RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: April 23, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
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
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Carl Bruce Shaffer
City of Perris Sphere of Influence
Eastern Municipal Water District (EMWD)

PLOT PLAN NO. 26165, 2nd Submittal – EA42983 – Applicant: Taiseer & Dalla Harb – Engineer/Representative: A.K.A. & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District - Mead Valley Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Southerly of Cajalco Road, easterly of Clark Street, westerly of Carroll Street, and northerly of Elmwood Street – 1.11 Acres - Zoning: Mixed Use (MU) - **REQUEST:** Plot Plan No. 26165 proposes to construct a building for a convenience store with a smoke shop, feed & hay sales, and a 500 gallon propane tank for propane sales. In addition a structure for hay storage will be built at the rear of the project site. Parking will consist of 16 parking spaces for the various uses proposed on site. APN: 318-130-002 – **BBID: 288-710-964**

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 16, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

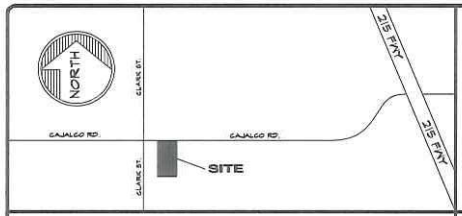
DATE: _____ SIGNATURE: _____

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.

Y:\Planning Case Files-Riverside office\PP26165\Admin Docs\LDC Transmittal Forms\PP26165 2nd Case Transmittal.docx



VICINITY MAP

AREA SUMMARY

PROPOSED STORE AREA	1800 SQ FT
PROPOSED HAY AREA	3500 SQ FT
PROPOSED GRAIN AREA	400 SQ FT
PROPOSED SUPPLY AREA	400 SQ FT

BUILDING SUMMARY

LOT	10
BLOCK	
TRACT	3
MAP BOOK	
CITY	PERRIS
COUNTY	RIVERSIDE
STATE	CA.
A.P.N.	318-130-002

LEGAL DESCRIPTION

BUILDING ZONE	C-P-S	BUILDING CODE
CONSTRUCTION TYPE		20'3 CALIFORNIA BUILDING CODE
BUILDING	VB	20'3 CALIFORNIA MECHANICAL CODE
		20'3 CALIFORNIA PLUMBING CODE
OCCUPANCY		20'3 CALIFORNIA ELECTRICAL CODE
BUILDING	B/S	20'3 CALIFORNIA RESIDENTIAL CODE
		20'3 CALIFORNIA GREEN CODE
		20'3 ENERGY CODE
		ASCE-7-13
NUMBER OF STORIES		NDS 2013
STRUCTURES	1	ACI-318-13

