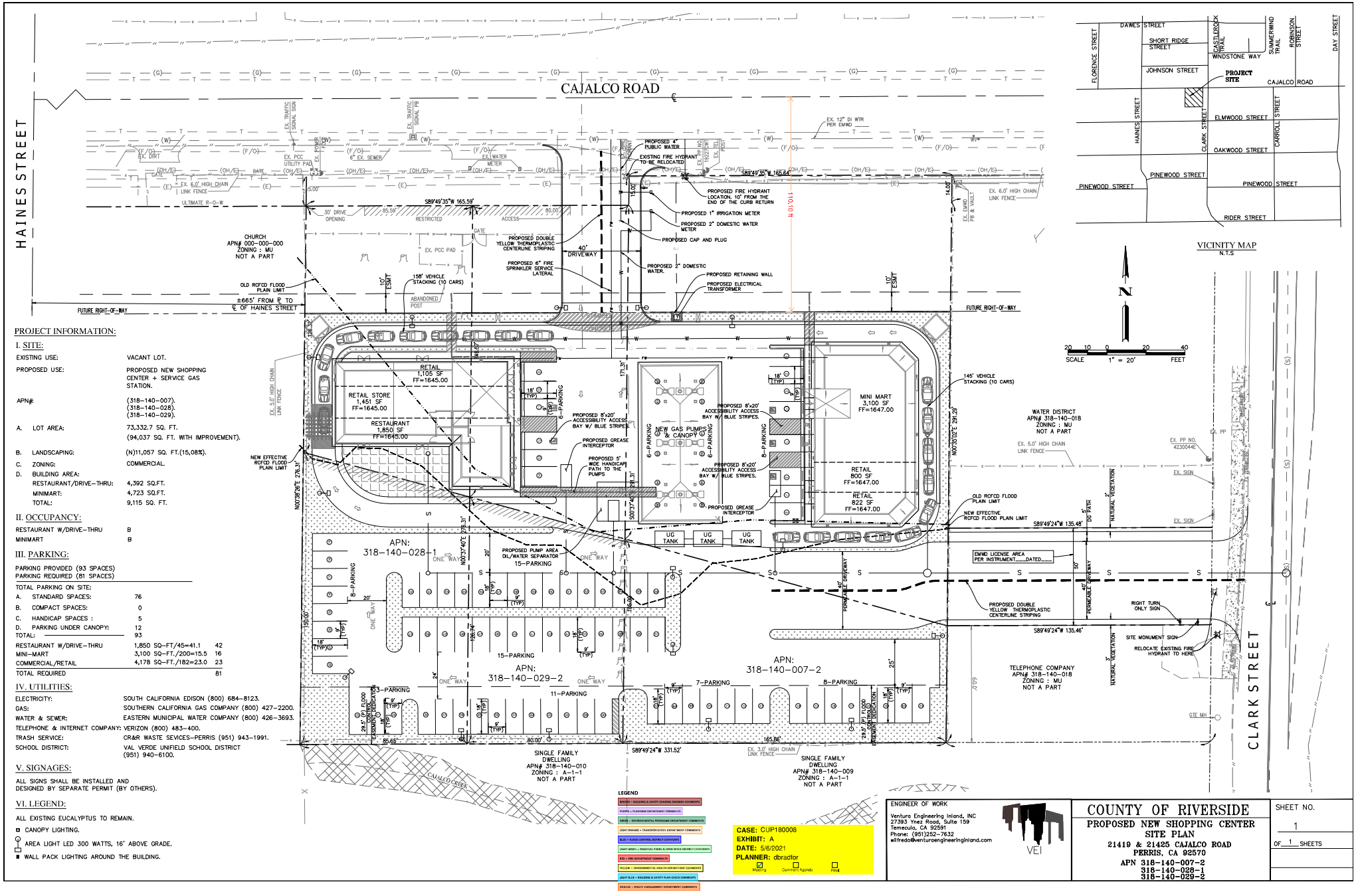

VICINITY MAP
N.T.S

PROJECT INFORMATION:

I. SITE:

EXISTING USE:	VACANT LOT.
PROPOSED USE:	PROPOSED NEW SHOPPING CENTER + SERVICE GAS STATION.
APN#:	(318-140-007). (318-140-028). (318-140-029).
A. LOT AREA:	73,332.7 SQ. FT. (94,037 SQ. FT. WITH IMPROVEMENT).
B. LANDSCAPING:	(N)11,057 SQ. FT.(15.08%).
C. ZONING:	COMMERCIAL.
D. BUILDING AREA:	
RESTAURANT/DRIVE-THRU:	4,392 SQ.FT.
MINIMART:	4,723 SQ.FT.
TOTAL:	9,115 SQ. FT.

II. OCCUPANCY:

RESTAURANT W/DRIVE-THRU	B
MINIMART	B

III. PARKING:

PARKING PROVIDED (93 SPACES)
PARKING REQUIRED (81 SPACES)

TOTAL PARKING ON SITE:		
A. STANDARD SPACES:	76	
B. COMPACT SPACES:	0	
C. HANDICAP SPACES :	5	
D. PARKING UNDER CANOPY:	12	
TOTAL:	93	
RESTAURANT W/DRIVE-THRU	1,850 SQ-FT/45=41.1	42
MINI-MART	3,100 SQ-FT./200=15.5	16
COMMERCIAL/RETAIL	4,178 SQ-FT./182=23.0	23
TOTAL REQUIRED		81

IV. UTILITIES:

ELECTRICITY:	SOUTH CALIFORNIA EDISON (800) 684-8123.
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200.
WATER & SEWER:	EASTERN MUNICIPAL WATER COMPANY (800) 426-3693.
TELEPHONE & INTERNET COMPANY:	VERIZON (800) 483-400.
TRASH SERVICE:	CR&R WASTE SEVICES-PERRIS (951) 943-1991.
SCHOOL DISTRICT:	VAL VERDE UNIFIELD SCHOOL DISTRICT (951) 940-6100.

V. SIGNAGES:

ALL SIGNS SHALL BE INSTALLED AND DESIGNED BY SEPARATE PERMIT (BY OTHERS).

VI. LEGEND:

ALL EXISTING EUCALYPTUS TO REMAIN.

- CANOPY LIGHTING.
- AREA LIGHT LED 300 WATTS, 16' ABOVE GRADE.
- WALL PACK LIGHTING AROUND THE BUILDING.

LEGEND

BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE = PLANNING DEPARTMENT COMMENTS
GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
BLUE = FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED = FIRE DEPARTMENT COMMENTS
YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: CUP180008
EXHIBIT: A
DATE: 5/6/2021
PLANNER: dbradtor
Meeting Comment Agenda Final

ENGINEER OF WORK
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wilfredo@venturaengineeringinland.com
VEI

COUNTY OF RIVERSIDE
PROPOSED NEW SHOPPING CENTER
SITE PLAN
21419 & 21425 CAJALCO ROAD
PERRIS, CA 92570
APN 318-140-007-2
318-140-028-1
318-140-029-2

SHEET NO. 1 OF 1 SHEETS