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: March 28, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental 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
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Bruce Shaffer
City of Riverside Sphere of Influence

PRE-APPLICATION REVIEW NO. 190010 – Applicant: CJC Designs, Inc. c/o Fred Cohen – Engineer/Representative: Adkan Engineers c/o Mitch Adkison – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Van Buren Blvd, south of Iris Avenue, east of Chicago Avenue, and west of Little Court - 2.84 ac – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Pre-Application Review No. 190010 ('the Project') is proposing a gas station with a canopy for 10 pump stations, a 3,800 sqft. convenience store, an attached drive-thru carwash, and an attached 1,200 sqft. retail tenant suite. The canopy will offer 20 pump positions for vehicle fueling. Proposed parking of 29 parking stalls. Current PAR proposal will not develop the full 2.84 acre parcel. APN 266-020-001. Related Cases: PAR00921 and COC06293. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org – **BBID: 223-095-900**

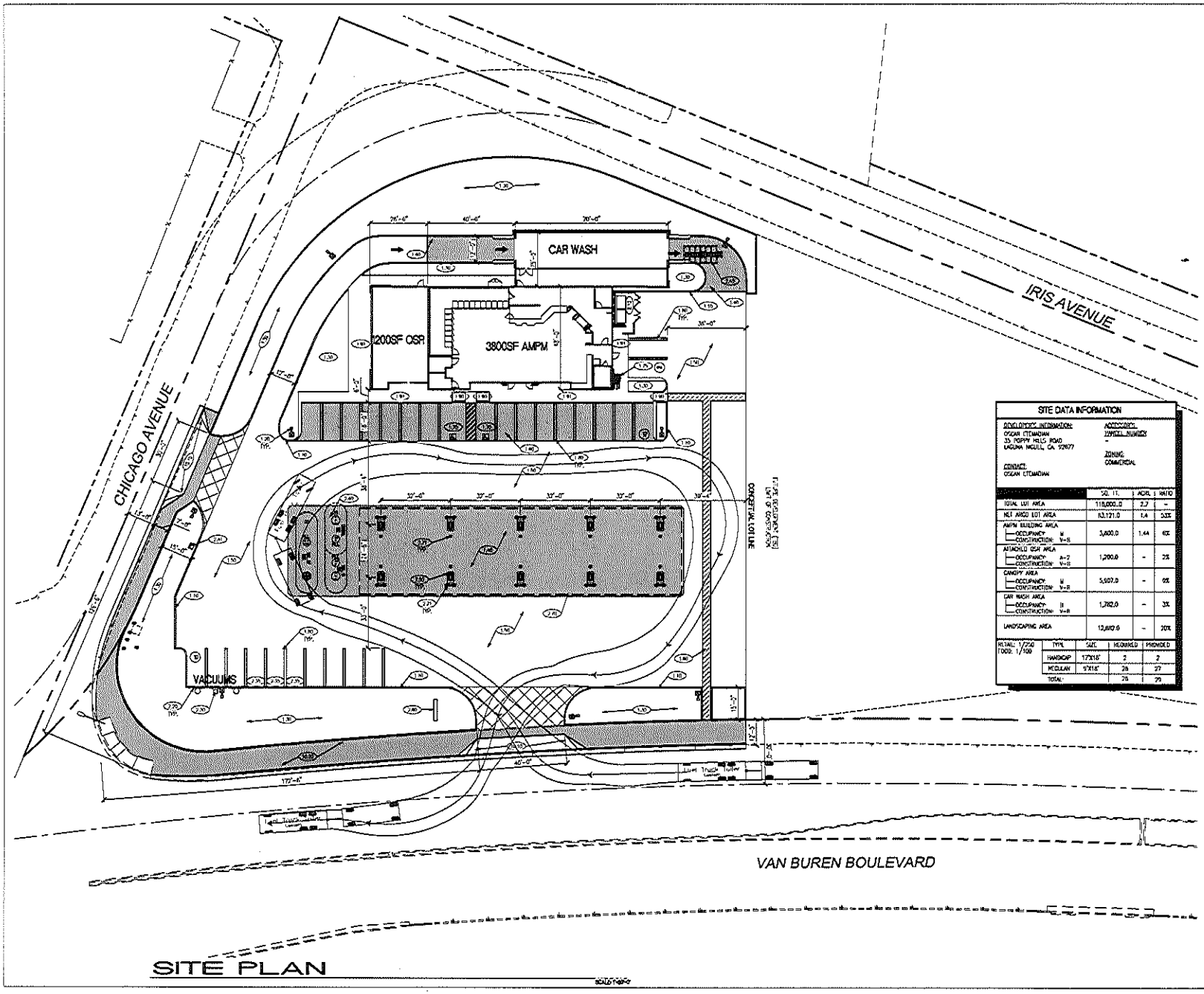
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions 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 meeting on April 11, 2019**. 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.