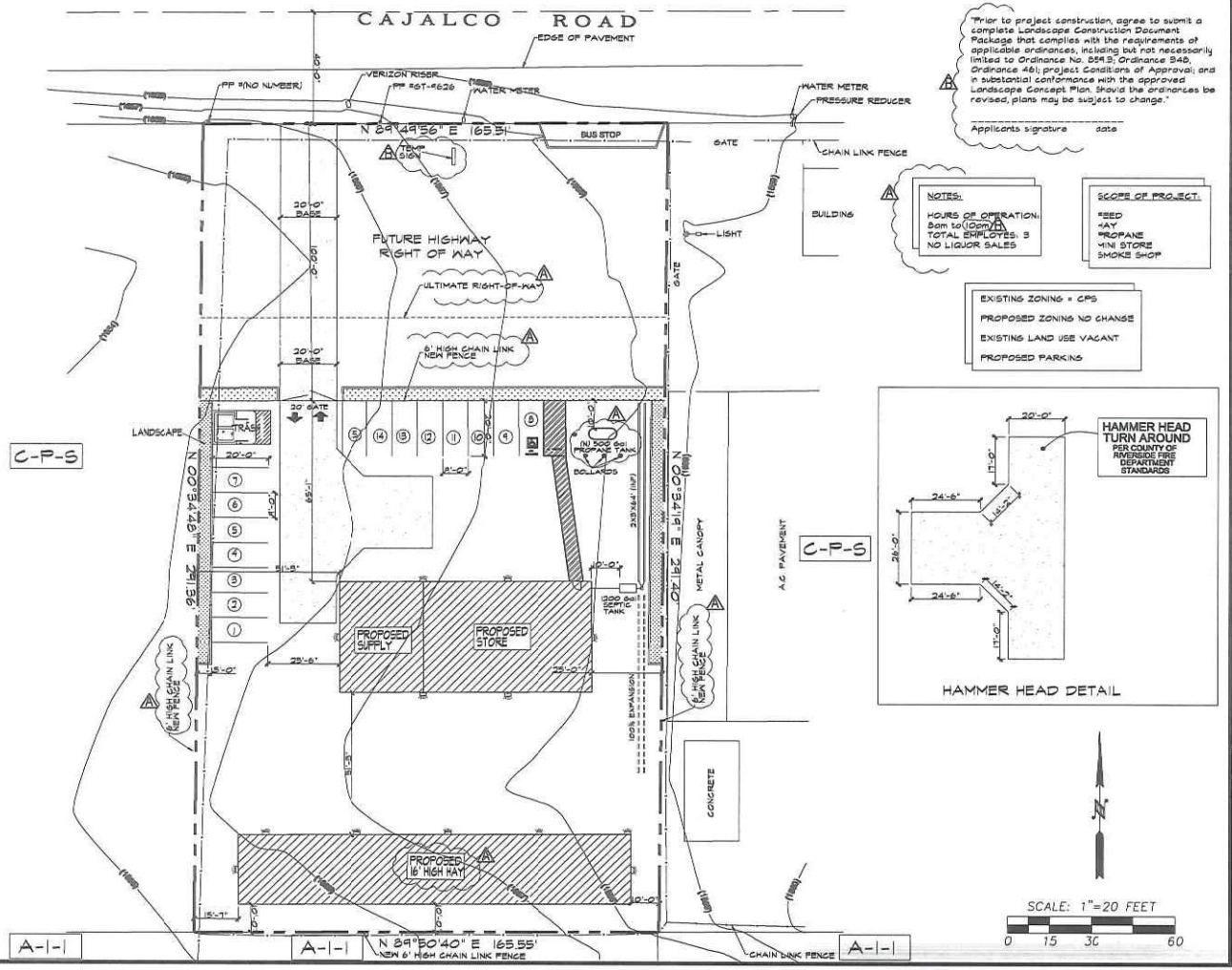
BUILDING ANALYSIS

C-P-S

PLOT PLAN NO.

CR

EXIBIT "A"



"Prior to project construction, agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348, Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change."

Applicants signature date

NOTES:
HOURS OF OPERATION: 8am to 10pm
TOTAL EMPLOYEES: 3
NO LIQUOR SALES

SCOPE OF PROJECT:
*FEED
*HAY
*PROPANE
MINI STORE
SMOKE SHOP

EXISTING ZONING = CPS
PROPOSED ZONING NO CHANGE
EXISTING LAND USE VACANT
PROPOSED PARKING

HAMMER HEAD DETAIL

SCALE: 1"=20 FEET
0 15 30 60

SHEET INDEX

OWNER:
DALLA & TAISEER HARB
1122 EAST GREEN ST
PASADENA CA 91106

EXHIBIT PREPARER:
A.K.A. & ASSOCIATES C/O AL AGUIRRE
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507 (951)684-4222

ASSESSOR'S PARCEL NUMBERS:
318-130-002

DATE EXIBIT PREPARED:
11-22-2016

LEGAL DESCRIPTION:
RECORDED BOOK/PAGE:
RS 19 /58
SUBDIVISION NAME:
LOT/PARCEL :10
BLOCK : NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE
T4S, R4W, SECTION 10

