



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: July 29, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
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.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer
Perris City Sphere of Influence
Perris Union High School District
Eastern Municipal Water District (EMWD)

Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
California Council for the Blind

CONDITIONAL USE PERMIT NO. 200018 (CUP200018), TENTATIVE PARCEL MAP NO. 37850 (TPM37850) – CEQ200049 – Applicant: Salmanco, LP – Marwan Alabbasi – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northwesterly of State Highway 74, southerly of 7th Street, northerly of Ellis Avenue, southeasterly of Clayton Street – 16.43 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST: The Conditional Use Permit is a proposal to develop 7 buildings totaling approximately 31,822 square feet on 16.43 gross acres. Two buildings are proposed for restaurants with drive-thrus, two buildings for retail, one building for a convenience store, and one building for a drive-thru car wash. Two fuel canopy structures are proposed at 5,075 sq. ft. and 2,975 sq. ft. The Conditional Use Permit is also a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed. The Tentative Parcel Map is a proposal for a Schedule “E” subdivision of 16.43 gross acres into 7 lots. – APNs: 326-240-079, 326-250-040. **BBID: 345-196-058****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

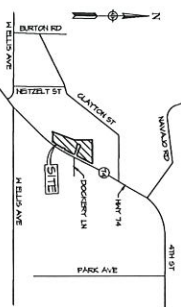
If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

CONTRACTOR
 CONTRACTOR
 1500 S. RIVERSIDE AVE.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1100

ARCHITECT
 ARCHITECT
 1500 S. RIVERSIDE AVE.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1100

ENGINEER
 ENGINEER
 1500 S. RIVERSIDE AVE.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1100

TOPOGRAPHY
 TOPOGRAPHY
 1500 S. RIVERSIDE AVE.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1100



LAND USE TABLE

DESCRIPTION	AREAS ACQUIRED	LEFT ACQUIRED	PROPOSED
RETAIL CENTER	3.80	0.29	1.14
RETAIL CENTER	4.40	0.48	0.00
NO PROPOSED	31.1	0.00	0.00

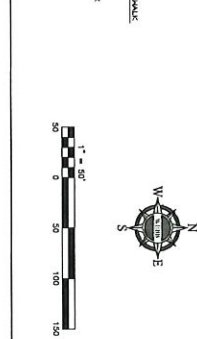
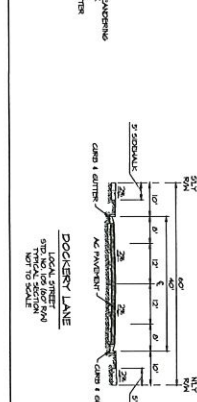
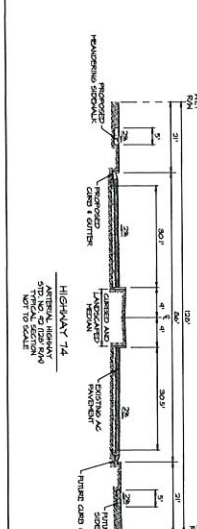
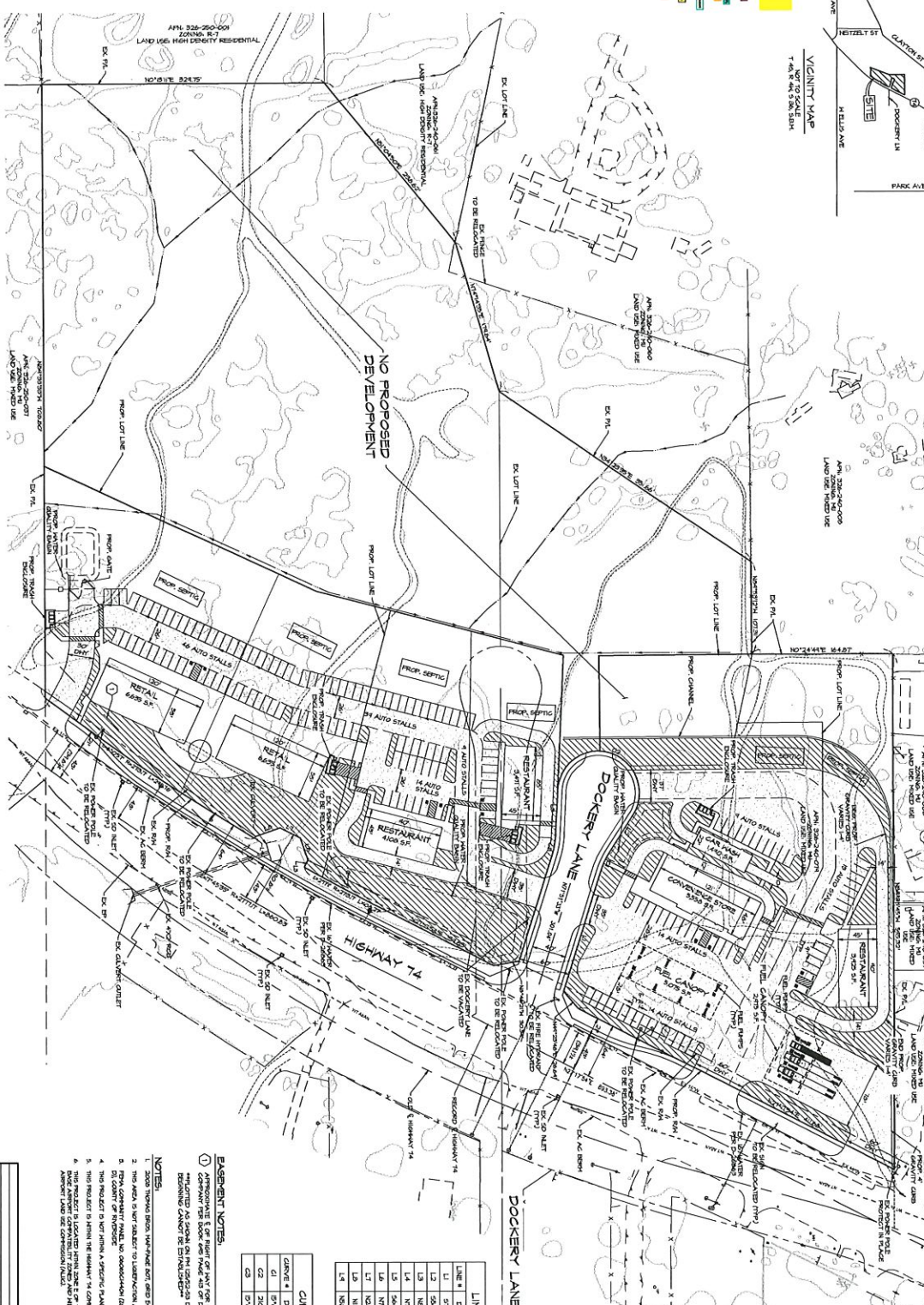
ESTIMATED COSTS
 TOTAL PROJECT COST: \$1,200,000
 TOTAL PROJECT REVENUE: \$1,200,000
 TOTAL PROJECT PROFIT: \$0