SITE DATA INFORMATION

DEVELOPER INFORMATION:
OSCAR CTEMADAN
35 PUPPY HILLS ROAD
LAGUNA NIGUEL, CA 92677

CONTACT:
OSCAR CTEMADAN

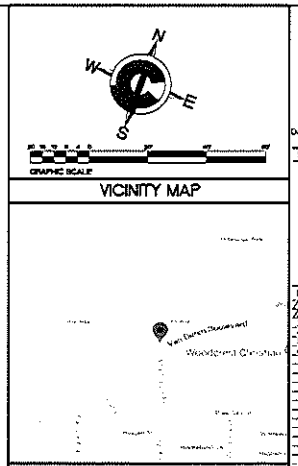
ASSESSOR'S PARCEL NUMBER
-

ZONING:
COMMERCIAL

	SQ. FT.	ACRE	RATIO
TOTAL LOT AREA	118,000.0	2.7	-
NET ARCO LOT AREA	63,121.0	1.4	53%
AMPM BUILDING AREA — OCCUPANCY: M — CONSTRUCTION: V-B	3,800.0	1.44	6%
ATTACHED QSR AREA — OCCUPANCY: A-2 — CONSTRUCTION: V-B	1,200.0	-	2%
CANOPY AREA — OCCUPANCY: M — CONSTRUCTION: V-B	5,907.0	-	0%
CAR WASH AREA — OCCUPANCY: M — CONSTRUCTION: V-B	1,782.0	-	3%
LANDSCAPING AREA	12,610.6	-	20%

HC/AMB: 1/250
TOTAL: 1/100

TYPE	SIZE	REQUIRED	PROVIDED
HANDICAP	17'X18'	2	2
REGULAR	9'X18'	26	27
TOTAL:		28	29



CONSTRUCTION NOTES

1.10 6" CONCRETE CURB

1.20 20TH LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED SHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN

1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION

1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.

1.50 6" OVER 4" ABL ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.

1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)

1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)

1.75 BICYCLE PARKING (MIN. 3) PER CAL GREEN CODE

1.80 9'X18' STANDARD PARKING SPACES

1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)

1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)

2.10 TRASH ENCLOSURE PER CITY OF BEAUMONT PUBLIC WORKS STANDARD

2.20 6" CONCRETE FILLED STEEL GUARD POSTS

2.21 U-SHAPE STEEL GUARD POSTS

2.30 AIR/WATER AND VACUUM UNIT

2.35 ELECTRIC CHARGING STATION

2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON AND (1) 30,000 GALLON UNDER REINFORCED CONCRETE SLAB

2.41 TANK VENT RISERS CARBON CANISTER

2.45 3,000 GALLON CAR WASH CLARIFIER

2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)

2.70 FUELING CANOPY

2.71 FUELING CANOPY COLUMNS

2.80 ID SIGNAGE

10.10 CONCRETE DRIVEWAY PER COUNTY OF RIVERSIDE PUBLIC WORKS STANDARD

10.20 CONCRETE SIDEWALK PER COUNTY OF RIVERSIDE PUBLIC WORKS STANDARD

COMMENT LEGEND

[redacted]

DATE SIGNED: _____

SEAL

ISSUES / REVISIONS

A	02/03/19	REVISED FOR LANDS
1		
2		
3		
4		
5		
6		

DATE | DATE APPROVED

DRAWN BY: G. DE VERA

CHKD BY: F. COMIN

3800 AM/PM - Q.S.R./CAR WASH

APN: 266-020-001
N.E. OSCAR VAN BUREN
& CHICAGO,
WOODCREST, CA 92508
PROJECT NAME AND ADDRESS

CJC Design, Inc.
Design | Planning | Permitting
22485 El Toro Road, Ste 202, Trabuco Canyon, CA 92687
Tel: (949) 837-8353
Fax: (949) 837-8355
www.cjcdesigninc.com