ACREAGE:
1.11 ACRE

MAP COORDINATES (THOMAS BROS MAP):
PAGE 858 GRID:A4 MAP EDITION 2014

GENERAL PLAN:
COMERCIAL RETAIL (CR)

ZONING:
SCENIC HIGHWAY COMERCIAL (C-P-S)

GRADING:
NO GRADING PROPOSED

LIQUEFACTION:
LAND NOT SUBJECT TO LIQUEFACTION
NOT SUBJECT TO OVERFLOW,INUNDATION, OR FLOOD

SCHOOL DISTRICT:
VALVERDE UNIFIED

GAS:
THE GAS COMPANY
25620 Jefferson Ave.
Murrieta, CA 92562
(951) 677-2194

WATER:
EASTERN MUNICIPAL WATER DISTRICT
2270 Trumble Rd, Perris, CA 92570
(951) 928-3777

ELECTRICITY:
SOUTHER CALIFORNIA EDISON
800-655-4555

Cable, Satellite TV, and Telephone
AT&T
(800) 310-2355 (residential)
www.att.com
Time Warner Cable
(887) 475-8127
www.timewarnercable.com/SoCal
Verizon
(800) 483-4000
www22.verizon.com

WATER SHED : SANTA ANA RIVER
No Street Improvement Proposed

COMMENT LEGEND

DESIGN & ENGINEERING

A.K.A. & ASSOCIATES
DESIGNERS/ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507
TEL. (951) 684-4222

THIS PLAN AND ANY ACCOMPANYING DOCUMENT ARE THE WORK PRODUCT AND THE PROPERTY OF A.K.A. & ASSOC. INC.HERE IN AFTER CALLED "THE COMPANY") AND MAY NOT BE USED, COPIED, OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. THESE PLANS AND ANY ACCOMPANYING DOCUMENTS OR PROPOSALS SHALL BE PAID FOR AS A WORK PRODUCT FOR A PRICE AGREED UPON. OWNERSHIP OF THE PLAN AND ANY ACCOMPANYING DOCUMENTS TO THE OWNER OR HIS CONTRACTOR IS CONDITIONED UPON THE ABOVE UNDERSTANDING AND ANY VIOLATION OF THIS CONDITION MAY BE ENJOINED OWNER REPRESENTED IN DAMAGES IN ANY COURT HAVING JURISDICTION OF THE SUBJECT MATTER. DIMENSIONS, MEASUREMENTS, AND LOCATION OF PRESENT OR FUTURE PLUMBING, ELECTRICAL, AND OTHER FACILITIES ARE ALL REPRESENTED ON THE BASIS OF THE BEST INFORMATION AVAILABLE AND SUBJECT TO VERIFICATION. PROPOSED OUTLETS AND FACILITIES MAY BE SUBJECT TO CHANGES IN PLANS DUE TO THE SPECIFIC EXISTING COMPANY CONTROL. THE COMPANY MAKES NO REPRESENTATION AS TO THE ACCURACY OF SUCH OTHER FACILITIES OR THEIR COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.

REVISIONS	BY
1 03-12-19	R.O.
2 03-21-19	R.O.

DALLA & TAISEER HARB
CAJALCO ROAD
PERRIS CA. 92570

A.K.A. & ASSOCIATES
BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE , CA . 92507 (951) 684-4222

