



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: March 18, 2020

TO:

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

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)

CHANGE OF ZONE NO. 1900042, DEVELOPMENT AGREEMENT NO. 1900046, and CONDITIONAL USE PERMIT NO. 190055 - Applicant: Tierra Groves c/o Jacob Woolsey – Engineer/Representative: Megaland Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) – Location: North of De Luz Road, South of Los Gatos Road, and West of Buena Loma Road – 11.58 Gross Acres - Zoning: Existing: Rural Residential (R-R); Proposed: Light Agricultural–10 Arce Minimum (A-1-10) - **REQUEST:** Change of Zone No. 1900042 proposes to change the existing zone from Rural Residential (R-R) to Light Agricultural–10 Arce Minimum (A-1-10). Conditional Use Permit No. 190055 proposes a Commercial Cannabis Cultivation facility with nine existing greenhouses and three 8 x 40 shipping containers. The project site also has five existing water tanks on site, an existing single-story residential dwelling, and an existing barn to be removed. Additionally the project site proposes a security fence and gate surrounding the cannabis would have waste storage, restrooms, and nine employee parking spaces. A Cannabis cultivation facility. Development Agreement No. 190046 would impose a lifespan on the proposed cannabis project and provide community benefit to the Southwest Area. – APN: 930-180-030 – Related Cases: RFP-CAN190060, PM27173 – **BBID: 191-636-927**

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.

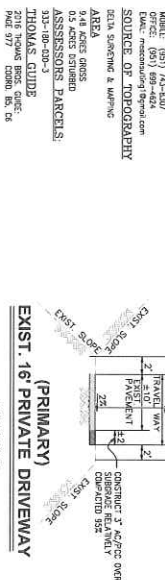
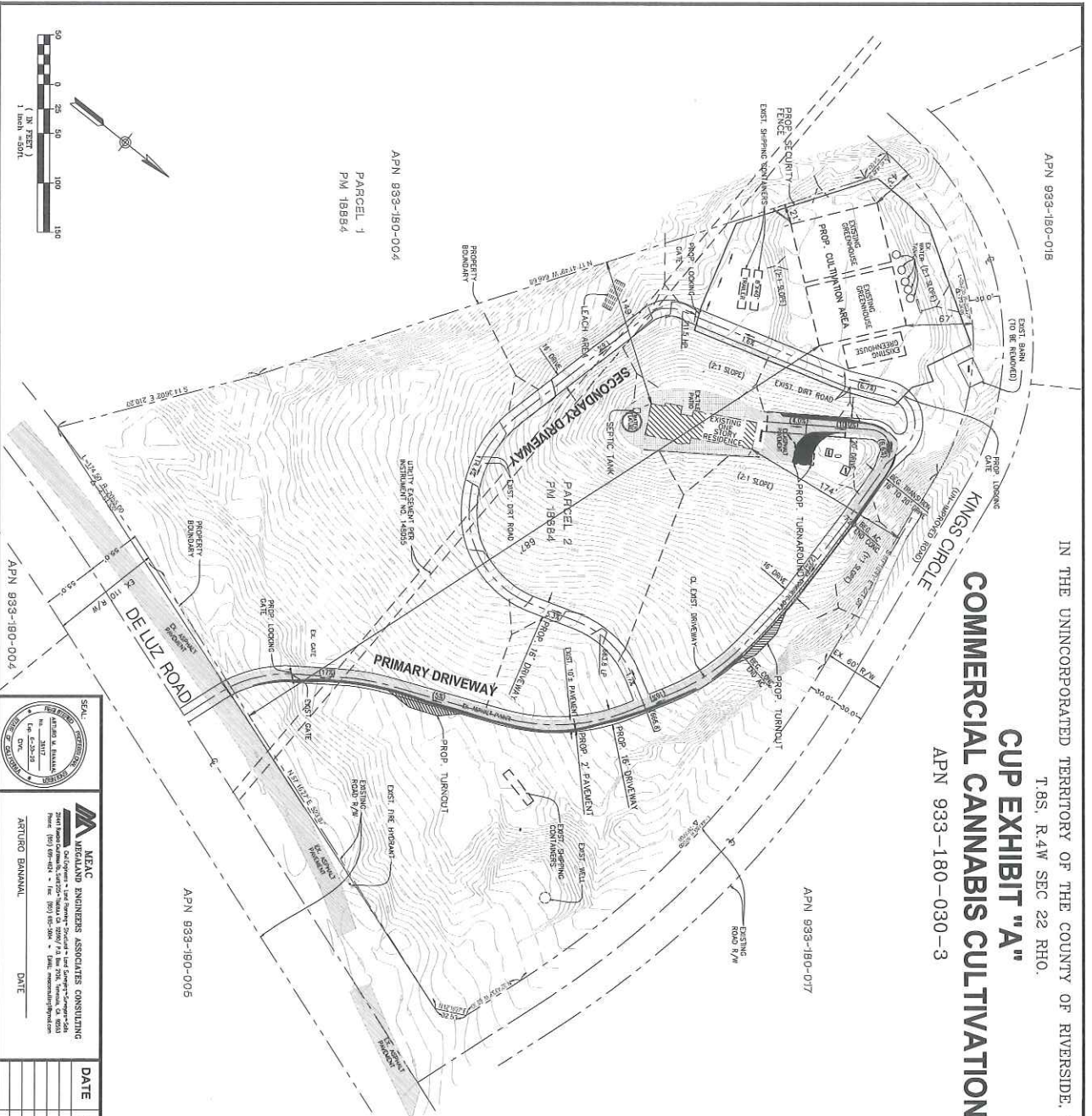
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

T.8S, R.4W SEC 22 R10.