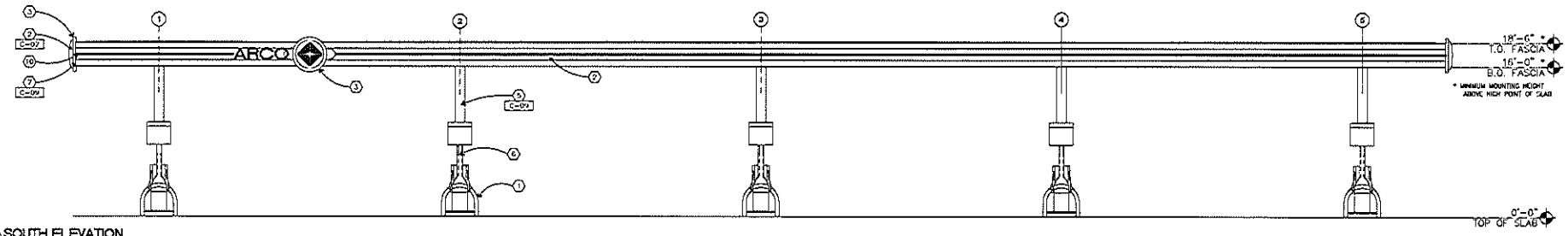
ARCO

SHEET TITLE

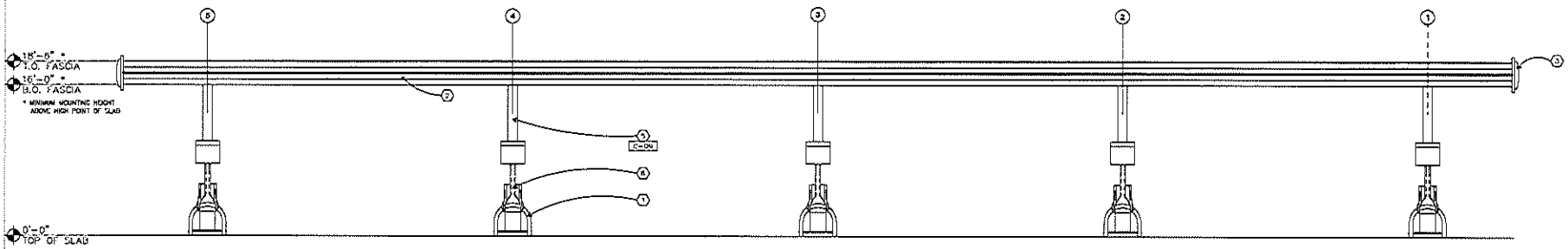
SITE PLAN

PROJECT NO. 19001

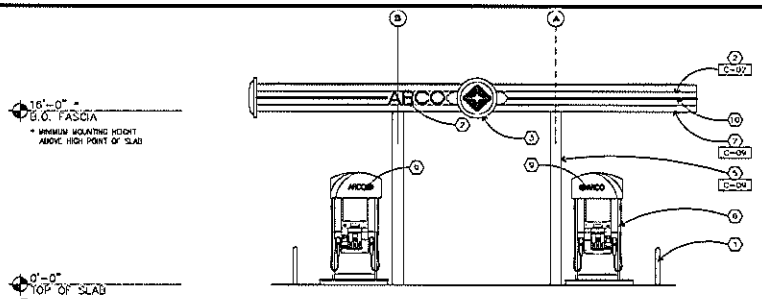
C.1.1



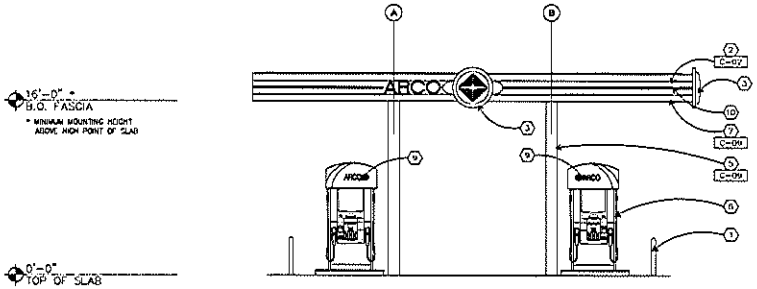
01 SOUTH ELEVATION
CA.1.1 SCALE: 3/16"=1'-0"