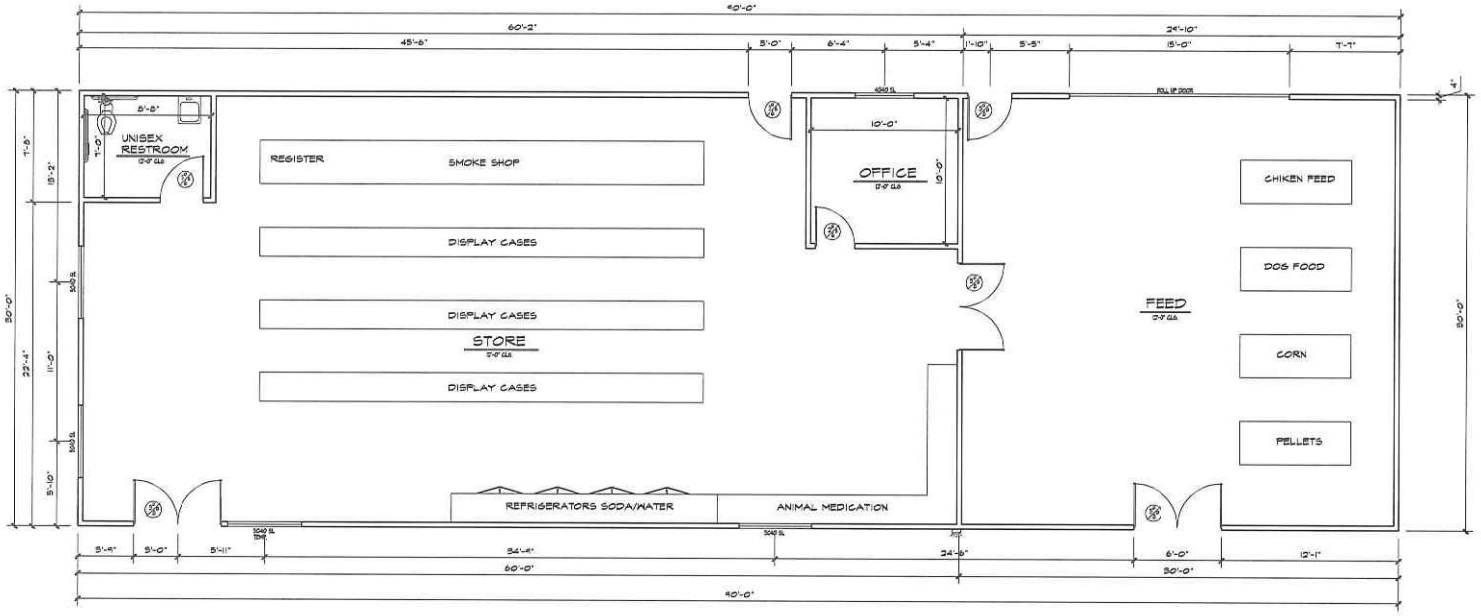
N

DRAWN
CHECKED
AL AGUIRRE
DATE
3-8-19
SCALE
1" = 20'
JOB NO.
SHEET
1

CASE: PPS2-19
EXHIBIT: Final Site Plan Plan
DATE: 12.12.2019
PLANNER: I. Olivarez
Page 6 of 12

COMMENT LEGEND

EXHIBIT "B"



SQUARE FOOTAGE

STORE AREA	=	1,800	SQ. FT.
FEED AREA	=	900	SQ. FT.
GRAND TOTAL	=	2,700	SQ. FT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