CUP EXHIBIT "A"

COMMERCIAL CANNABIS CULTIVATION

APN 933-180-030-3



OWNER/BELIEFANT:
JACOB & DANA WOOLSEY
 4893 DE LUZ ROAD
 INDUCLIA, CALIFORNIA 92506
 PHONE: (714) 24-4222

EXHIBIT PREPARER:
ARTURO SANCHEZ, P.E.
 2841 RANCHO DULFURIN RD, STE 205
 INDUCLIA, CA 92520
 OFFICE: (951) 899-4424
 DATE: 08/20/2019

SOURCE OF TOPOGRAPHY:
 DECA SURVEYING & MAPPING
 4845 S. GILES CROSS
 0.5 ACRES CONTAINED
 11-18-18-030-1

THOMAS BROTHERS PAGE 977, GR. 55, C6
 2841 RANCHO DULFURIN RD, STE 205
 INDUCLIA, CA 92520
 PHONE: (951) 899-4424

LEGAL DESCRIPTION:
 PARCEL 2 OF PARCEL 16784 AS SHOWN BY MAP ON FILE
 REBORN AS PARCEL 2 OF PARCEL 16784 IN THE OFFICE OF COUNTY
 RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DATE PREPARED:
 SEPTEMBER 2019

UTILITY PURVEYORS & SCHOOL DISTRICT

WHERE	WHAT
WATER WELL	WATER WELL
SEWER	SEWER
SEWER SERVICE SYSTEM	SEWER SERVICE SYSTEM
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
WIRELESS	WIRELESS
SCHOOL DISTRICT	SCHOOL DISTRICT
COUNTY FACILITY DIST.	COUNTY FACILITY DIST.

EXISTING AND PROPOSED ZONING/USE:

EXISTING ZONING: R-1

PROPOSED ZONING: A-1

GENERAL NOTES:

1. PARCEL MAP SHOWS EXISTING OWNERSHIP
2. PARCEL MAP IS NOT SUBJECT TO SUPERVISION OR OTHER REGULATIONS
3. THIS MAP IS NOT INCLUDED IN THE TITAN RECORDING MAP
4. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN
5. THERE ARE EXISTING WELLS ON THE PROPERTY
6. THIS LAND IS NOT SUBJECT TO OREMINA, MENDOCINO, OR FLORENZ ORDINANCES
7. PROJECT IS NOT WITHIN A COUNTY SERVICE AREA

MISCELLANEOUS NOTES:
 3000 800A CALIFORNIA POLICY AREA

EARTHWORK QUANTITIES:
 300 C.Y.
 300 C.Y.

LEGEND:

EXISTING PROPERTY LINE	(Solid line)
EXISTING CONDUIT	(Dashed line)
EXISTING ICE MAINLINE	(Line with 'X' marks)
EXISTING TIE MAINLINE	(Line with 'T' marks)
PROPOSED PROPERTY LINE	(Dashed line)
PROPOSED CONDUIT	(Dashed line)
PROPOSED ICE MAINLINE	(Line with 'X' marks)
PROPOSED TIE MAINLINE	(Line with 'T' marks)

NOT TO SCALE

(PRIMARY) EXIST. 16' PRIVATE DRIVEWAY

(SECONDARY) 16' PRIVATE ACCESS DRIVEWAY



MEAC
 MICHAEL ENGINEERS ASSOCIATES CONSULTING
 15450 W. CENTRAL EXPRESSWAY, SUITE 200
 TEMECULA, CA 92590
 PHONE: (951) 694-4242 FAX: (951) 694-4244
ARTURO SANCHEZ DATE: _____

