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July 22, 2019

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Ms. Candice Assadzadeh, Associate Planner
City of Riverside
Community and Economic Development
3900 Main Street, 3rd Floor
Riverside, CA 92522

Community & Economic
Development Department

RE: Proposed 7-Eleven Project Description, Operation Details and Propane Sales

Dear Ms. Assadzadeh,

The proposed 7-Eleven gas station would operate 12 gas pumps (6 double-sided towers) and a convenience store with an allotted 17 parking stalls (including 2 ADA stalls). The operational hours of the store would be 24-hours a day, 7 days a week. The store will consist of approximately three to four employees per shift. During the night shift, there will be between two-three employees. The delivery hours are usually during the morning and afternoon at non-peak hours of store operation.

The propane fueling tank is positioned next to the trash enclosure with the same 6'-4" wall size with an internal wall providing a protective barrier between the trash dumpsters and tank. The propane exchange enclosure is situated on the back side of the structure facing the South side of the convenience store. This complies with Section 19.410.040 of the RMC in which propane storage areas shall be fully screened from view from any public right-of-way. Propane sales are limited and ancillary to primary services of the gas station and convenience store.

If you have any additional questions or concerns, please do not hesitate to reach out.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
President