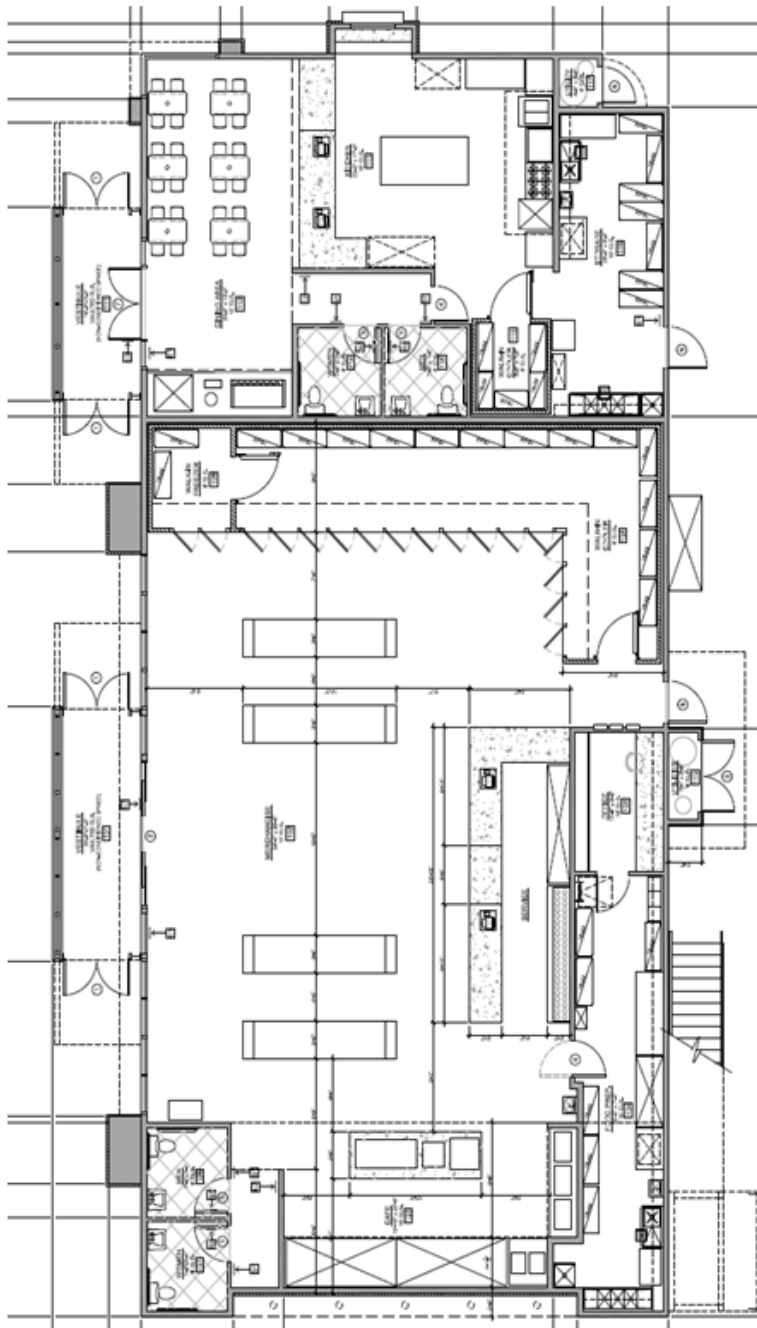
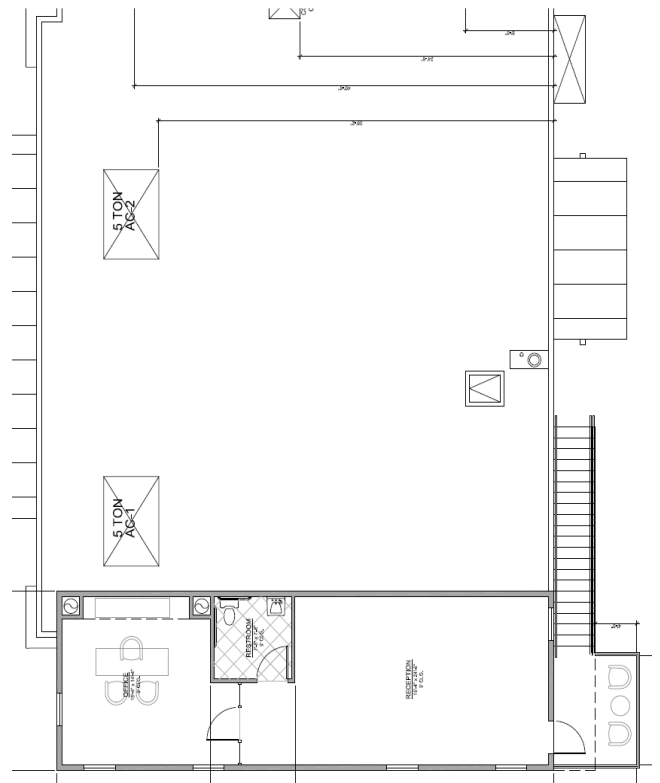


ATTACHMENT 4



Convenience Store/Fast Food Restaurant First Floor



Convenience Store/Fast Food Restaurant Second Floor

APPLICANT(S): HARP VERMA

FILE NO(S): GPA16-00002 & CUP16-00009

LOCATION: NORTHEAST CORNER OF RANCHERO RD AND SEVENTH AVE

APN(S):
0412-172-01

PROPOSAL: CONSIDERATION OF A GENERAL PLAN AMENDMENT FROM LIMITED AGRICULTURAL WITH A MINIMUM LOT SIZE OF 2.5 ACRES (A1-2^{1/2}) TO GENERAL COMMERCIAL (C2) AND A CONDITIONAL USE PERMIT TO CONSTRUCT A GAS STATION WITH SIX FUEL ISLANDS, A 5,784 SQUARE FOOT CONVENIENCE STORE THAT INCLUDES THE SALE OF BEER, WINE AND LIQUOR FOR OFF-SITE CONSUMPTION, A 1,560 SQUARE FOOT AUTOMATED CAR WASH TUNNEL, A 3,300 SQUARE FOOT DRIVE-THRU RESTAURANT AND A 19,000 SQUARE FOOT MULTI-TENANT COMMERCIAL BUILDING LOCATED AT THE NORTHEAST CORNER OF RANCHERO ROAD AND SEVENTH AVENUE



FLOOR PLANS