



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

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

DATE: August 17, 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
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Kevin
Jeffries

Planning Commissioner: Carl Bruce Shaffer
City of Perris Sphere of Influence
Val Verde Unified School District
South Coast Air Quality Management District
California Council for The Blind

CONDITIONAL USE PERMIT NO. 180008 – resubmittal #5 — Applicant: Sameh Ibrahim – Engineer: Eurocon Group Inc., – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD: MUA) – Zoning: Mixed Use (MU) Location: North of Elmwood Street, South of Cajalco Road, East of Haines Street, and West of Clark Street – 2.15 Acres — **Request:** The **Conditional Use Permit** proposes to construct a neighborhood shopping center, to include a service station, mini mart with drive through and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,115 square feet and 81 parking spaces are proposed. Access will be provided onto the site from Cajalco Road and Clark Street. APN’s: 318-140-007, 318-140-028, and 318-140-029.

BBID: 288-284-738

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 internal review 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.

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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

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: _____

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.