



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: November 14, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Carl Bruce Shaffer

City of Riverside Sphere of Influence

CONDITIONAL USE PERMIT NO. 190053 and DEVELOPMENT AGREEMENT NO. 1900044 - Applicant: River Leaf – Engineer/Representative: Infrastructures Engineers c/o Sia Shirazi - First Supervisorial District – Glen Ivy Area Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Ben Garrett Rd, South of Dawson Canyon Rd, East of I-15 FWY, and West of Temescal Canyon Rd – 0.44 Net Acres - Zoning: Existing: Manufacture Service Commercial (M-SC) - **REQUEST:** Conditional Use Permit No. 190053 (CUP190053), the project proposes a cannabis micro business within an existing 8,582 square foot two story commerical building. Development Agreement No. 1900044 (DA1900044) would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area – APN: 283-160-038 – **BBID: 676-388-433**

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 December 5, 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.



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Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at tengelki@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

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.

Cannabis Mirco Business

CUP 190053



- Legend**
- Parcel APNs
 - ▭ County Centerline Names
 - County Centerlines
 - Blue line Streams
 - City Areas

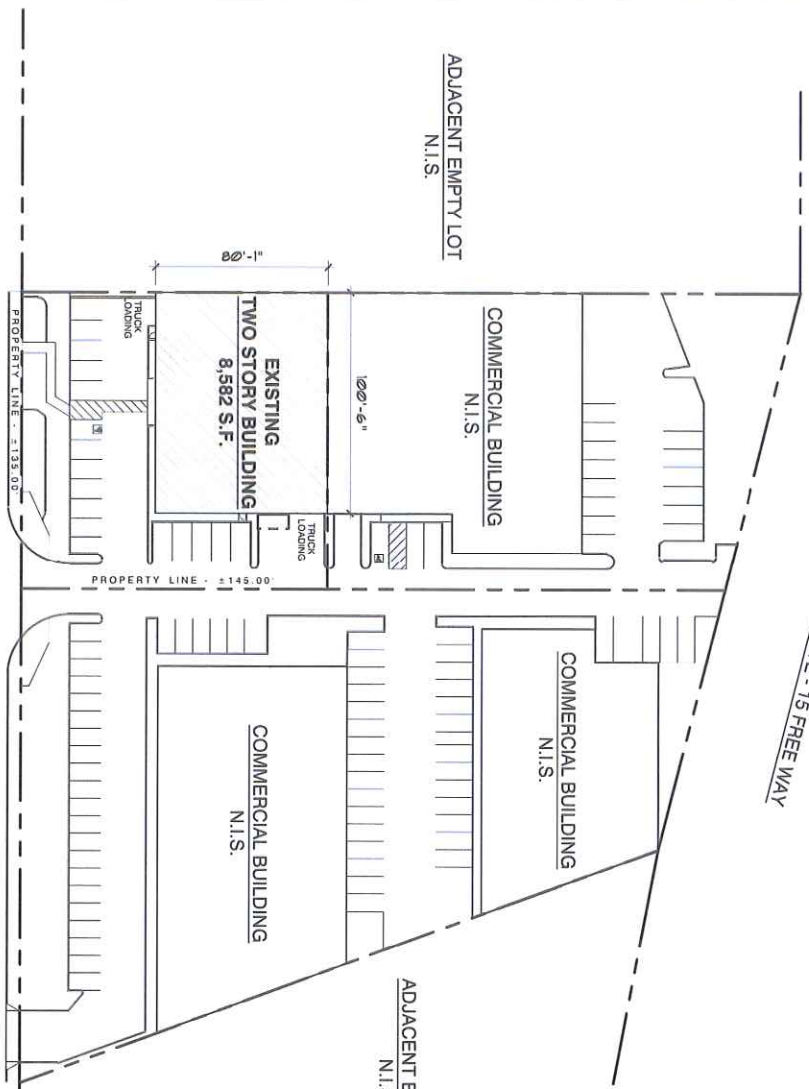
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON...11/1/2019 12:21:01 PM

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Notes



BUILDING INFO:

ZONING:	COMMERCIAL
(E) COMMERCIAL SPACE:	8,582 S.F.
(E) LOT SIZE:	5.19, 132 S.F. (0.43 ACRES)
LOT COVERAGE:	~40.3%
PARKING SPACES:	17
ASSESSOR ID NO:	283160038
FIRE PROTECTION:	SPRINKLERED
OCCUPANCY:	95-1
NUMBER OF STORIES:	2

