

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

DATE: January 17, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Carl Bruce Shaffer  
Lake Elsinore Sphere of Influence

**PRE-APPLICATION REVIEW NO. 190001** - Applicant: Western States c/o Rei Nagahata – Engineer/Representative: Western States c/o Rei Nagahata - 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 – 1.61 Gross/1.44 Net Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Pre-Application Review is for proposing a 3,000 square-foot self-service gas station canopy with six (6) gas pump stations, a 3,960 square-foot convenience store with a 2,656 square-foot drive-thru carwash attached. The convenience store will include the sale of beer and wine for off-site consumption. The drive-thru carwash will also provide separate parking stalls for the vacuuming of vehicles. Total parking shown for the proposed project is 39 parking stalls (including 2 ADA, 3 electric vehicle, and 15 vacuuming stalls). Two (2) monument signs are also proposed. – APN: 347-130-028, 029 – Related Projects: PP18806 & PP18806S1 - Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org) – **BBID: 360-295-728**

DATE: 1/18/19

SIGNATURE: *Rei Nagahata*

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.*



Project Owner:  
28771 Central  
GAS STATION  
C-STORE &  
CARWASH

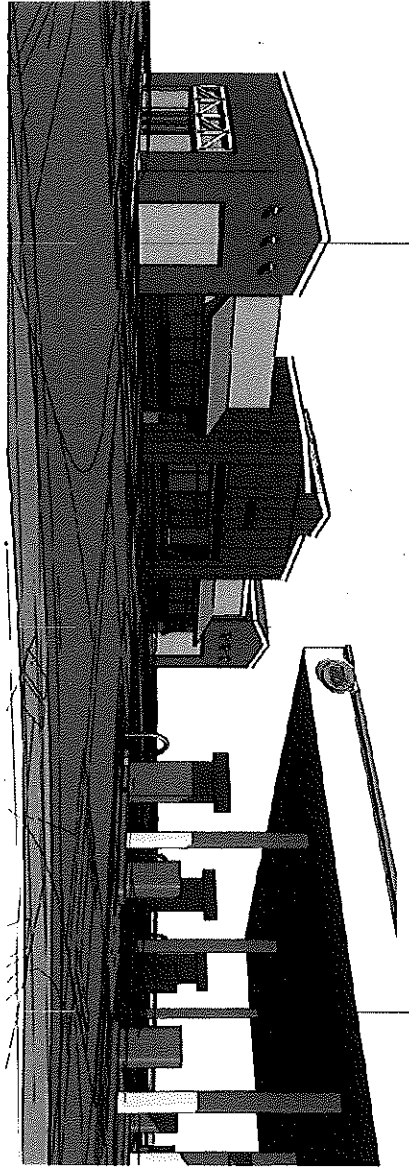
4487 E. LA PALMA AVE., STE  
707, ANAHEIM, CA 92801  
Design Studio:



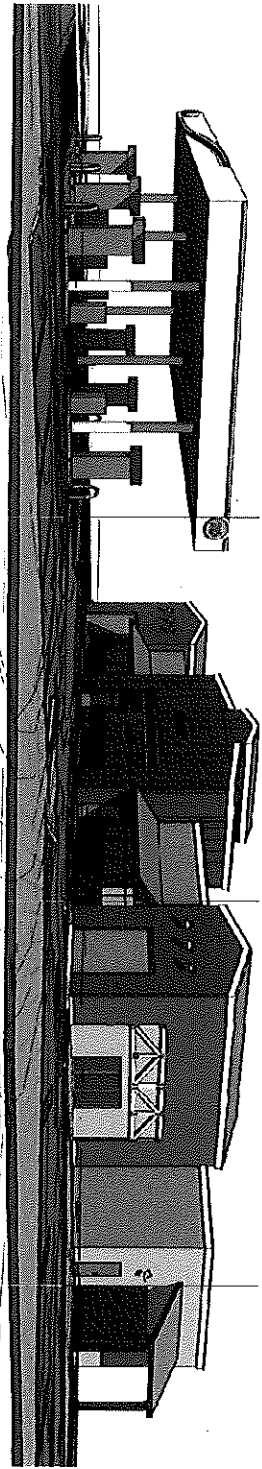
KARAKI  
WESTERN  
STATES  
4487 E. LA PALMA AVE. #707  
ANAHEIM, CA 92808  
714.605.5000  
www.karakia.com