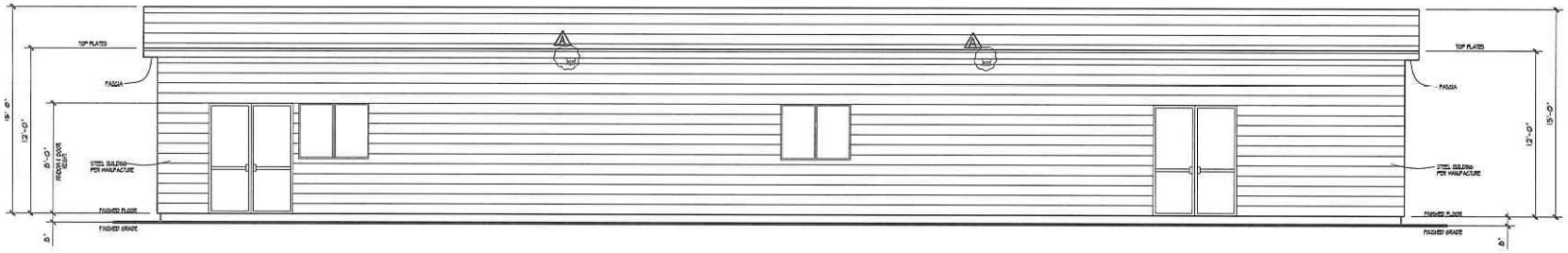
REVISIONS	BY

FLOOR PLAN

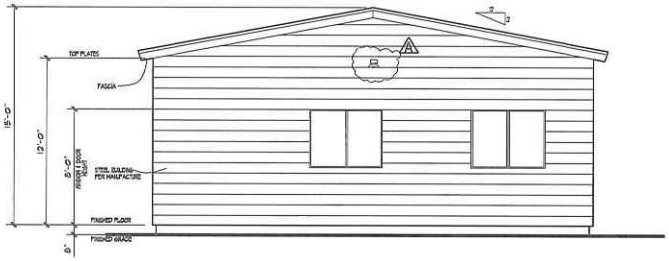
A.K.A. & ASSOCIATES INC.
BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA. 92507 (951) 684-4222

DRAWN: KEVIN AGUIRRE
CHECKED: AL AGUIRRE
DATE: 03-12-19
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET 2

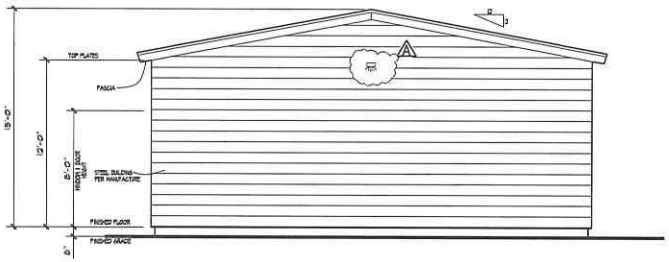
EXHIBIT "C"



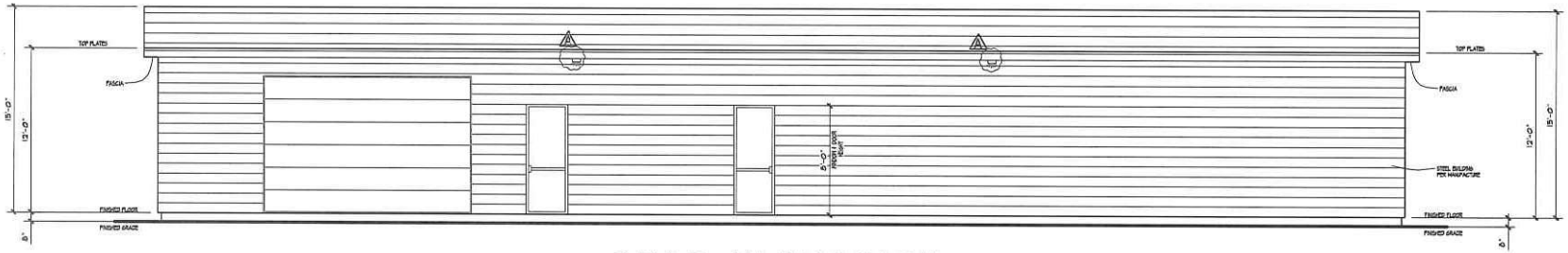
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



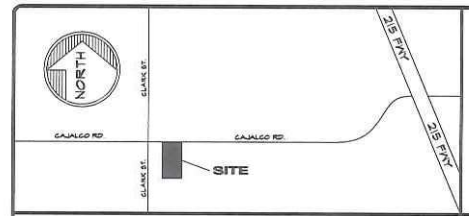
REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY
1 03-12-19	R.D

ELEVATIONS

A.K.A. & ASSOCIATES INC.
BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA. 92507 (951) 684-4222