SCHOOL DISTRICT
 PROJECT DISTRICT: 1
 PROJECT ZONE: 1
 PROJECT TYPE: 1

LAND USE ZONING
 PROJECT ZONING: R-1
 PROJECT ZONING: R-1
 PROJECT ZONING: R-1

ASSESSOR'S PARCEL NUMBERS
 250-20-001-001
 250-20-001-002
 250-20-001-003

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DOCKERY LANE - CUP NO.
AN ALABASSI CONSTRUCTION DEVELOPMENT



CURVE TABLE

CURVE #	BEARING	ANGLE	LENGTH
01	51.0000N	00.00	20.00
02	310.0000E	46.00	170.00
03	190.0000S	00.00	20.00

EXHIBIT NOTES
 1. THE SHOWN DEVELOPMENT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER DEVELOPMENT.
 2. THE SHOWN DEVELOPMENT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER DEVELOPMENT.
 3. THE SHOWN DEVELOPMENT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER DEVELOPMENT.
 4. THE SHOWN DEVELOPMENT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER DEVELOPMENT.
 5. THE SHOWN DEVELOPMENT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER DEVELOPMENT.

COUNTY OF RIVERSIDE
DOCKERY LANE
CONDITIONAL USE PERMIT NO. _____

AN ALABASSI CONSTRUCTION DEVELOPMENT

SCALE: 1" = 100'
 DATE: 10/10/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

