



# 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

CASE: PAR200006  
EXHIBIT: First Transmittal  
DATE: 5/14/2020  
PLANNER: Deborah Bradford

Meeting Calendar Agenda

**LEGEND**

- AGENCY - PLANNING DEPARTMENT COMUNITY
- AGENCY - REGIONAL PARKS & OPEN SPACE DISTRICT
- AGENCY - TRANSPORTATION DEPARTMENT COMUNITY
- AGENCY - WASTE RESOURCES MANAGEMENT DEPARTMENT COMUNITY
- AGENCY - ENVIRONMENTAL PROGRAMS DIVISION COMUNITY
- AGENCY - REGIONAL PARKS & OPEN SPACE DISTRICT
- AGENCY - PUBLIC UTILITIES COMUNITY
- AGENCY - WATER MANAGEMENT DEPARTMENT COMUNITY

DATE: May 11, 2020

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
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.  
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Shaffer  
Perris Sphere of Influence  
Val Verde Unified School District

**PRE-APPLICATION REVIEW NO. 200006** – Exempt – Applicant: Albert A. Webb Associates, Fayres Hall - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: North of Elmwood Street, south of Cajalco Road, east of Clark Street, and west of Carroll Street – 3.20 gross acres – Zoning: Mixed use (MU) – **REQUEST:** A preliminary application review to allow for the construction of a shopping center which would include a 9,286 square foot commercial building, 1,487 square foot car wash, 4,011 square foot convenience store, a 932 square foot canopy for diesel fuel, a 5,162 square foot canopy for gas pumps, and two drive-thru restaurants (1,643 sf. and 3,763 sf.) APN: 318-130-012. **BBID: 423-273-722**

**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 May 14, 2020**. 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.*

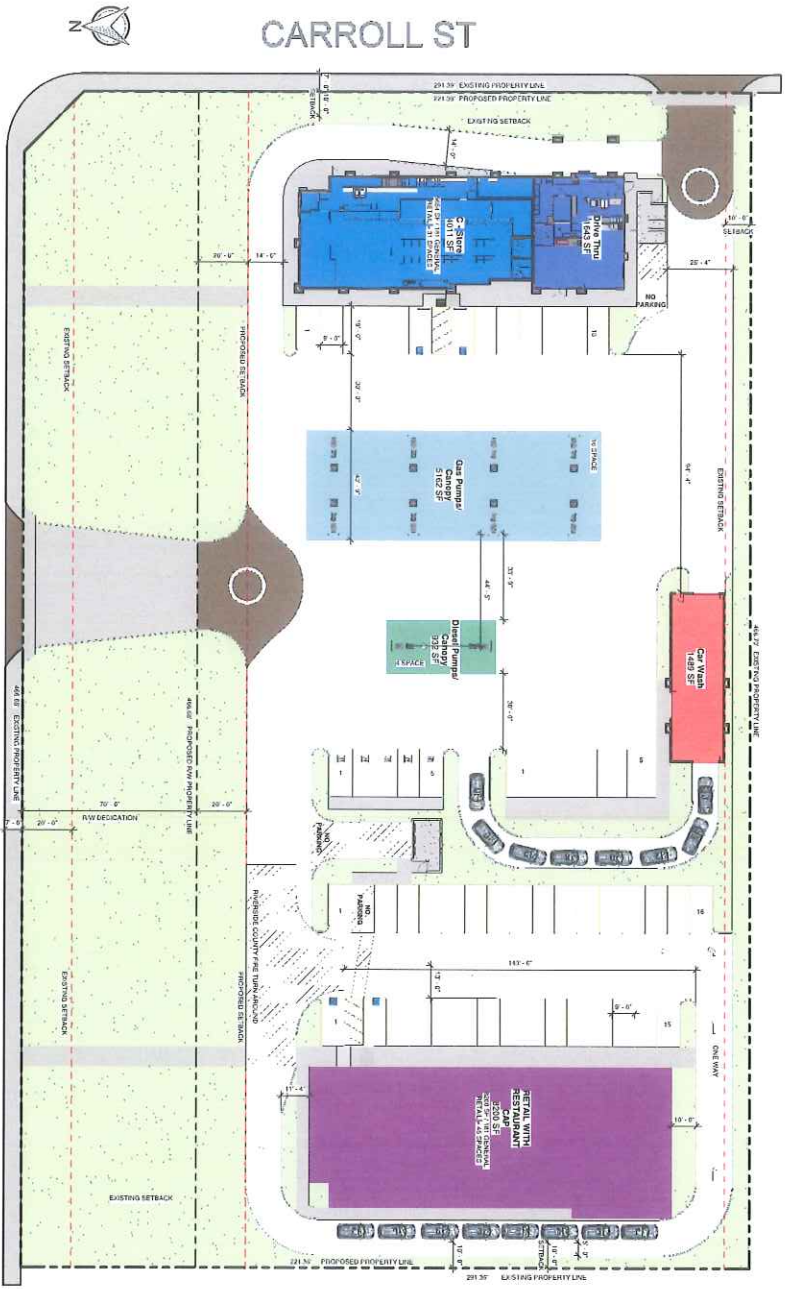
Number	Description	Date

CASE: PAR200006  
EXHIBIT: Exhibit A  
DATE: 05/14/20  
PLANNER: Deborah Bradford

Meeting  
 Comment Agenda  
 Final

**LEGEND**

- PUBLIC - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL, WASTE/WATER DEPARTMENT COMMENTS
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED - 1998 DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - ECONOMIC & SMARTER FUTURE DEVELOPMENT COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS



1 Site Plan  
1-18-20

**CAJALCO RD**

Conceptual Site Plan for:  
**Alabbasi Construction  
and Engineering**

19-1102  
1-12-2019  
21705 Cajalco Rd,  
Perris, CA 92570

**AS-101**

**SITE PLAN**

# PAR 200006

## Cajalco & Carroll



- Legend**
- Parcel APNs
  - Parcels
  - Blue-line Streams
  - City Areas

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 94 188 Feet

REPORT PRINTED ON... 5/11/2020 9:18:37 AM

© Riverside County GIS

**Notes**  
APN 318-130-012