



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: May 19, 2023

TO:

Planner – Jennifer Lopez
Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails

WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation
Building & Safety – Plan Check
Environmental Health Dept.

Fire Marshal (Riverside)
Flood Control
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: First District
Planning Commissioner: Shade Awad
City Sphere of Influence: Perris

Conditional Use Permit No. 220034 – Applicant: Randy Allen – First Supervisorial District – Good Hope Area District – Mead Valley Area Plan – Community Development: Very Low Density Residential (CD: VLDR) – Location: north of State Highway 74, east of Theda Street, south of Mountain Avenue, and west of Sophie Street – gross acres 2.22 – Zoning Rural Residential (R-R) - **REQUEST:** Establish a 7,000 Square foot warehouse facility for a trailer rental company. The building will serve as an office, storage, and flatbed trailer maintenance and repair facility. No engine work will be performed as part of maintenance and repairs. Conditional Use Permit will be associated along with a change of zone dependent upon the County Initiated General Plan Amendment No. 1205 (GPA1205), Highway 74 Community Plan Project. The Highway 74 Community Plan seeks to change the current land use designation of Very Low Density Residential to Light Industrial.

- APN 342-120-048 – Project Planner: Jennifer Lopez at 951-955-3107 or email at Jelopez@rivco.org
BBID 482-514-349

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*

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 June 1, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Jennifer Lopez at 951-955-3107 or email at Jelopez@rivco.org.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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