Project Address:

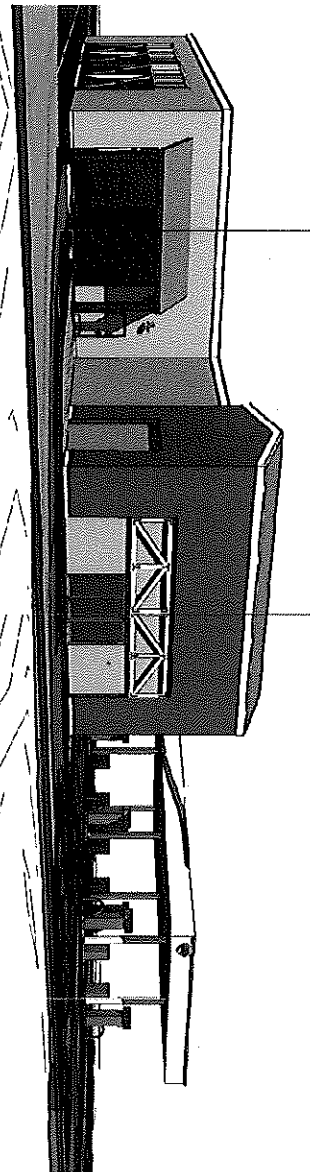
N.E.C. OF  
LIMONITE AVE. &  
FELSPAR ST.  
JURUPA VALLEY  
CA 92509



① C-Store View



③ View from Central



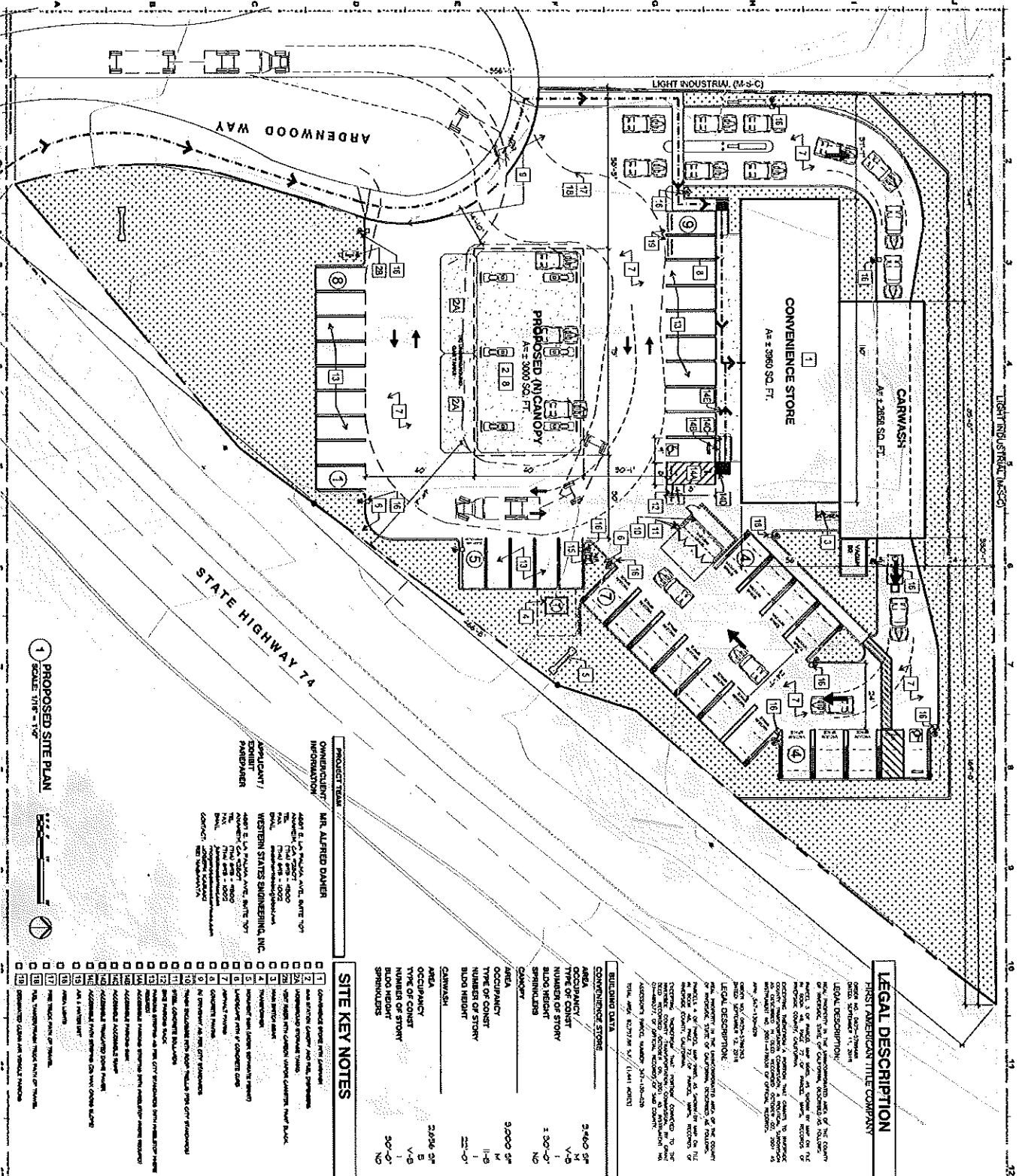
② View from Back Side (NorthWest)