DATE	REVISIONS

COUNTY OF RIVERSIDE
SITE PLAN
COMMERCIAL CANNABIS CULTIVATION
 TEMECULA, CA 92590
 FOR **JACOB & DANA WOOLSEY**

SHEET NO. **1**
 OF 1
 P/C: CGS: MCG

CAN 190064



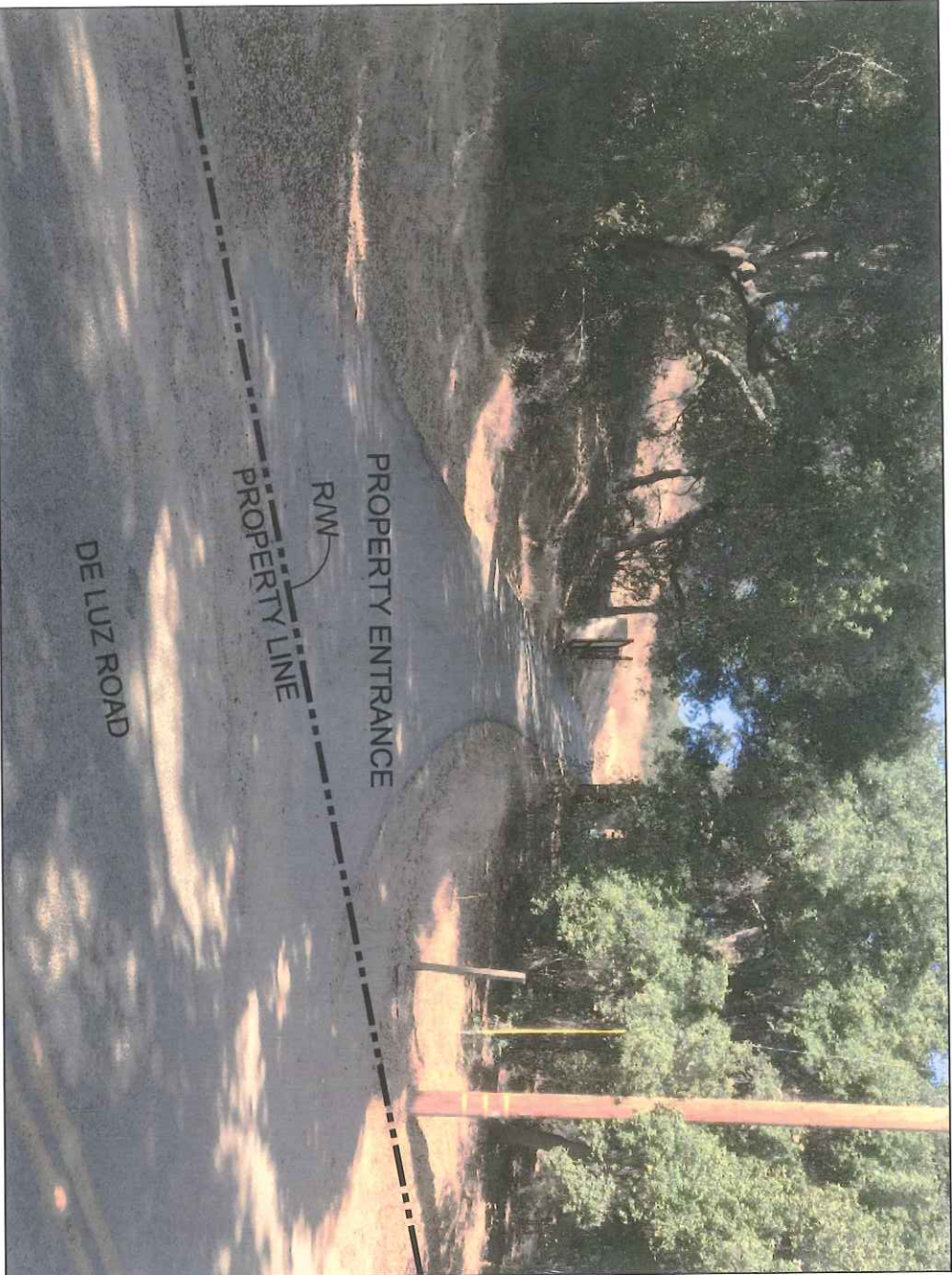
INDEX MAP AND AERIAL VIEWS

APN 933-108-030

CAN 190064

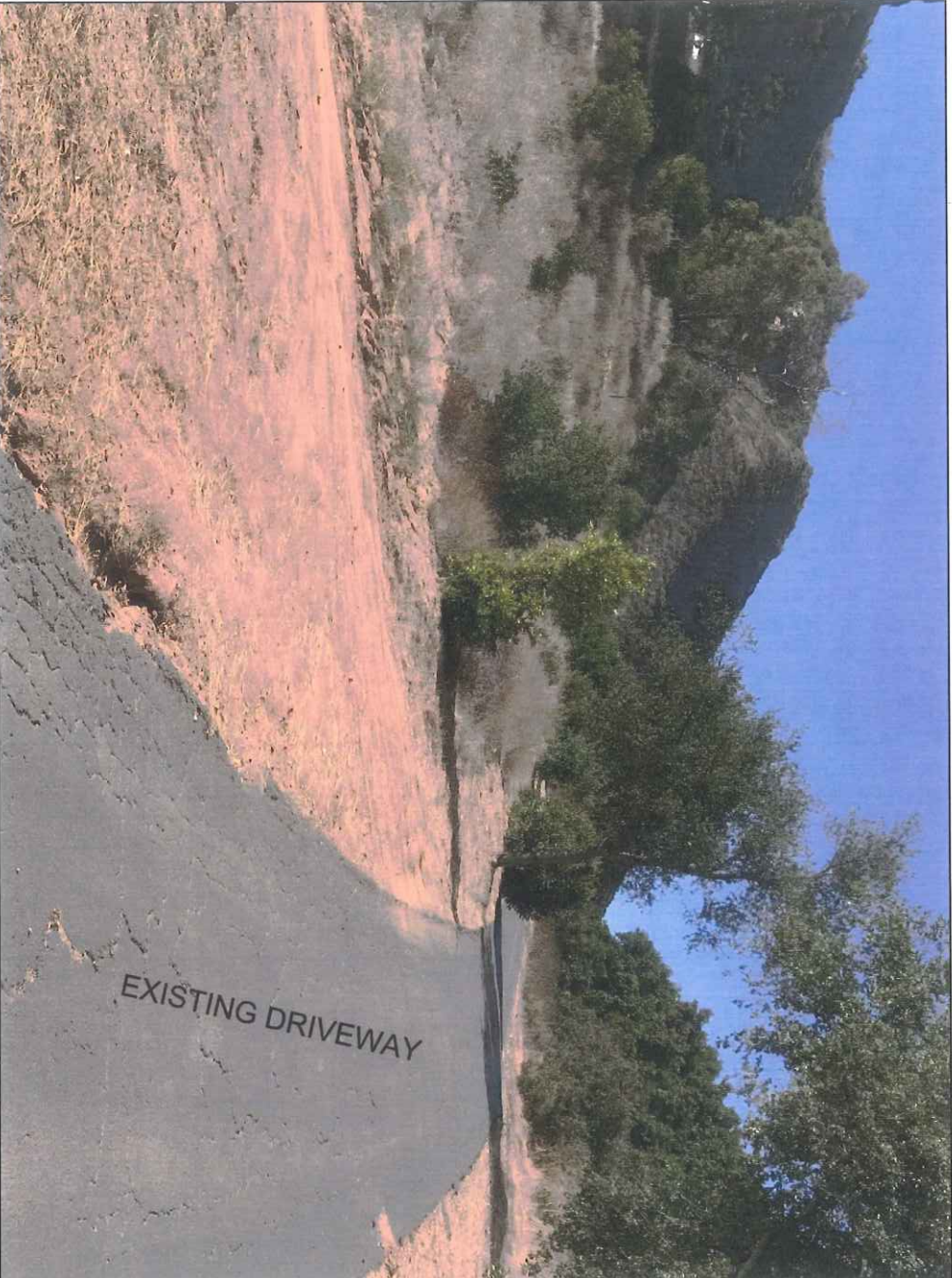


APN 933-108-030



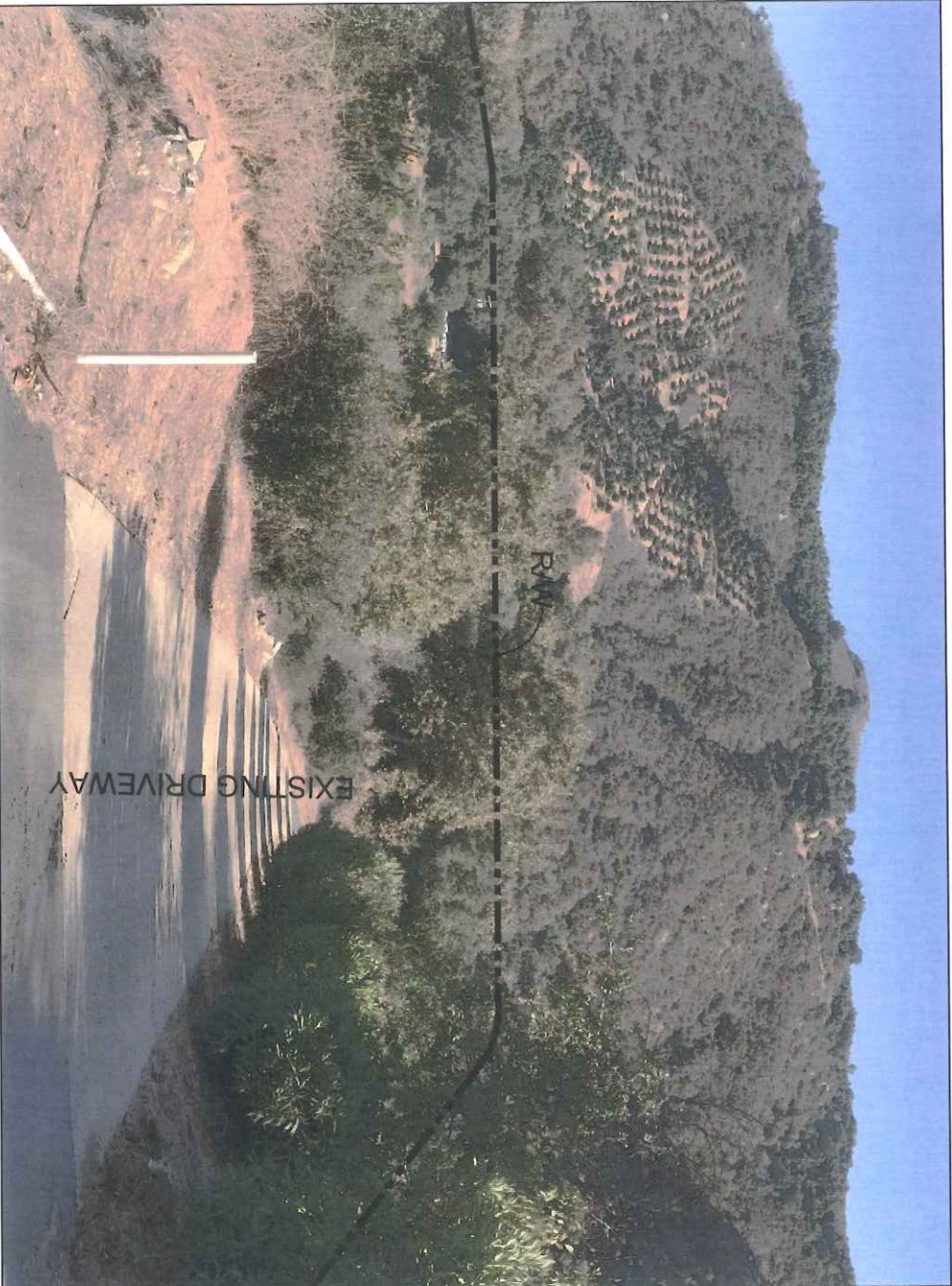
VIEWPOINT 'A'