DRAWN: KEVIN AGUIRRE
CHECKED: AL AGUIRRE
DATE: 03-12-19
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET: 3



VICINITY MAP

AREA SUMMARY

PROPOSED STORE AREA	1800 SQ FT
PROPOSED HAY AREA	3500 SQ FT
PROPOSED GRAIN AREA	400 SQ FT
PROPOSED SUPPLY AREA	400 SQ FT

BUILDING SUMMARY

LOT	10
BLOCK	
TRACT	3
MAP BOOK	
CITY	PERRIS
COUNTY	RIVERSIDE
STATE	CA.
A.P.N.	318-130-002

LEGAL DESCRIPTION

		BUILDING CODE
BUILDING ZONE	C-P-S	
CONSTRUCTION TYPE		
BUILDING	VB	2013 CALIFORNIA BUILDING CODE
		2013 CALIFORNIA MECHANICAL CODE
		2013 CALIFORNIA PLUMBING CODE
OCCUPANCY		2013 CALIFORNIA ELECTRICAL CODE
BUILDING	B/S	2013 CALIFORNIA RESIDENTIAL CODE
		2013 CALIFORNIA GREEN CODE
		2013 ENERGY CODE
		ASCE-7-13
		NDS 2013
		ACI-318-13
NUMBER OF STORIES		
STRUCTURES	1	

BUILDING ANALYSIS

REVISIONS	BY
03-12-19	R.O.
03-21-19	R.O.

PLOT PLAN NO.

C-P-S

CR

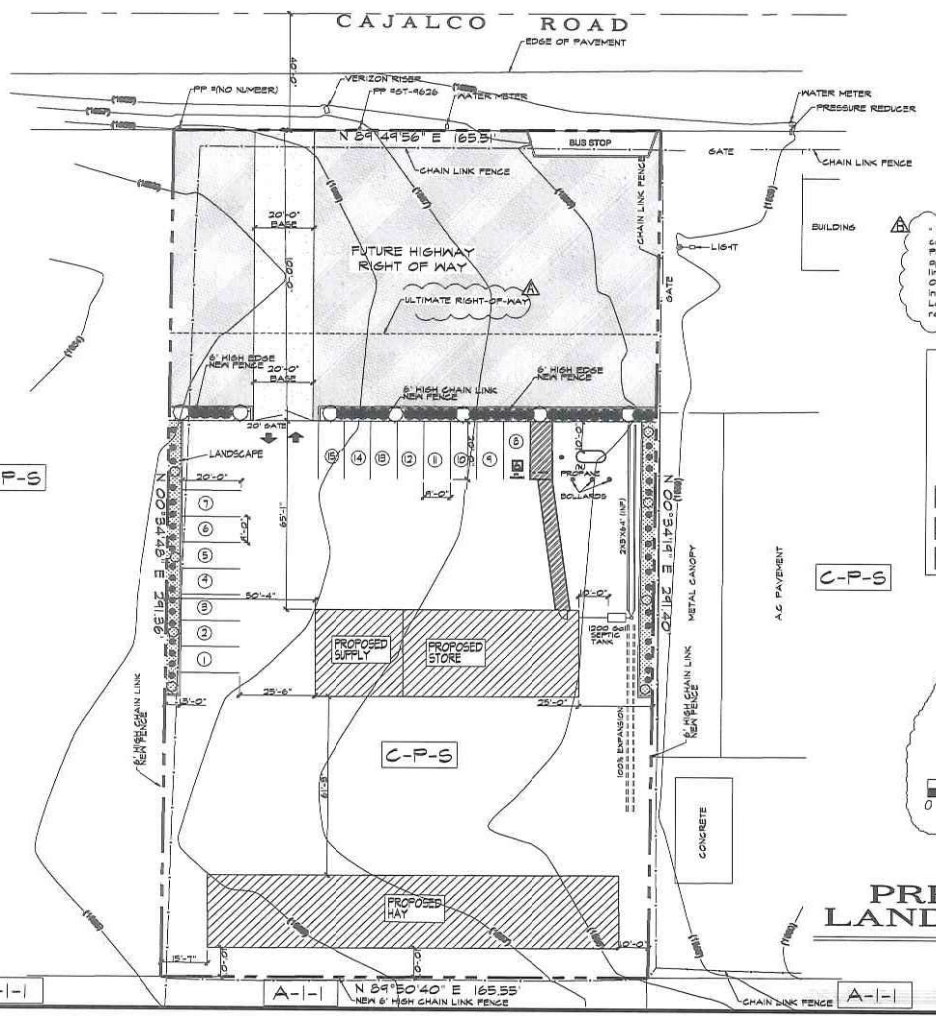


EXHIBIT "A"