Sheet

Date:  
01/03/19

Sheet Title:  
3D Views

D-2



**1 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



PROJECT TITLE: **MR. ALFRED DASHER**  
OWNER/CLIENT INFORMATION: **WESTERN STATES BUSINESS INC.**  
APPLICANT/PARTICIPANT: **MR. ALFRED DASHER**

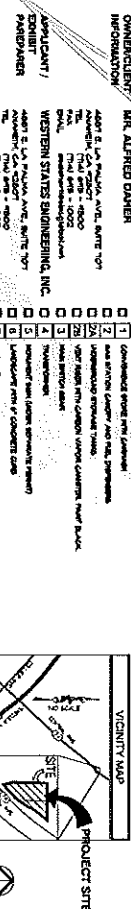
**LEGAL DESCRIPTION**  
FIRST AMERICAN TITLE COMPANY

**PROJECT DATA**  
ZONING: **C-40**  
LAND USE: **SCenic HIGHWAY COMMERCIAL**  
TOTAL AREA OF SITE: **3.4279126 SQ. (1.141 ACRES)**

**SITE KEY NOTES**

1. Contained inside this fence.
2. As shown on the site plan.
3. As shown on the site plan.
4. As shown on the site plan.
5. As shown on the site plan.
6. As shown on the site plan.
7. As shown on the site plan.
8. As shown on the site plan.
9. As shown on the site plan.
10. As shown on the site plan.
11. As shown on the site plan.
12. As shown on the site plan.
13. As shown on the site plan.
14. As shown on the site plan.
15. As shown on the site plan.
16. As shown on the site plan.
17. As shown on the site plan.
18. As shown on the site plan.
19. As shown on the site plan.
20. As shown on the site plan.
21. As shown on the site plan.
22. As shown on the site plan.
23. As shown on the site plan.
24. As shown on the site plan.
25. As shown on the site plan.
26. As shown on the site plan.
27. As shown on the site plan.
28. As shown on the site plan.
29. As shown on the site plan.
30. As shown on the site plan.
31. As shown on the site plan.
32. As shown on the site plan.
33. As shown on the site plan.
34. As shown on the site plan.
35. As shown on the site plan.
36. As shown on the site plan.
37. As shown on the site plan.
38. As shown on the site plan.
39. As shown on the site plan.
40. As shown on the site plan.
41. As shown on the site plan.
42. As shown on the site plan.
43. As shown on the site plan.
44. As shown on the site plan.
45. As shown on the site plan.
46. As shown on the site plan.
47. As shown on the site plan.
48. As shown on the site plan.
49. As shown on the site plan.
50. As shown on the site plan.

