



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

DATE: April 5, 2021

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
CALTRANS District # 8

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
South Coast Air Quality Management District

Board of Supervisors - Supervisor:
Jeffries
Planning Commissioner: Carl Shaffer
City of Lake Elsinore Sphere of Influence
Western Municipal Water District (WMWD)

PLOT PLAN NO. 210016 (FORMERLY CONDITIONAL USE PERMIT NO. 200043) – 2nd Submittal – (CEQ200087) – Applicant: Western States c/o Emer Maulion – Engineer/Representative: Western States c/o Emer Maulion – 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 21 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. – APN: 347-130-028 and 029 **BBID:563-842-956**

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 internal review on April 15, 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.



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Any questions regarding this project, should be directed to Manny Baeza , Project Planner at (951) 955-9294, or e-mail at Mbaeza@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.