02 NORTH ELEVATION
CA.1.1 SCALE: 3/16"=1'-0"



03 EAST ELEVATION
CA.1.1 SCALE: 3/16"=1'-0"



04 WEST ELEVATION
CA.1.1 SCALE: 3/16"=1'-0"

KEYED NOTES

1. ARCHED BOLLARD
2. VINYL DECAL APPLIED TO ACM PANEL
3. ILLUMINATED SIGN BOX (BY OTHERS) FIELD VERIFY LOCATION
4. STEEL BEAM, REFER TO STRUCTURAL
5. STEEL COLUMN, REFER TO STRUCTURAL
6. FLCL DISPENSER AND CURB (BY OTHERS)
7. ALUMINUM COMPOSITE MATERIAL FASCIA PANELS (BY OTHERS)
8. NOT USED
9. 4" x 8" HANDHOLE WITH COVERPLATE ON INSIDE FACE OF COLUMN (TYP.)
10. LED "LASER LIGHT" STRIP TO MATCH — C-11

EXTERIOR PAINTS

C-07	COLOR: ARCO BLUE PMS 2935C - SATIN FINISH
C-09	COLOR: PEARL MATCH RAL 1013 - SEMI-GLOSS
C-11	COLOR: ARCO LIGHT BLUE PMS 2935C - SATIN FINISH

COMMENT LEGEND

DATE SIGNED

SEAL

ISSUES / REVISIONS

DRAWN BY: G. DE VERA

CHECK BY: F. COHEN

3800 AM/PM - USJC/CAR WASH
APN: 266-020-001
N.E. COR VAN BUREN
& CHICAGO,
WOODCREST, CA 92506
PROJECT NAME AND ADDRESS

CJC Design, Inc.
Planning
Design
7185 Ist Ferry Avenue, Suite 222, Tempe, CA 92287
Ph. (714) 832-7143
Fax (714) 832-7144
www.cjcdesign.com

