



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: December 7, 2022

TO:

Geology
Paleontology
Biology
Cultural
Parks and Open Space Planning Trails
WQMP
Traffic Study

Grading Transportation
LSCP Landscape Transportation
Surveyor
Code Enforcement
ALUC
Building and Safety
Environmental Health Dept.

Fire Marshal (Riverside)
Flood Control
Riv Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors: Supervisor Jeffries
Planning Commission: Commissioner Awad
Western Municipal Water District

PRE APPLICATION REVIEW NO. 220099 – Applicant: Trac Pham – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Community Development: Mixed Use Area (CD:MUA) (2.0 FAR) – Location: South Side of Grand Avenue, approximately 400 feet southeast of Blanche Drive – 1.95 Acre – Zoning: General Residential (R-3) – **REQUEST:** Pre Application Review No. 220099 for a 31-unit townhome multifamily residential project with an attached two-car garage per unit and additional parking and landscaping throughout. APN: 381-300-009. –Project Planner: Rafael Garcia at 951-955-5719 or via email at rafgarci@rivco.org. **BBID:764-202-306**

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 December 15, 2022**. 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.



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Any questions regarding this project, should be directed to Rafael Garcia, Project Planner at (951)-955-5719 or email at rafgarcia@rivco.org

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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