CALIF. CAP/20018
 EXHIBIT: EXHIBIT B
 PLAN SHEET: 18-3926
 PLAN NUMBER: 18-3926
 PROJECT: 2

- LEGEND**
- 18-3926-01 (Blue) - 18-3926-01 (Blue)
 - 18-3926-02 (Green) - 18-3926-02 (Green)
 - 18-3926-03 (Yellow) - 18-3926-03 (Yellow)
 - 18-3926-04 (Red) - 18-3926-04 (Red)
 - 18-3926-05 (Purple) - 18-3926-05 (Purple)
 - 18-3926-06 (Orange) - 18-3926-06 (Orange)
 - 18-3926-07 (Pink) - 18-3926-07 (Pink)
 - 18-3926-08 (Light Blue) - 18-3926-08 (Light Blue)
 - 18-3926-09 (Light Green) - 18-3926-09 (Light Green)
 - 18-3926-10 (Light Yellow) - 18-3926-10 (Light Yellow)
 - 18-3926-11 (Light Purple) - 18-3926-11 (Light Purple)
 - 18-3926-12 (Light Orange) - 18-3926-12 (Light Orange)
 - 18-3926-13 (Light Pink) - 18-3926-13 (Light Pink)
 - 18-3926-14 (Light Light Blue) - 18-3926-14 (Light Light Blue)
 - 18-3926-15 (Light Light Green) - 18-3926-15 (Light Light Green)
 - 18-3926-16 (Light Light Yellow) - 18-3926-16 (Light Light Yellow)
 - 18-3926-17 (Light Light Purple) - 18-3926-17 (Light Light Purple)
 - 18-3926-18 (Light Light Orange) - 18-3926-18 (Light Light Orange)
 - 18-3926-19 (Light Light Pink) - 18-3926-19 (Light Light Pink)
 - 18-3926-20 (Light Light Light Blue) - 18-3926-20 (Light Light Light Blue)

Conceptual Plans for:

Salmanco, Inc.

Hwy 74 Perris, CA.
 APN 326-250-404



Arco Carwash - Afternoon

Project Information

OWNER:
 Salmanco, Inc.
 18000 W. VALLEJO BLVD.
 PERRIS, CA 92571
 951-357-3333

DESIGNER:
 WJSS DESIGN
 10115 W. VALLEJO BLVD. SUITE 201
 PERRIS, CA 92571
 951-357-3333

DATE OF PRELIMINARY DESIGN:
 09/27/2020

DATE OF PRELIMINARY DESIGN:
 09/27/2020

PROJECT LOCATION:
 HWY 74 & W. VALLEJO BLVD.
 PERRIS, CA 92571
 RIVERSIDE COUNTY

PROPOSED OCCUPANCY:
 OFFICE

TYPE OF CODE:
 2018 CALIFORNIA BUILDING STANDARDS CODE

PERMITS REQUIRED:
 PERMITS FOR CONSTRUCTION AND OCCUPANCY

Sheet Index

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	FOUNDATION
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99	FOUNDATION
100	FOUNDATION

GOVERNING CODES:
 CALIFORNIA BUILDING STANDARDS CODE
 CALIFORNIA ELECTRICAL CODE
 CALIFORNIA MECHANICAL CODE
 CALIFORNIA PLUMBING CODE
 CALIFORNIA FIRE CODE
 CALIFORNIA PAVEMENT CODE
 INTERNATIONAL ENERGY CONSERVATION CODE
 INTERNATIONAL MECHANICAL ELECTRICAL PLUMBING CODE
 ADA STANDARDS FOR ACCESSIBLE DESIGN
 BUILDING CODE W/ AMENDMENTS

2018 W/AMENDMENTS
 2018 W/AMENDMENTS
 2018 W/AMENDMENTS
 2018 W/AMENDMENTS
 2018 W/AMENDMENTS
 2018 W/AMENDMENTS
 2018 CALIFORNIA



07/27/2020
 Number: _____
 Revision: _____
 Description: _____
 Date: _____

Conceptual Plans for:
Salmanco, Inc.