**ASSESSOR'S PARCEL NUMBER**  
347-130-028 & 347-130-029



**LEGEND**

- 1. Proposed Building
- 2. Existing Building
- 3. Proposed Parking
- 4. Existing Parking
- 5. Proposed Driveway
- 6. Existing Driveway
- 7. Proposed Easement
- 8. Existing Easement
- 9. Proposed Right-of-Way
- 10. Existing Right-of-Way
- 11. Proposed Utility
- 12. Existing Utility
- 13. Proposed Fence
- 14. Existing Fence
- 15. Proposed Wall
- 16. Existing Wall
- 17. Proposed Gate
- 18. Existing Gate
- 19. Proposed Sign
- 20. Existing Sign
- 21. Proposed Light
- 22. Existing Light
- 23. Proposed Tree
- 24. Existing Tree
- 25. Proposed Plant
- 26. Existing Plant
- 27. Proposed Path
- 28. Existing Path
- 29. Proposed Stair
- 30. Existing Stair
- 31. Proposed Ramp
- 32. Existing Ramp
- 33. Proposed Deck
- 34. Existing Deck
- 35. Proposed Porch
- 36. Existing Porch
- 37. Proposed Terrace
- 38. Existing Terrace
- 39. Proposed Walkway
- 40. Existing Walkway
- 41. Proposed Driveway
- 42. Existing Driveway
- 43. Proposed Easement
- 44. Existing Easement
- 45. Proposed Right-of-Way
- 46. Existing Right-of-Way
- 47. Proposed Utility
- 48. Existing Utility
- 49. Proposed Fence
- 50. Existing Fence

**BUILDING DATA**

AREA	OCCUPANCY	TYPE OF CONSTRUCTION	NUMBER OF STORIES	SPRINKLES
CONVENIENCE STORE	2,566 SF	M	1	NO
CARWASH	2,566 SF	M	1	NO

**PROJECT DATA**

ZONING	LAND USE	TOTAL AREA OF SITE
C-40	SCenic HIGHWAY COMMERCIAL	3.4279126 SQ. (1.141 ACRES)

**PARKING REQUIREMENTS**

STANDARD	REQUIRED	PROPOSED
MINIMUM	12	12
MAXIMUM	12	12

**ASSIGNMENT OF AREAS**

NO.	DESCRIPTION	DATE
1	NO ASSIGNMENT	
2	NO ASSIGNMENT	
3	NO ASSIGNMENT	
4	NO ASSIGNMENT	
5	NO ASSIGNMENT	
6	NO ASSIGNMENT	
7	NO ASSIGNMENT	
8	NO ASSIGNMENT	
9	NO ASSIGNMENT	
10	NO ASSIGNMENT	
11	NO ASSIGNMENT	
12	NO ASSIGNMENT	
13	NO ASSIGNMENT	
14	NO ASSIGNMENT	
15	NO ASSIGNMENT	
16	NO ASSIGNMENT	
17	NO ASSIGNMENT	
18	NO ASSIGNMENT	
19	NO ASSIGNMENT	
20	NO ASSIGNMENT	
21	NO ASSIGNMENT	
22	NO ASSIGNMENT	
23	NO ASSIGNMENT	
24	NO ASSIGNMENT	
25	NO ASSIGNMENT	
26	NO ASSIGNMENT	
27	NO ASSIGNMENT	
28	NO ASSIGNMENT	
29	NO ASSIGNMENT	
30	NO ASSIGNMENT	
31	NO ASSIGNMENT	
32	NO ASSIGNMENT	
33	NO ASSIGNMENT	
34	NO ASSIGNMENT	
35	NO ASSIGNMENT	
36	NO ASSIGNMENT	
37	NO ASSIGNMENT	
38	NO ASSIGNMENT	
39	NO ASSIGNMENT	
40	NO ASSIGNMENT	
41	NO ASSIGNMENT	
42	NO ASSIGNMENT	
43	NO ASSIGNMENT	
44	NO ASSIGNMENT	
45	NO ASSIGNMENT	
46	NO ASSIGNMENT	
47	NO ASSIGNMENT	
48	NO ASSIGNMENT	
49	NO ASSIGNMENT	
50	NO ASSIGNMENT	