ARCO

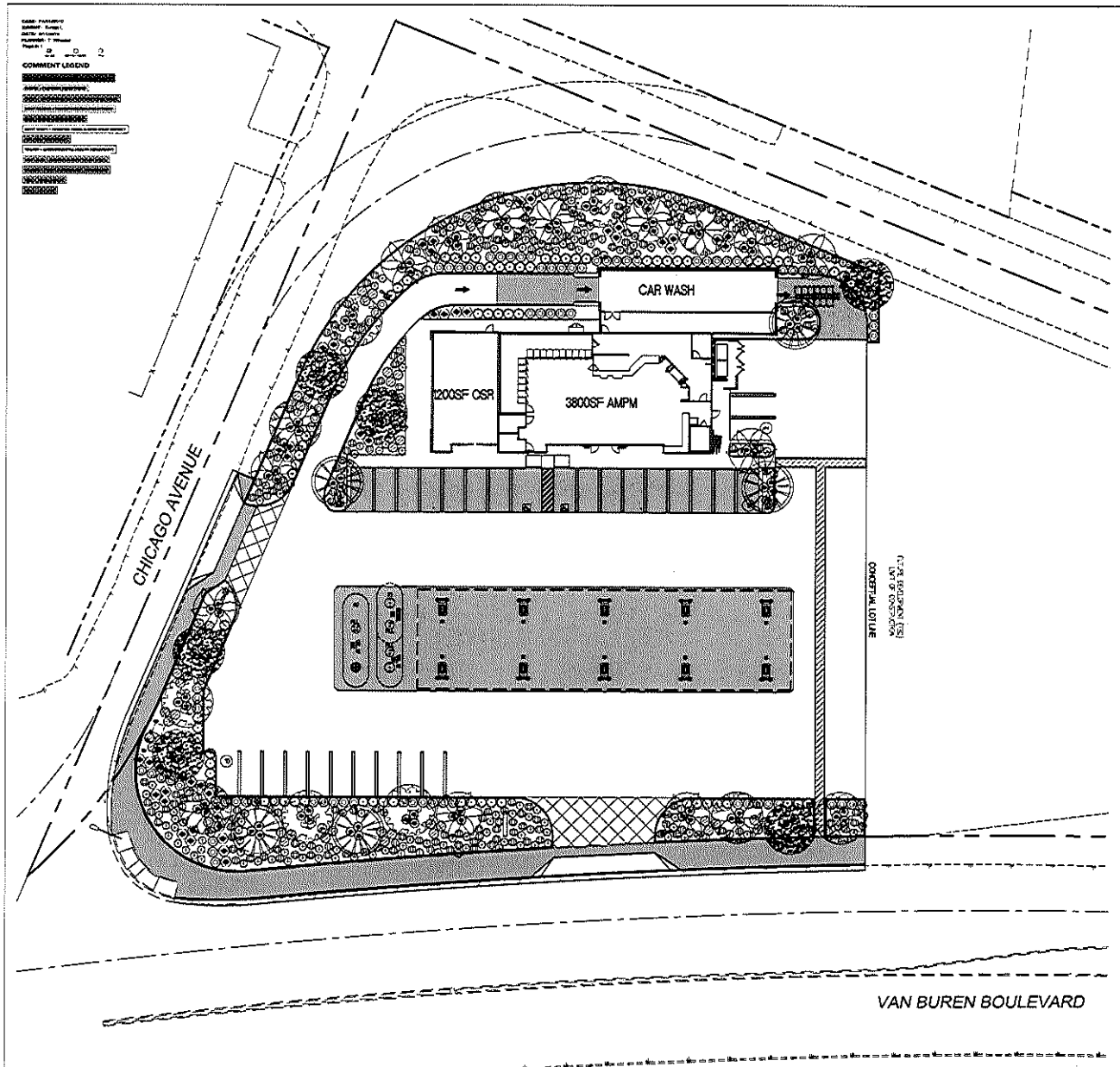
SHEET TITLE

CANOPY ELEVATIONS

PROJECT NO: 19001

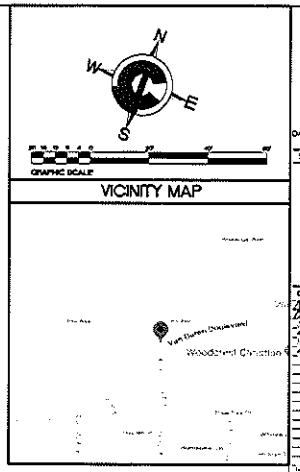
CA.1.1

COMMENT LEGEND



CONCEPTUAL LANDSCAPING

SCALE: 1"=20'-0"



PLANT LEGEND

KEY	BOTANICAL NAMES	COMMON NAMES	MULCHER	SIZE	SPACING
	ROBINIA AMINDUA "DAMONSIS"	IDAHO LOCUST	LOW	36" BOX	40' O.C.
	CORDIOCCIDENTALIS FOREST PAN	WESTERN REDBUD	LOW	24" BOX	20' O.C.
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	LOW	24" BOX	40' O.C.
	QUERCUS ILICX	HOLLY OAK	LOW	24" BOX	20' O.C.
	PROSOPIS HYBRID "PHOENIX"	HYBRID MESQUITE	LOW	24" BOX	30' O.C.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	LOW	5 GAL	3' O.C.
	ALOE STRIATA	CORAL ALOE	LOW	5 GAL	3' O.C.
	SALVIA GREGGI	AUTUM SAGE	LOW	5 GAL	3' O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	LOW	5 GAL	3' O.C.
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	LOW	5 GAL	3' O.C.
	ROSEMARINUS OFFICINALIS	ROSEMARY	LOW	1 GAL	2' O.C.
	DROSANTHEMUM FLORIBUNDA	ROSEA ICE PLANT	LOW	1 GAL	2' O.C.
	MERRIONIA AURICA	MERRIONIA (AURICA)	LOW	1 GAL	10' O.C.

