



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: September 5, 2023

TO:

Planner – Rosemary Montoya
Geology
Paleontology
Biology
Cultural (Archeology)
Parks, Open Space, and Trails
Transportation – WQMP

Transportation – Traffic
Building and Safety – Grading
Environmental Health
Fire Protection Planning
Flood Control
Waste Resources Management
Riverside Transit Agency

Board of Supervisors – Kevin Jeffries
Planning Commission - Shade Awad
Eastern Municipal Water District
Southern California Edison
Southern California Gas

PRE-APPLICATION REVIEW NO. 230063 – Applicant: Michael Haddadin – Engineer: Wade Shuey – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development Mixed Use Area (CD: MUA) – Location: North of Elmwood Street, East of Brown Street, South of Cajalco Road, West of Haines Street – 1.94 Net Acres – Zoning: Mixed Use Zone (MU) – **REQUEST:** The Pre-Application Review No. 230063 proposes a possible future convenience store, gas station pumps and canopy, and multi-tenant building with drive-thru. – APN: 318-160-045 – Project Planner: Rosemary Montoya at 951-955-0897 or romontoya@rivco.org – **BBID: 205-431-948**

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 September 21, 2023.**

Any questions for this project should be directed to Project Planner, Rosemary Montoya at 951-955-0897 or romontoya@rivco.org / MAILSTOP #: 1070

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

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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COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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