



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) FIFTH CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

April 28, 2022

TO:

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: Jeffries

Planning Commissioner: Shaffer  
City of Lake Elsinore Sphere of Influence

**PLOT PLAN NO. 210016 – 5<sup>th</sup> Submittal** – (CEQ200087) – Applicant: Western States c/o Florentino Mendoza – Engineer/Representative: Western States c/o Florentino Mendoza – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD: LI) – Location: South of Rosetta Canyon Drive, Northeast of Ardenwood Way, and West of Highway 74/Central Avenue – 1.44 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 210016 proposes the development of a 3,516 square foot convenience store with self-service gasoline sales which includes a 3,160 canopy with six (6) pumps. A total of 20 parking stalls are proposed for the site (including 2 ADA, and 2 electric vehicle stalls) not including 12 stalls provided under the canopy for the fueling of vehicles. Two (2) monument signs are also proposed. – APNs: 347-130-028 and 029 (two lots) – Project Planner: Evan Langan at 951-955-3024 or via [elangan@rivco.org](mailto:elangan@rivco.org). **BBID: 170-712-550**

**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 May 5, 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. Any questions regarding this project, should be directed to Evan Langan

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  

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**PLANNING DEPARTMENT**

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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