INTENDED FOR LICENSING CONTENT ONLY (NOT FOR CONSTRUCTION)

OVERALL SITE PLAN
SCALE: 1"=40'-0"



APN
283160038-

EXHIBIT AMENDMENT BLOCK:

OWNER:
JAMES & CHRISTIE KOONTZ
3240 MISSION INN AVE
RIVERSIDE, CA 92507
951-276-3657

DATE:	10/28/19	S.A.
SCALE:	R1	
AS SHOWN		

TEMESCAL
23215 TEMESCAL CANYON RD
CORONA, CA 92883
OVERALL SITE PLAN

A-1



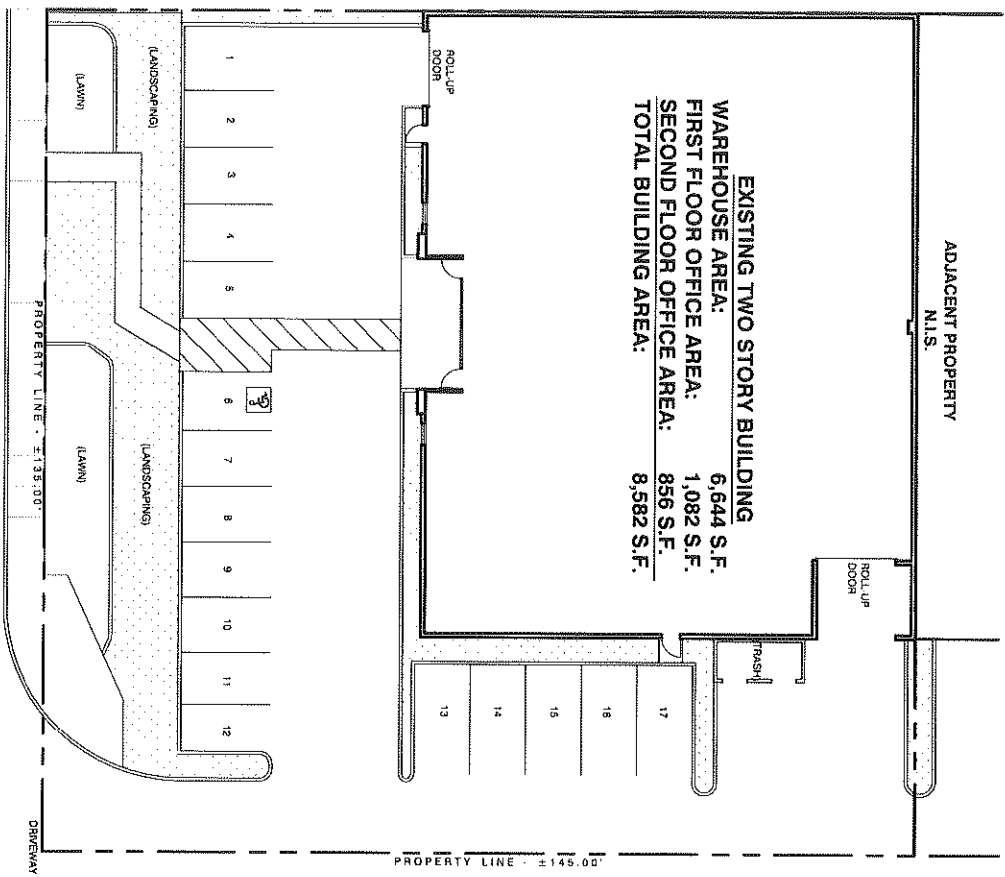
APN
283160038-1

EXHIBIT AMENDMENT BLOCK:

OWNER:
JAMES & CHRISTIE KOONTZ
3240 MISSION INN AVE
RIVERSIDE, CA 92507
951-276-3657

23215 TEMESCAL CANYON RD
CORONA, CA 92883
DETAILED SITE PLAN

S.A.
10/28/19
R2
AS SHOWN



EXISTING TWO STORY BUILDING
 WAREHOUSE AREA: 6,644 S.F.
 FIRST FLOOR OFFICE AREA: 1,082 S.F.
 SECOND FLOOR OFFICE AREA: 856 S.F.
 TOTAL BUILDING AREA: 8,582 S.F.

