



# 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: June 1, 2022

**TO:**

Geology  
Paleontology  
Biology  
Cultural  
Park and Open Space Planning Trails  
Traffic Study Transportation  
Grading Transportation  
LSCP Landscape Transportation

Surveyor  
Code Enforcement  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Awad  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
Sphere of Influence - City of Lake Elsinore  
Elsinore Valley Water District

**TENTATIVE PARCEL MAP NO. 38454, CHANGE OF ZONE NO. 2200022, PLOT PLAN NO. 20158, REVISION NO. 2, and CONDITIONAL USE PERMIT NO. 220016** – Applicant: Western States Engineering and Construction c/o Joseph Karaki – Engineer/Representative: Trip Hord Associates – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Business Park (CD: BP) – Warm Springs Policy Area – Location: northeast corner of Highway 74 & Conard Avenue, south of 8<sup>th</sup> Street, and west of Chris Circle – 4.79 Net Acres – Existing Zoning: Industrial Park (I-P) and Watercourse, Watershed, and Conservation Areas (W-1) – Proposed Zoning (Self-Storage Facility): Manufacturing-Service Commercial (M-SC) and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** Tentative Parcel Map No. 38454 is a proposal to subdivide 4.79 gross acres into two commercial parcels; Parcel 1 for a self-storage/RV facility and Parcel 2 for a cannabis retailer storefront. Change of Zone No. 2200022 proposes a zone change from I-P to M-SC zone for Parcel 1 (self-storage/RV facility) to allow for outside RV storage. Plot Plan No. 20158, Revision No. 2 proposes to remove the office and Buildings A, C, and D for the previously entitled self-storage facility and to use a portion of the area for outside RV storage. Conditional Use Permit No. 220016 is a proposal to use the area, formerly for the self-storage office and Building A, to entitle a cannabis retailer storefront suite and separate retail tenant suite. The proposed cannabis retailer storefront would be 3,974 sqft and include an interactive educational area, cannabis retail dispensary area, security, vault, employee area, offices, restrooms, display access, storage, and disposal/drop-off area. The retail tenant space would be 1,054 sqft with a restroom and storage. No cannabis retailer storefront can be permitted in this suite. – APN: 377-372-040 – Related

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.*



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Cases: PAR220007, PP20158, PP20158R1, CPM180004, CZ07107, GEO01976, PDB03601, EA42631 –  
Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC internal review on June 9, 2022**. 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 Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org) / MAIL STOP #: 1070

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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