



RIVERSIDE COUNTY PLANNING DEPARTMENT

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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.