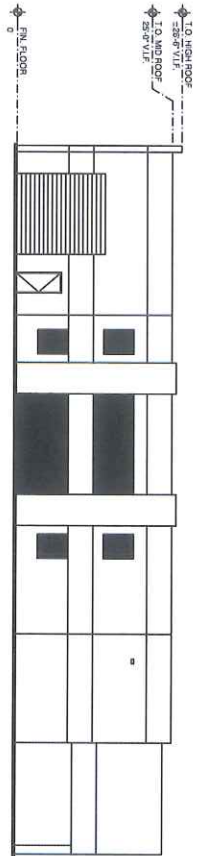
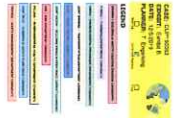
BUILDING INFO:

ZONING:	COMMERCIAL
(E) COMMERCIAL SPACE:	=8,582 S.F.
(E) LOT SIZE:	=1.9 ACRES (0.43 ACRES)
LOT COVERAGE:	= 40.3%
PARKING SPACES:	17
ASSESSOR ID No.:	283160038
FIRE PROTECTION:	SPRINKLERED
OCCUPANCY:	B/S-1
NUMBER OF STORIES:	2
LANDSCAPE AREA:	=2,615 S.F.

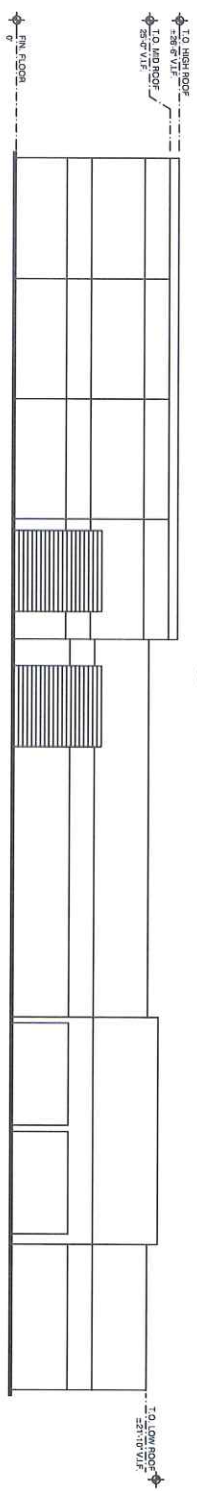
A EXISTING SITE PLAN
SCALE: 1"=20'-0"



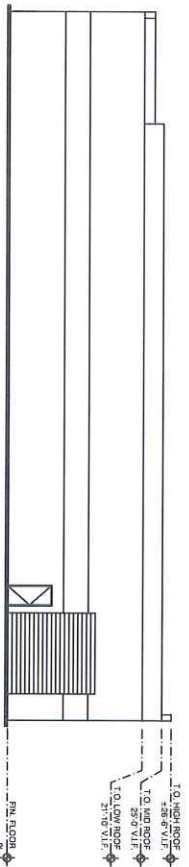
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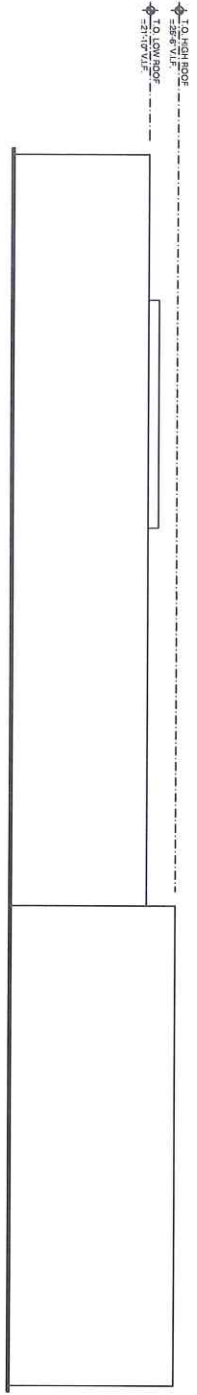
A NORTH ELEVATION
SCALE: 1"=20'-0"



B WEST ELEVATION
SCALE: 1"=20'-0"



C SOUTH ELEVATION
SCALE: 1"=20'-0"



D EAST ELEVATION
SCALE: 1"=20'-0"

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APN
283160038-1

EXHIBIT AMENDMENT BLOCK:

OWNER:
JAMES & CHRISTIE KOONTZ
3240 MISSION INN AVE
RIVERSIDE, CA 92507
951-276-3657

TEMESCAL	
23215 TEMESCAL CANYON RD	
CORONA, CA 92883	
ELEVATIONS	
DATE	S.A.
10/28/19	
SCALE	N/A
AS SHOWN	

B-1.0

