



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: March 9, 2021

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor Richard Lantis
Board of Supervisors - Supervisor:
Jeffries

Planning Commissioner: Shaffer
City Of Riverside Sphere of Influence
Western Municipal Water District (WMWD)

GENERAL PLAN AMENDMENT NO. 1192, CHANGE OF ZONE NO. 1800013, TENTATIVE PARCEL MAP NO. 37585, and CONDITIONAL USE PERMIT NO. 180012 – 4th Submittal - Applicant: Christian and RuAnne Singletary – Engineer/Representative: SDH and Associates, Inc. – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Existing Foundation Component: Rural Community: Very Low Density Residential (RC: VLDR) - Proposed Foundation Component: Community Development: Commercial Retail (CD: CR) – Location: North of Mockingbird Canyon Road, northeast of Van Buren Blvd., southwest of Old Grove Road, and South of Firethorn Avenue – 9.80 Net Acres – Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed Zoning: General Commercial (C-1/C-P) - **REQUEST:** General Plan Amendment No. 1192 proposes to change the Land Use Designation Foundation Component, as previously initiated through the Board of Supervisors, from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR). Change of Zone No. 1800013 proposes to change the Zoning Classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to General Commercial (C-1/C-P). Tentative Parcel Map No. 37585 proposes a Schedule ‘E’ parcel map to create five parcels for a commercial development. The five parcels will range from 1.00 acre to a maximum of 6.40 acres. Conditional Use Permit No. 180012 proposes a shopping center that will include the following: Building 1 – a 7,500 square foot retail building located on Parcel 1; Building 2 – a 3,062 square foot convenience store, including the sale of beer and wine for off-site consumption and twelve (12) fueling positions under a fueling canopy located on Parcel 2; Building 3 – a 1,948 square foot drive-thru restaurant located on Parcel 3; and Building 4 – a 4,375 square foot drive-thru carwash facility located on Parcel 5. Parcel 4 is 0.3 acres in size and will consist of a driveway entry into the shopping center. Additionally the project will consist of 92 parking spaces (including

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.



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8 ADA spaces and 3 electric vehicle spaces), an underground water quality storage facility, a landscape basin, and a multi-use trail easement coming down from the residential developments above the project site would be incorporated. A total of 4.80 acres will be disturbed from the overall project acreage of 9.80 net acres. – APN: 271-040-043, 044, 084 and 271-110-011 **BBID:846-343-400**

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 Management 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 March 18, 2021**. 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 / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

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