SCOPE OF PROJECT:

FEED
HAY
PROPANE
MINI STORE
SMOKE SHOP

EXISTING ZONING = CPS

PROPOSED ZONING NO CHANGE

EXISTING LAND USE VACANT

PROPOSED PARKING

"Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348; Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change."

LEGEND

- PROPOSED TREE 24" BOX SIZE CRAPE MIRTLE Lagerstroemia spaced 15' min o.c.
- PROPOSED SHRUBS TO BE BOX WOOD 5 Gal. Nanding domestica @ 36" O.C. WATER USE LOW 1 GALLON
- PINE HEDGE PLANTS Thuja occidentalis @ 36" O.C. WATER USE LOW 1 GALLON
- HYDROSEED
- PROPOSED COLORED MULCH
- PROPOSED CONCRETE

SCALE: 1"=20 FEET

0 15 30 60

SITE & PRELIMINARY LANDSCAPE PLAN

SHEET INDEX

OWNER:
DALLA & TAISEER HARB
1122 EAST GREEN ST
PASADENA CA 91106

EXHIBIT PREPARER:
A.K.A. & ASSOCIATES C/O AL AGUIRRE
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507 (951)684-4222

ASSESSOR'S PARCEL NUMBERS:
318-130-002

DATE EXHIBIT PREPARED:
11-22-2016

LEGAL DESCRIPTION:
RECORDED BOOK/PAGE:
RS 15 /35
SUBDIVISION NAME:
LOT/PARCEL :10
BLOCK : NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE
T4S, R4W, SECTION 10

ACREAGE:
1.11 ACRE

MAP COORDINATES (THOMAS BROS MAP):
PAGE 935 GRID A4 MAP EDITION 2014

GENERAL PLAN:
COMERCIAL RETAIL (CR)

ZONING:
SCENIC HIGHWAY COMERCIAL (C-P-S)

GRAD NO:
NO GRADING PROPOSED

LIQUEFACTION:
LAND NOT SUBJECT TO LIQUEFACTION
NOT SUBJECT TO OVERFLOW,INUNDATION, OR FLOOD

SCHOOL DISTRICT:
VALVERDE UNIFIED

GAS:
THE GAS COMPANY
25620 Jefferson Ave,
Murrieta, CA 92562
(951) 677-2144

WATER:
EASTERN MUNICIPAL WATER DISTRICT
2270 Trumble Rd, Perris, CA 92570
(951) 928-3777

ELECTRICITY:
SOUTHER CALIFORNIA EDISON
800-655-4555

Cable, Satellite TV, and Telephone
AT&T
(800) 310-2355 (residential)
www.att.com
Time Warner Cable
(951) 475-5121
www.timewarnercable.com/SoCal
Verizon
(800) 483-4000
www.22verizon.com

WATER SHED : SANTA ANA RIVER
No Street Improvement Proposed

CASE: PP24110
EXHIBIT: Landscape Plan
DATE: 1/4/2019
PLANNER: T. Thomas
Page 1

COMMENT LEGEND

DESIGN & ENGINEERING

A.K.A. & ASSOCIATES
DESIGNERS/ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507
TEL. (951) 684-4222

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DALLA & TAISEER HARB
CAJALCO ROAD
PERRIS CA. 92570

A.K.A. & ASSOCIATES
BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA. 92507 (951) 684-4222

DRAWN
CHECKED
A. AGUIRRE
DATE
03-08-19
SCALE
1" = 20'
JOB NO.
SHEET
L1