APN 933-108-030



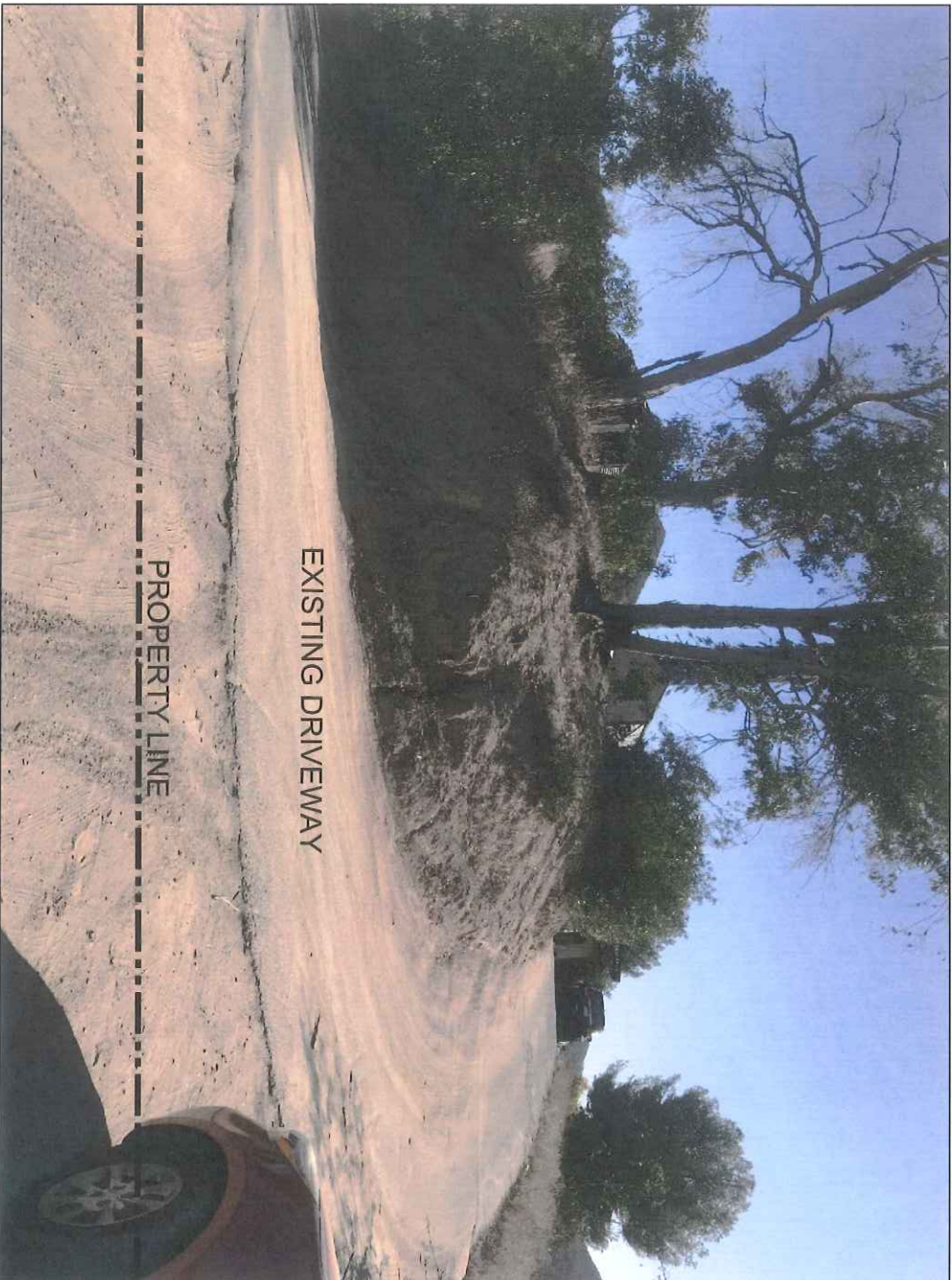
VIEWPOINT 'B'
LOOKING NORTHWEST

APN 933-108-030



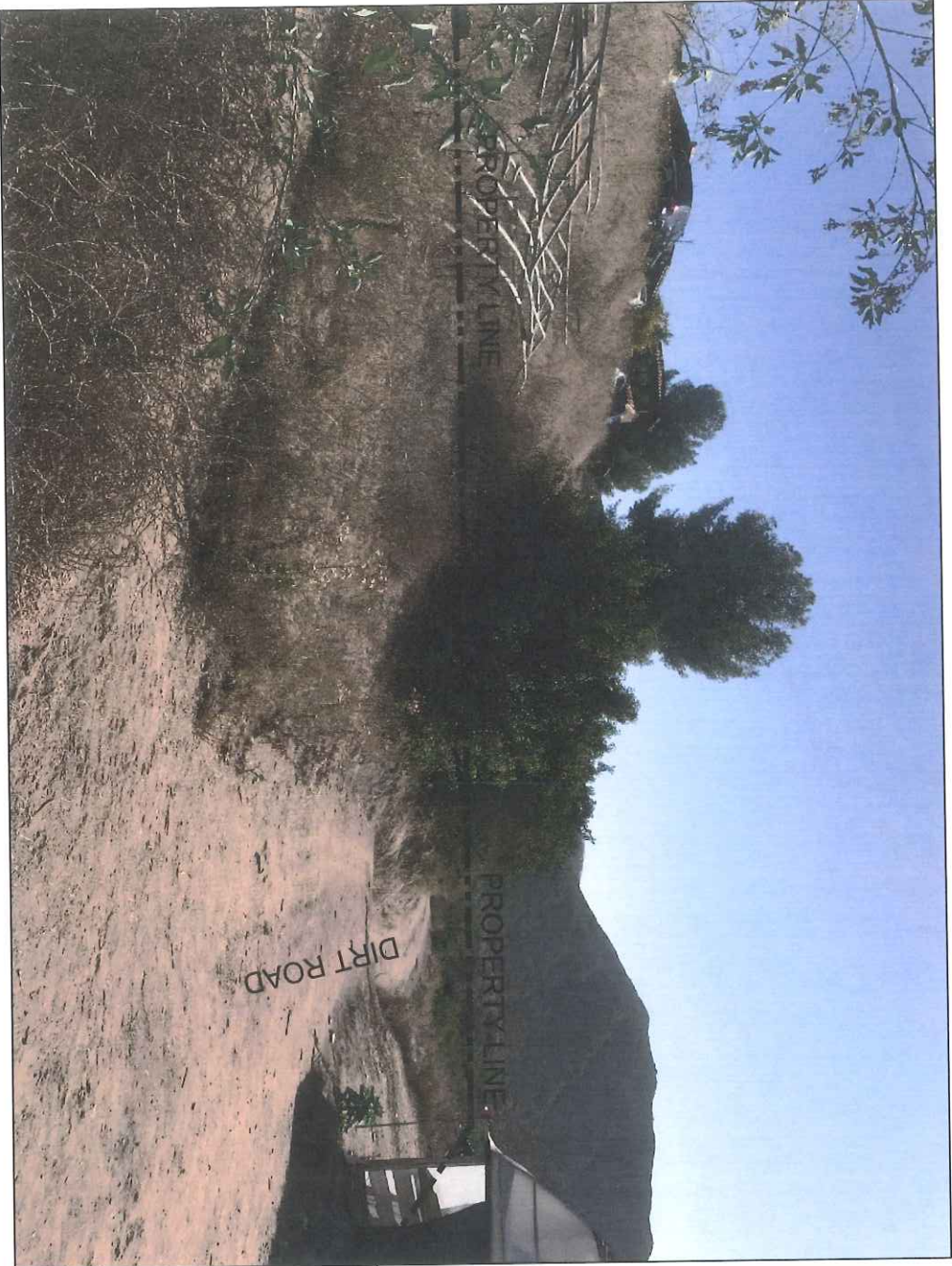
VIEWPOINT 'C'
LOOKING SOUTH

APN 933-108-030



VIEWPOINT 'D'
LOOKING SOUTHWEST

APN 933-108-030



VIEWPOINT 'E'