18-3926
 12-12-2019
 Hwy 74 Perris, CA.
 APN 326-250-404

DR100

Cover Sheet



AmPm Market 6



AmPm Market 5



Restaurant Parcel 1.1



Restaurant Parcel 1



Restaurant Parcel 4.1



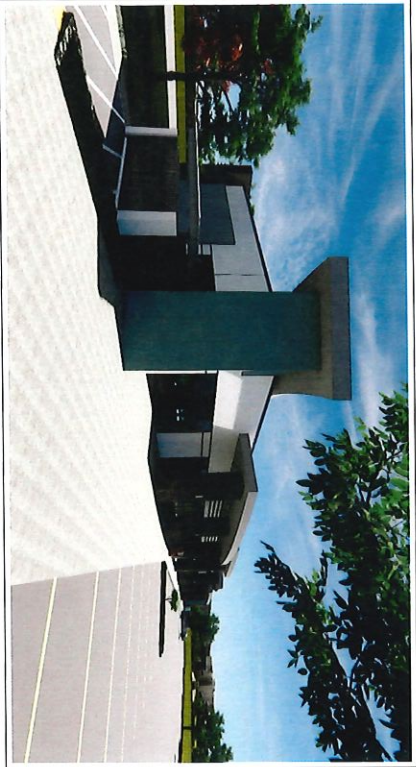
Restaurant Parcel 3



Restaurant Parcel 4.2



Restaurant Parcel 4.3



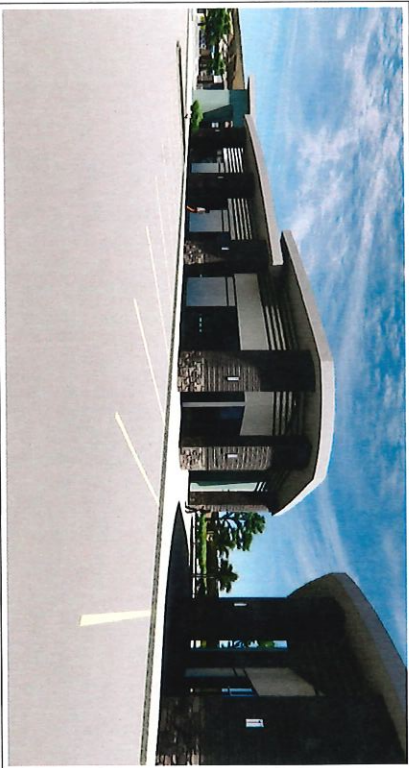
Retail Parcel 5



Retail Parcel 5.1



Retail Parcel 5.2



Retail Parcel 5.3



07/07/2020



Number	Revision	Date

Conceptual Plans for:
Salmanco, Inc.

18-096
12/12/2019
Hwy 74 Parris, CA
APN 326-250-404

DR201

Rendering

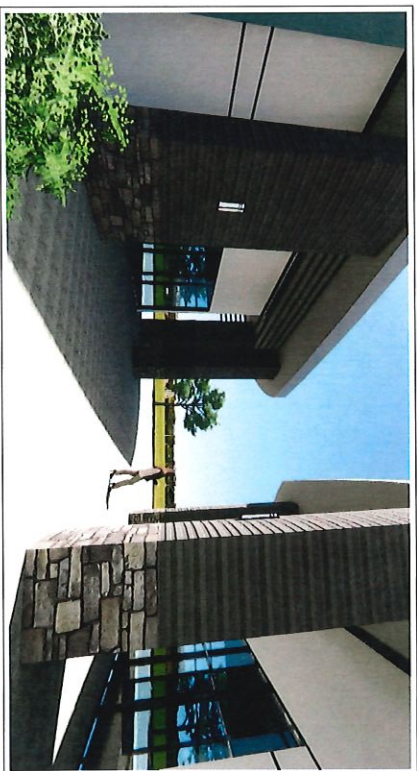


07/07/2020

Number	Revision	Description	Date



Retail Parcel 6.1



Retail Parcel 6.2



Retail Parcel 6.4



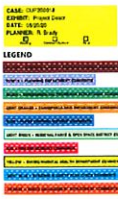
Trash Enclosure Parcel 6

Conceptual Plans for:
Salmanco, Inc.

18-2975
12-12-2019
Hwy 74 Perms, CA
APN 326-250-404

DR202

Rendering



Project Description:

The proposed project is located on two parcels comprising a 15.2-acre site in the Southwest Area of the Mead Valley Area Plan within unincorporated Riverside County. The site is on the west side of State Route 74 at the intersection with Dockery Lane on APNs 326-240-079 (5.6 acres) and 325-250-040 (9.6 acres) (see Figure 1 – Vicinity Map).

The proposed commercial project is located within the Mixed-Use Zone and is comprised of retail, restaurant, carwash, and a convenience store/fueling station. An 8 lot Tentative Parcel Map will create the seven parcels for commercial development with no proposed development on lot 8. A Conditional Use Permit will be processed for the proposed Commercial center. The project components are described as follows:

Parcel #	Use
1	3,925 SF Restaurant and a private OWTS.
2	5,075 SF 18-position Gas Canopy, 2,975 SF 3-position Diesel Fuel Canopy, 5,558 SF Convenience Store, 1,490 SF Carwash and a private OWTS.
3	3,471 SF Restaurant and a private OWTS.
4	4,108 SF Restaurant, Water Quality Basin and private OWTS.
5	6,635 SF Retail and a private OWTS.
6	6,635 SF Retail, Water Quality Basin and private OWTS.
7	No proposed development.
8	This lot will be graded under the No proposed development.

Primary access would be from State Route 74 via an extension of Dockery Lane west, a local street. The entrance from Dockery Lane into the Commercial center would be improved with a minimum of 24-foot wide drive aisle to accommodate emergency vehicle and semi-truck access. A turning bulb would be located at the western end of Dockery lane. Driveways to all areas of the project site would utilize the common entrance. A secondary right in/right out emergency access would be located at the southeast corner of the site.