Joseph E Bonadiman & Associates, Inc. – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Camino Martinez, South of Cajalco Road, East of Gustin Road, and West of Extravaganza Lane – 19.75 Gross Acres - Zoning: Residential Agricultural – 1 acre Minimum (R-A-1) - **REQUEST:** Pre-Application Review No. 190015 proposes a Schedule B Tentative Tract Map to subdivide 19.75 gross acres into 36 half acre (1/2) lots. – APN: 285-210-018, 019 – **BBID: 175-556-932**

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.

PROPOSED SITE PLAN - PRE-APPLICATION REVIEW / 04-02-19 (CATEGORY III) TENTATIVE TRACT MAP NO. _____ - GUSTIN ROAD COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

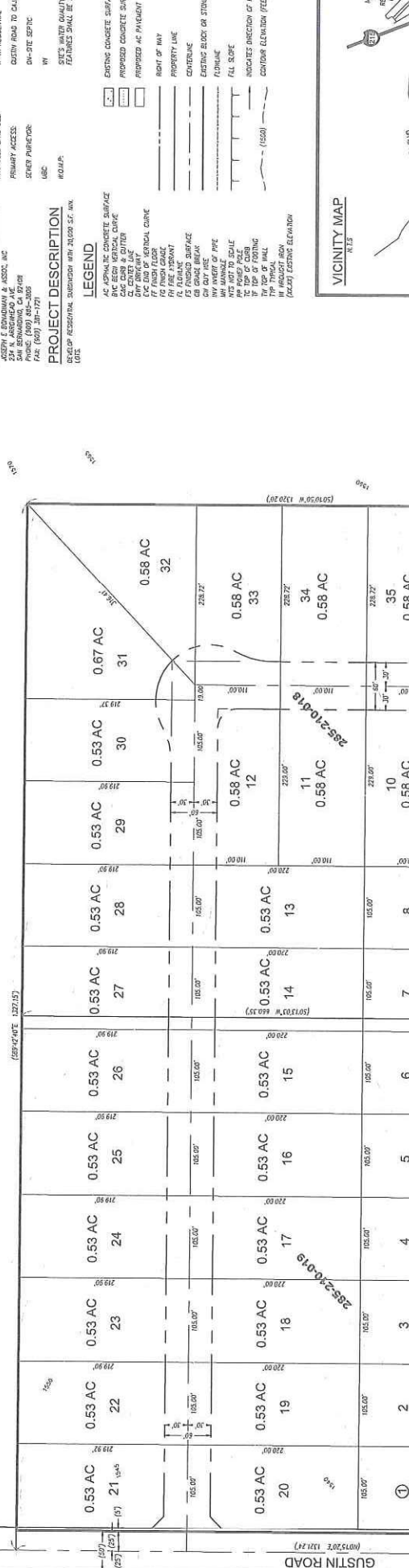
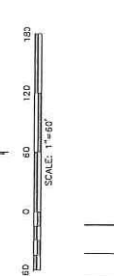
APPLICANT/OWNER
PATRICK HSU
1485 W. GUSTIN AVE
IRVINGLANDS, CA 92713
PHONE: (951) 257-2889
PATRICKHSU@GMAIL.COM

EXHIBIT PREPARED BY
JOSEPH L. EDWARDS & ASSOC., INC.
244 N. JARVIS AVENUE
CANAAN, CA 92718
PHONE: (951) 985-3008
FAX: (951) 391-1721

PROJECT DESCRIPTION
DEVELOP RESIDENTIAL SUBDIVISION WITH 24,020 S.F. IRL
LOTS

- LEGEND**
- AC ASPHALTIC CONCRETE SURFACE
 - AW ARMS VERTICAL CURVE
 - CC COVER CURVE
 - CI CENTER LINE
 - CR CURVE OF VERTICAL CURVE
 - FF FINISH FLOOR
 - FL FLAGMANT
 - GL GRADE REFERENCE
 - GP GRADE POINT
 - HP HIGHWAY
 - MA MAINTENANCE
 - MP MOUND
 - MT NOT TO SCALE
 - TC TOP OF CURB
 - TR TOP OF ROSTING
 - TP TYPICAL
 - VE VERTICALLY EXaggerated

EXISTING CONCRETE SURFACE
PROPOSED CONCRETE SURFACE
PROPOSED AC PAVEMENT
RIGHT OF WAY
PROPERTY LINE
CONCRETE
EXISTING BLOCK OR STONE WALL
FLOODLINE
FILL SCOPE
INDICATES DIRECTION OF FLOW
CONTOUR ELEVATION (FEET)



COUNTY OF RIVERSIDE

BONADIMAN
TEL (951) 858-3233
WWW.BONADIMAN.COM

PROPOSED SITE PLAN
TENTATIVE TRACT MAP NO. _____ - GUSTIN ROAD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TITLE SHEET

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: PATRICK HSU
DRAWN BY: EN
SCALE: 1" = 40'
CHECKED BY: EN
DESIGNED PROJECT NUMBER: 04-02-19
DATE: 04-02-19

1 OF 1 C1

COMMENT LEGEND

- ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF PAVEMENT UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF RIGHT OF WAY UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF UTILITY UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF CURB UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF FLOOR UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF WALL UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF ROOF UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF STAIR UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF RAMP UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF DRIVE UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF EASEMENT UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF CORNER UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF BOUNDARY UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF PROPERTY UNLESS NOTED OTHERWISE
- DIMENSIONS TO CENTERLINE OF TRACT UNLESS NOTED OTHERWISE

SCHEDULE 'B' IMPROVEMENTS

FEMA FLOOD ZONE "A"
COMMUNITY PANEL NO. 060555-4056

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COMMUNITY PANEL NO. 060555-4056