

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: February 21, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Carl Bruce Shaffer

PRE-APPLICATION REVIEW NO. 200003 (PAR200003) – Applicant: Empire Design Group, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) – Location: North of Wasson Canyon Road, East of Peach Street, West of Elm Street, South of Hwy 74 – 2.13 Acres - Zoning: Residential Agriculture – 2 acre minimum (R-A-2) - **REQUEST:** pre-application review for a proposed gas station to include a 3,922 square foot convenience store, a 4,089 square foot canopy with six (6) multi-product dispensers, and a 1,000 square foot car wash with 6 vacuum stalls – APN: 349-090-027 – **BBID: 671-643-831**

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 meeting on March 5, 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.

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

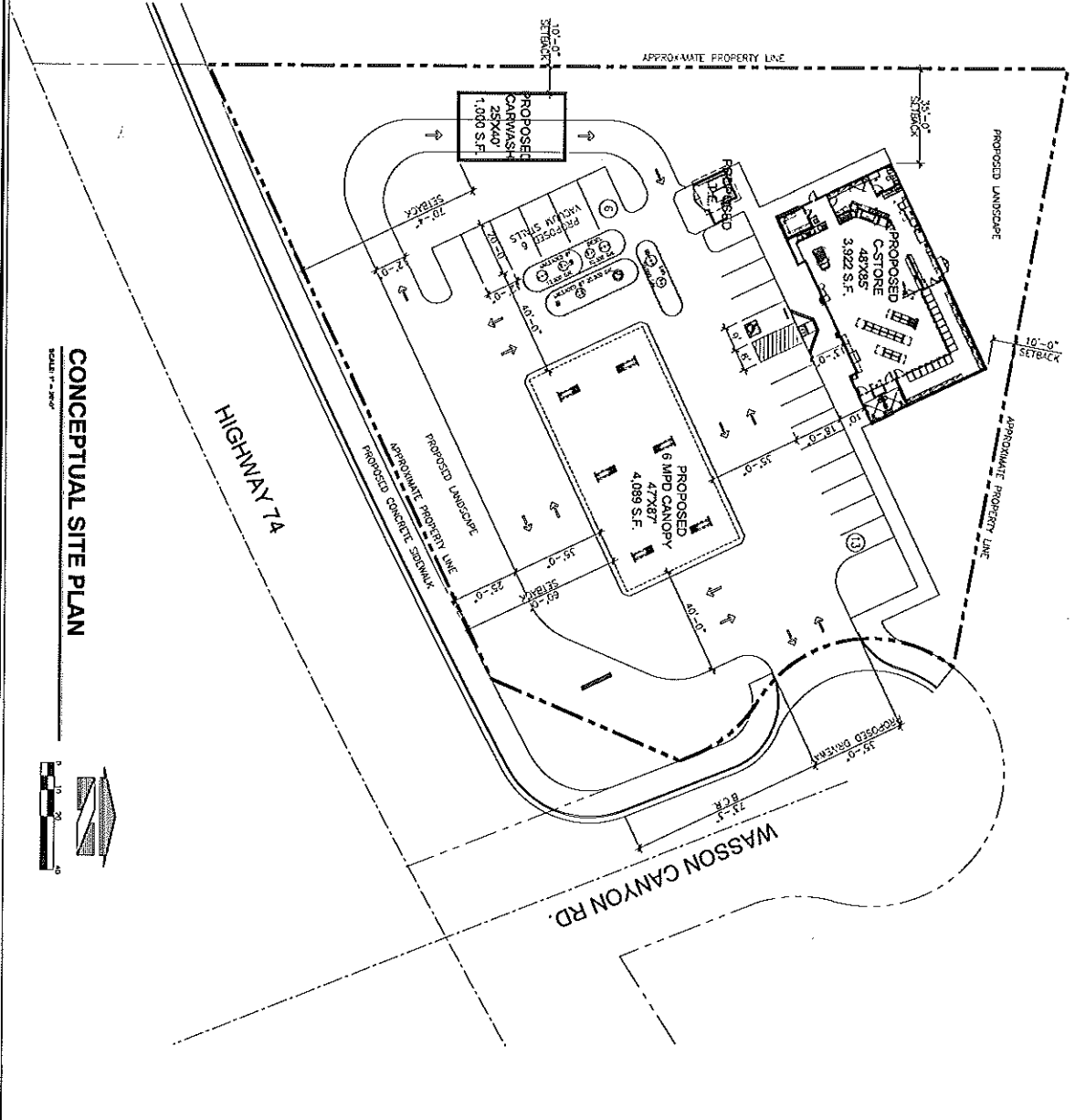
DATE: _____ SIGNATURE: _____

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.

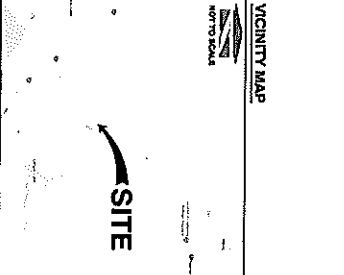
1.00 SHEET NO. 1 OF 1
 2.00 PROJECT NO. 2023-001
 3.00 DATE: 10/20/23
 4.00 SCALE: AS SHOWN
 5.00 DRAWN BY: [Signature]
 6.00 CHECKED BY: [Signature]
 7.00 APPROVED BY: [Signature]
 8.00 TITLE: CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN
 SCALE: AS SHOWN



SITE DATA
 PROJECT NAME: NWC HWY 74 & WASSON CANYON RD.
 COUNTY: RIVERSIDE COUNTY, CA 92570
 APPLICANT: PARMEIET SINGH
 ARCHITECT / EXHIBIT PREPARER: [Firm Name]
 PROJECT DESCRIPTION (SOW): [Description]
 SHEET INDEX: [List]
 VACANT LAND: 12.5 AC
 DEVELOPED LAND: 1.5 AC
 TOTAL AREA: 14.0 AC



AS 1.0
 CONCEPTUAL SITE PLAN
 EXHIBIT A

PRE-APPLICATION REVIEW
 APN: 349-090-027
 NWC HWY 74 & WASSON CANYON RD
 RIVERSIDE COUNTY, CA 92570

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 2481 VAN HORN BLVD
 RIVERSIDE, CA 92503
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 WWW.EMPIREDESIGNGROUP.COM

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 ARCHITECT
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