



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: May 27, 2022

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Board of Supervisors - Supervisor:  
Jeffries  
Planning Commissioner: Awad  
Western Municipal Water District (WMWD)

**2<sup>nd</sup> Submittal - CHANGE OF ZONE NO. 2000033 and CONDITIONAL USE PERMIT NO. 200051 –** (CEQ200109) – Applicant: PJ Properties Investment, LLC c/o Simerjeet Singh – Engineer/Representative: Empire Design Group, Inc. c/o Greg S. Hann – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Very Low Density Residential (CD: VLDR) – Location: North of Highway 74, East of Wesson Canyon Road, and West of Hammack Avenue – 2.59 Gross/2.13 Net Acres – Zoning: Existing: Residential Agricultural – 2 Acre Minimum (R-A-2) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST:** Change of Zone No. 2000033 is a proposal for a zone change from Residential Agricultural – 2 Acre Minimum (R-A-2) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 200051 is a proposal for a gas station with 12 fuel pump positions under a 4,089 sqft. canopy, a 4,200 sqft. convenience store including sale of beer and wine for offsite consumption, and a 1,500 sqft. drive-thru car wash. The project would provide 21 parking spaces, including 3 ADA, 2 EV, and 6 covered vacuum parking spaces. Infiltration pits and a trash enclosure are included, surrounded by landscaping. – APN: 349-090-027 – Related Project: PAR200003 **BBID: 567-374-261**

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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*John Hildebrand*  
*Planning Director*

**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 May 12, 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 Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

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

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

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

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