**ASSESSOR'S PARCEL NUMBER**  
347-130-028 & 347-130-029

**PROJECT DATA**

ZONING	LAND USE	TOTAL AREA OF SITE
C-40	SCenic HIGHWAY COMMERCIAL	3.4279126 SQ. (1.141 ACRES)

**PARKING REQUIREMENTS**

STANDARD	REQUIRED	PROPOSED
MINIMUM	12	12
MAXIMUM	12	12

**ASSIGNMENT OF AREAS**

NO.	DESCRIPTION	DATE
1	NO ASSIGNMENT	
2	NO ASSIGNMENT	
3	NO ASSIGNMENT	
4	NO ASSIGNMENT	
5	NO ASSIGNMENT	
6	NO ASSIGNMENT	
7	NO ASSIGNMENT	
8	NO ASSIGNMENT	
9	NO ASSIGNMENT	
10	NO ASSIGNMENT	
11	NO ASSIGNMENT	
12	NO ASSIGNMENT	
13	NO ASSIGNMENT	
14	NO ASSIGNMENT	
15	NO ASSIGNMENT	
16	NO ASSIGNMENT	
17	NO ASSIGNMENT	
18	NO ASSIGNMENT	
19	NO ASSIGNMENT	
20	NO ASSIGNMENT	
21	NO ASSIGNMENT	
22	NO ASSIGNMENT	
23	NO ASSIGNMENT	
24	NO ASSIGNMENT	
25	NO ASSIGNMENT	
26	NO ASSIGNMENT	
27	NO ASSIGNMENT	
28	NO ASSIGNMENT	
29	NO ASSIGNMENT	
30	NO ASSIGNMENT	
31	NO ASSIGNMENT	
32	NO ASSIGNMENT	
33	NO ASSIGNMENT	
34	NO ASSIGNMENT	
35	NO ASSIGNMENT	
36	NO ASSIGNMENT	
37	NO ASSIGNMENT	
38	NO ASSIGNMENT	
39	NO ASSIGNMENT	
40	NO ASSIGNMENT	
41	NO ASSIGNMENT	
42	NO ASSIGNMENT	
43	NO ASSIGNMENT	
44	NO ASSIGNMENT	
45	NO ASSIGNMENT	
46	NO ASSIGNMENT	
47	NO ASSIGNMENT	
48	NO ASSIGNMENT	
49	NO ASSIGNMENT	
50	NO ASSIGNMENT	

**ASSESSOR'S PARCEL NUMBER**  
347-130-028 & 347-130-029

**PROJECT DATA**

ZONING	LAND USE	TOTAL AREA OF SITE
C-40	SCenic HIGHWAY COMMERCIAL	3.4279126 SQ. (1.141 ACRES)

**KARAK W/S**

**AS-1.0**

**AS-1.0**

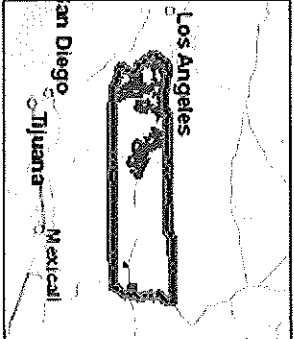
**PAR 190001**  
**Gas Station/Convenience Store/Car Wash**



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON.. 1/18/2019 11:27:56 AM

© Riverside County GIS



- Legend**
- Parcel APNs
  - Parcels
  - Blueline Streams
  - City Areas

**Notes**