LOOKING WEST

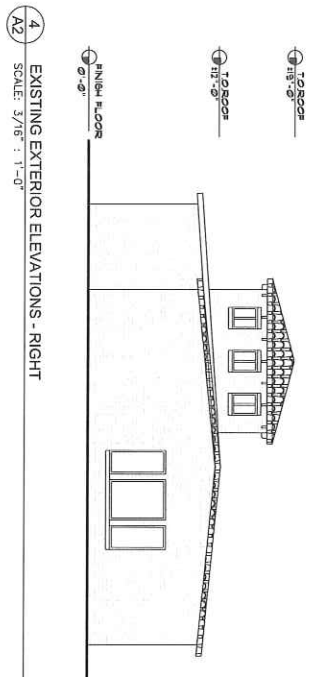
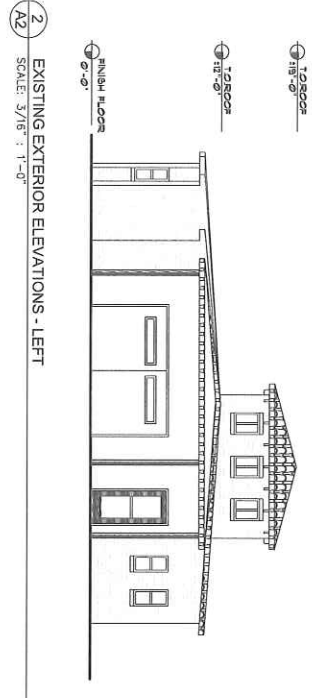
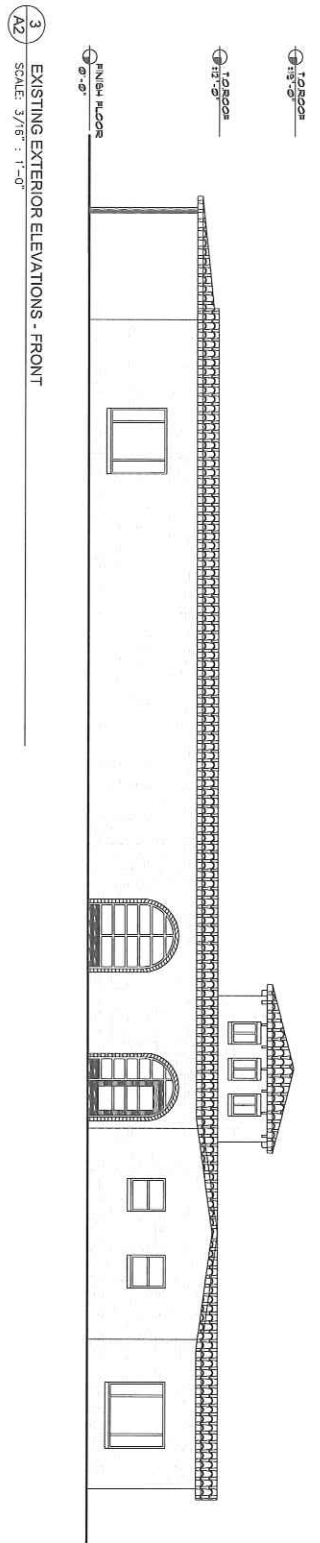
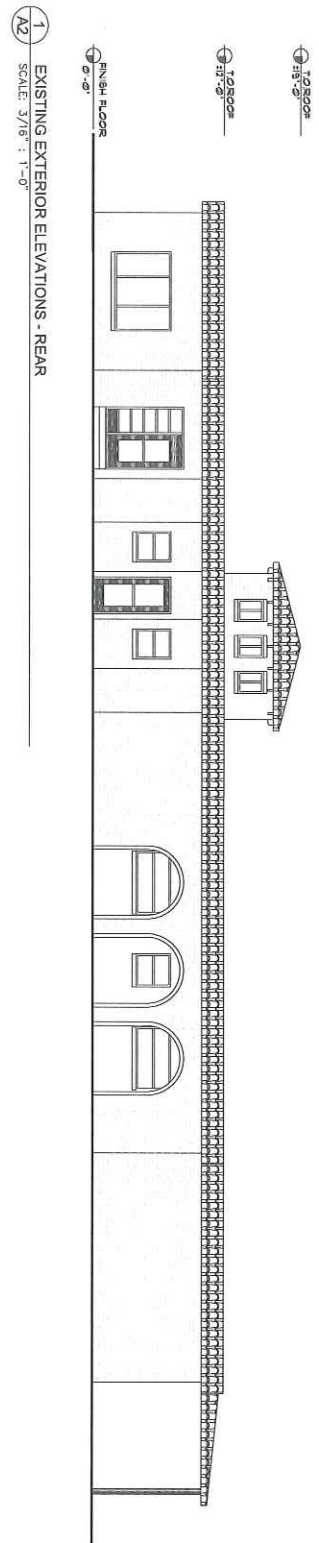


EXHIBIT "B"

A-2

EXISTING EXTERIOR ELEVATION

APN 933-180-030
48703 DE LUZ ROAD
TEMECULA CALIFORNIA

MEAC
Megaland Engineers Associates Consulting
Civil, Mechanical, Electrical, and Structural Engineering, Inc.
23111 Mariposa California Rd., Suite 200, Temecula, CA 92590
Phone: (951) 699-4024 Cell: (951) 743-8207
Fax: 1-924-648-1654