**IRRIGATION CONCEPT: DRIP IRRIGATION WITH SINGLE HYDROZONE

PLANTING NOTES

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, THE WIDTH TWICE THE DIAMETER OF THE ROOTBALL AND 6" DEEPER THAN THE LENGTH OF THE ROOTBALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIX:
   2 PARTS NITROGEN WOODED SHAVINGS
   1 PART NITROHUMUS
   3 PARTS ORGANIZED SOIL
   21 GRAM AGRIFORM PLANTING TABLET
   PLANTING TABLETS SHALL BE APPLIED AS FOLLOWS:
   1 TABLET PER 1 GALLON SIZE PLANT
   2 TABLETS PER 5 GALLON SIZE PLANT
   3 TABLETS PER 15 GALLON SIZE PLANT

   LARGER PLANT MATERIAL WILL BE GIVEN ONE (1) TABLET PER 1/2 " DIAMETER OF TRUNK CALIPER

B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PLANT PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILLING AND WATER IN THOROUGHLY.

C. TURF AREAS SHALL BE ROTOTILLED 3" DEEP WITH
   3 CUBIC YARDS NITROGEN WOODED SHAVINGS PER 100 SQ FT
   AFTER ROTOTILL SOIL SHALL BE GRADED SMOOTH

NOTE:

ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION

CONTRACTOR TO CONDUCT THEIR OWN PLANT MATERIAL QUANTITY TAKEOFFS

CONTRACTOR TO CONDUCT AGRONOMIC SOIL TEST REPORT AND CORRECT RESULTS TO OWNER TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS SUBMITTAL

DATE SIGNED: _____

SEAL

REVISIONS / REVISIONS

DRAWN BY:	G. DE VERA
CHKD BY:	F. COHEN
400 AM/PM - G.S.S./CAR WASH	
APN: 246-020-001	
N.E. COR VAN BUREN & CHICAGO, WOODCRIST, CA 95608	
PROJECT NAME AND ADDRESS	

CJC Design, Inc.
Planning
Design
22425 El Paseo Lane, Suite 200, Tracy, CA 95377
Tel: (209) 835-8552
Fax: (209) 835-8551

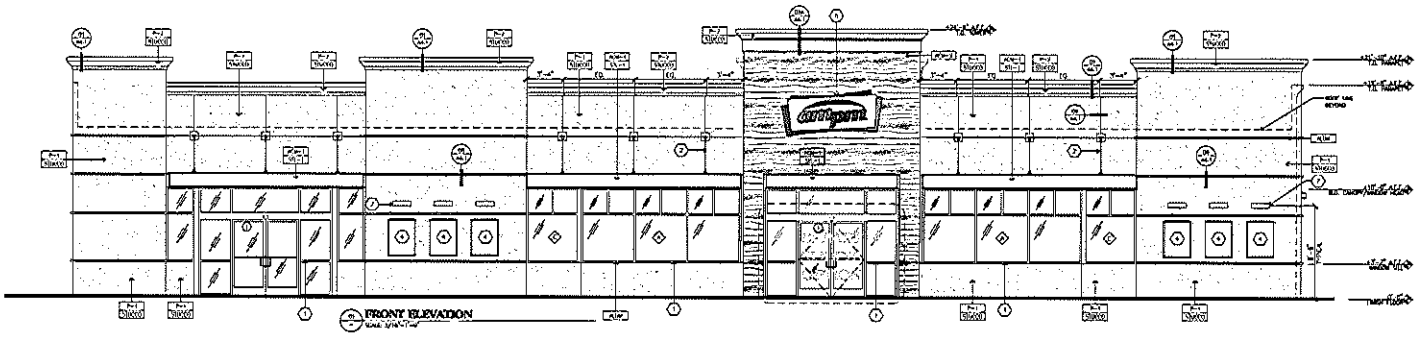
ARCO

SHEET TITLE

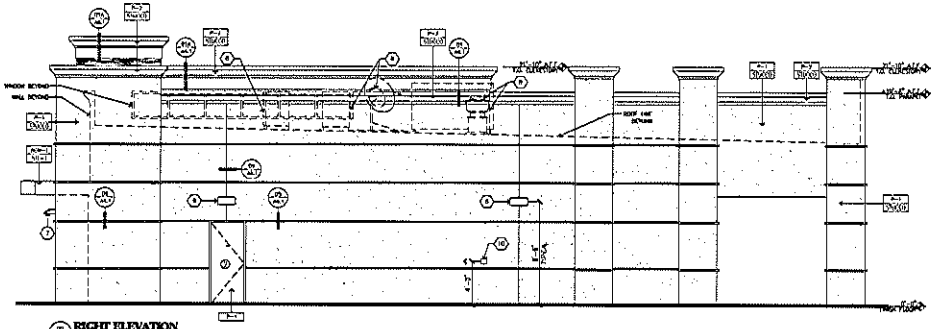
CONCEPTUAL LANDSCAPING

PROJECT NO. 19001

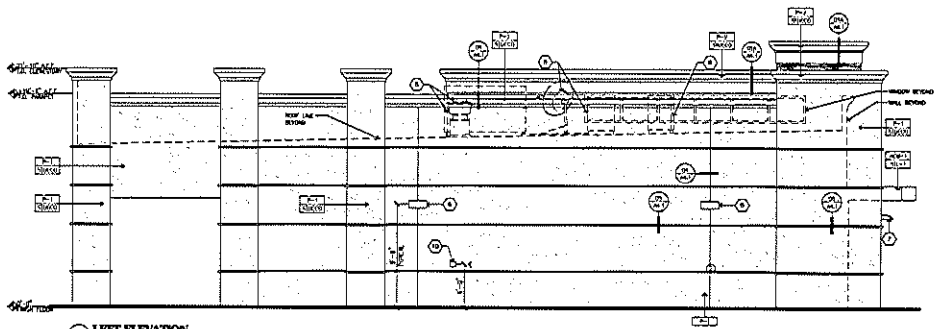
L1.1



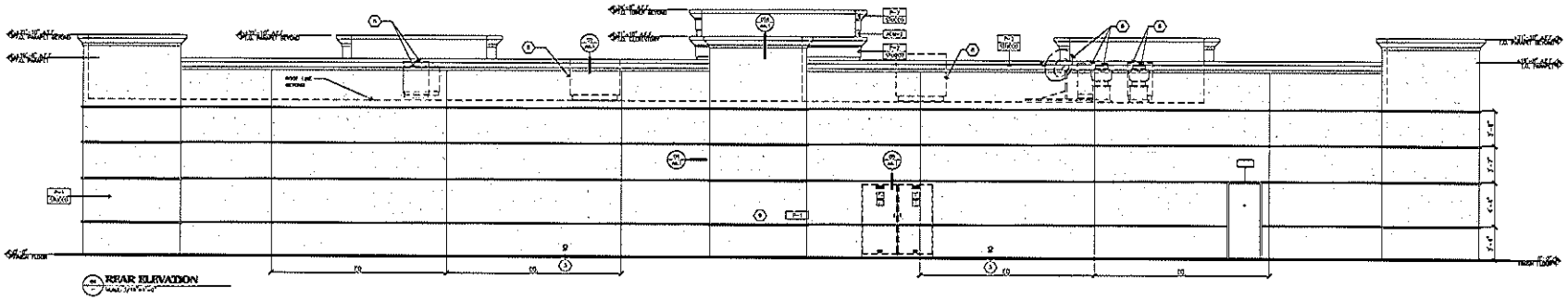
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

GENERAL NOTES

A. MINOR LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
2. STEEL AWNING ROD AND CLEVIS
3. OVERFLOW DRAIN
4. WALL POSTER
5. INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
6. WALL MOUNTED LED FIXTURE
7. WALL MOUNTED SIGN LIGHTING
8. ROOFTOP EQUIPMENT BEYOND
9. MAIN SWITCHGEAR
10. CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION

COLOR LEGEND

- PT-1 BENJAMIN MOORE, OC-69, "WHITE OPULENCE"
- PT-2 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

MATERIAL LEGEND

- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLERESTORY DECAGNOL NOTE:
SUN EXPOSURE SHOULD BE CONSIDERED FOR WINDOW USE AT CLERESTORY. IN TEMPERATE CLIMATE AVOID SOUTH AND WEST EXPOSURE OR ADD SHADING OR LOW E GLAZING

COMMENT LEGEND

DATE SIGNED:

SEAL

ISSUES / REVISIONS

DRAWN BY: C. DE VERA

CHKD BY: J. COHEN

ARCO AM/PM - QUICKCAR WASH

APN: 264-020-001

N.L. CORVAN BUREN

@ CHICAGO,

WOODCREST, CA 92508

PROJECT NAME AND ADDRESS

CJC Design, Inc.

Design Planning Permitting

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Tel: (714) 777-1000

Fax: (714) 777-1002

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ARCO

SHEET TITLE

BUILDING ELEVATIONS

PROJECT NO: 19001

A2.1