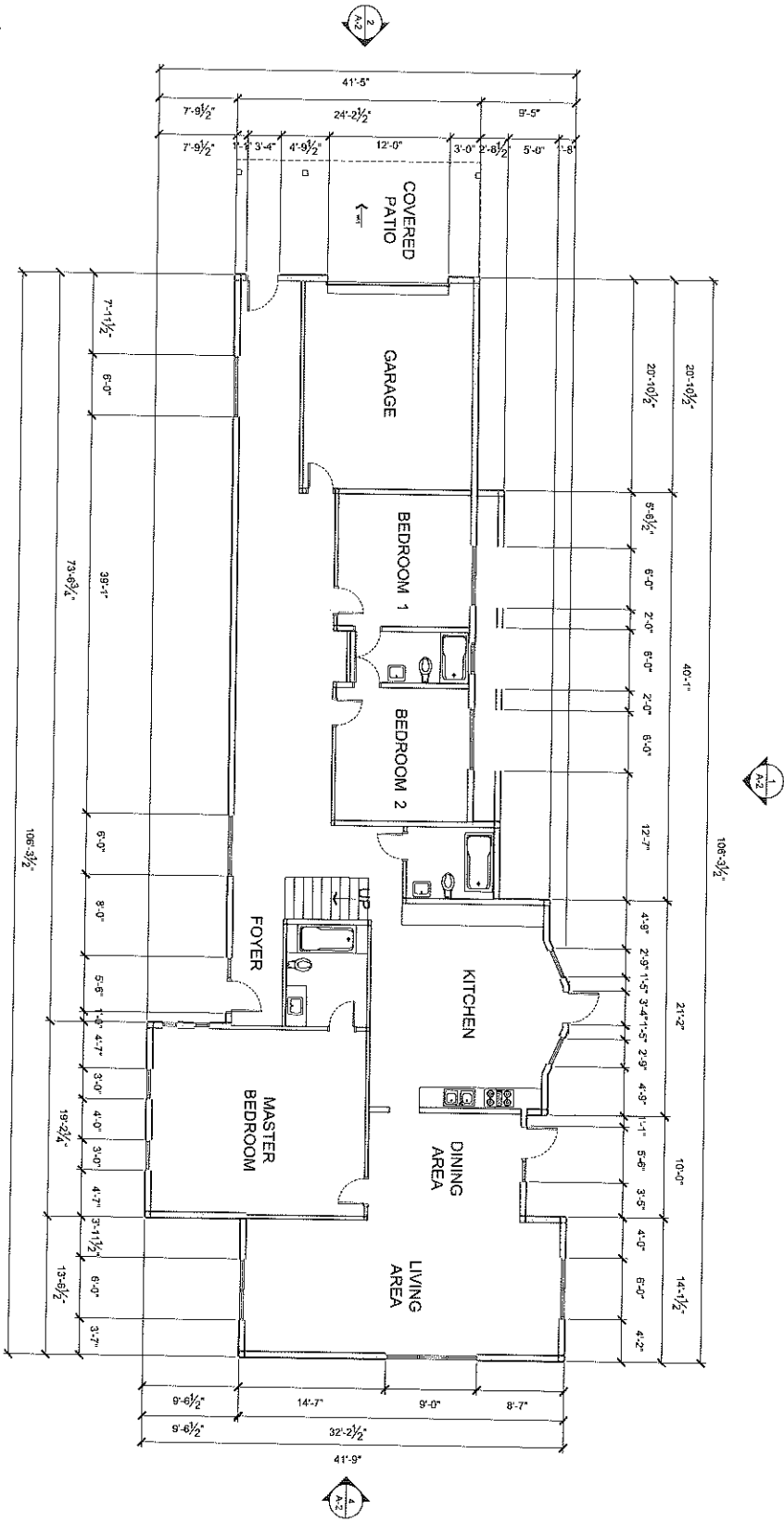
SEAL:
ARTURO M. BALIANA
No. 36117
Exp. 8-20-22
CIVIL
STATE OF CALIFORNIA

Drawn by: LB
Checked by: AB
Date:



Date:

1
A1
EXISTING FLOOR PLAN - GROUND FLOOR
SCALE: 3/16" = 1'-0"



2
A1
EXISTING FLOOR PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"

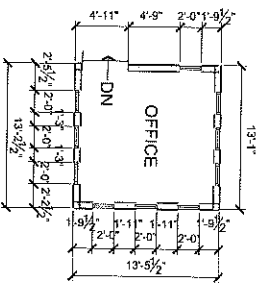


EXHIBIT "C"

A-1

EXISTING FLOOR PLAN

APN 933-180-030
48703 DE LUZ ROAD
TEMECULA CALIFORNIA

MEAC
Megaland Engineers Associates Consulting
Civil, Mechanical, Electrical, and Surveying Services
28411 Rancho California Rd., Suite 200, Yorba Linda, CA 92590
Phone: (951) 888-8828 Cell: (951) 1638307
Fax: 1-224-661-1654



Drawn by: LB
Checked by: JB
Date:



Date: