



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: October 7, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
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: Jeffries
Planning Commissioner: Shaffer

City of Corona Sphere of Influence

CONDITIONAL USE PERMIT NO. 200033 – (CEQ200071) – Applicant: PCH Campus LLC, Robert DiVito – Engineer/Representative: Scott Neiss – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan –Community Development: Light Industrial (CD:LI), Open Space – Mineral (OS:MIN) – Wildrose Specific Plan No. 176 – Location: East of Stellar Ct. and West of Temescal Canyon Rd. – 4.4 Net Acres – Zoning: SP No. 176 Zone, Planning Area III-3 – **REQUEST:** The Conditional Use Permit No. 200033 proposes a Cannabis Manufacturing and Distribution Facility in an existing 61,887-square foot, 2-story- industrial building. The proposed CUP will occupy approximately 40,031 SF of the existing building and utilize 76 parking spaces – APN: 283-440-015 – **BBID: 731-067-888**

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 October 15, 2020.** 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 Kathleen Mitchell, Project Planner at (951) 955-6836, or e-mail at kmitchell@rivco.org / MAILSTOP #: 1070

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

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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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.



PCH Campus LLC

TENANT IMPROVEMENT

Cannabis Manufacturing & Distribution

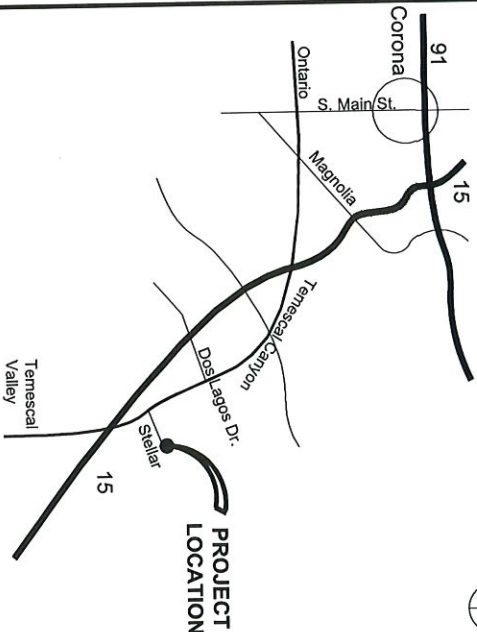
9225 Stellar Court, Suite A Corona, CA 9883

GOVERNING CODE	SCOPE OF WORK	SHEET INDEX
<p>This project shall comply with the followings including local amendments:</p> <ul style="list-style-type: none"> 2019 California Building Code (CBC) 2019 California Existing Building Code 2019 California Fire Code (CFC) 2019 California Mechanical Code (CMC) 2019 California Plumbing Code (CPC) 2019 California Electrical Code (CEC) 2019 California Green Building Standards Code (CGBS) 2019 California Energy Code The Riverside County Municipal Code (Latest Edition) The Riverside County Ordinance 348.4913 (Latest Edition) 	<p>1. CHANGING AN EXISTING COMMERCIAL BUILDING INTO A CANNABIS MANUFACTURING (NO EXTRACTION), PROCESSING, PACKAGING, LABELING, TRIMMING & DISTRIBUTION FACILITY W/ EXISTING PARKING LOT</p>	<p>ARCHITECTURAL</p> <ul style="list-style-type: none"> A00 COVER SHEET A01 EXISTING OVERALL SITE & FLOOR PLANS A02 PROPOSED FLOOR PLAN A03 PROPOSED SECURITY CAMERA FLOOR PLAN
PROPERTY INFORMATION		
<p>APN / PARCEL ID: 283-440-015 ZONING SPECIFIC PLAN: SP-176 LAND USE: LIGHT INDUSTRIAL / WAREHOUSE ENTIRE LOT SIZE: 4.14 ACRES (180,338 SQ. FT.)</p> <p>EXISTING ENTIRE BUILDING AREA: 61,887 S.F. #STORIES: 2 UNITS: MULTI-TENANT EXISTING BUILDING HEIGHT: 32' HIGH W/ 30'-0" CLEAR CEILING EXISTING CONSTRUCTION TYPE: III-B (FIRE SPRINKLERED)</p> <p>PROJECT SUITE -A TOTAL LEASING AREA: 3,599 S.F. 2ND FLOOR 36,432 S.F. 1ST FLOOR 40,031 S.F. TOTAL EXISTING</p> <p>PROJECT SUITE -A OFFICE AREA: 3,495 S.F. 2ND FLOOR 6,368 S.F. 1ST FLOOR 2,187 S.F. 1ST FLOOR EAST CORNER 12,050 S.F. TOTAL EXISTING</p> <p>PROJECT SUITE -A MANUFACTURING THRU DISTRIBUTION AREA: 27,981 S.F. TOTAL</p> <p>PROJECT TOTAL PARKING: 76 PARKING SPACES INCLUDING 3 STANDARD ACCESSIBLE PARKING SPACES & ONE VAN ACCESSIBLE SPACE</p>		
CODE ANALYSIS		
<p>PROPOSED OCCUPANCY: USE GROUP F-1 MODERATE HAZARD (MANUFACTURING/PACKING) USE GROUP S-1, (MARIJUANA STORAGE & DISTRIBUTION)</p> <p>OCCUPANT LOAD FACTOR REQUIRED & PROPOSED: 300 SQ. FT. GROSS PER PERSON FOR STORAGE, STOCK, SHIPPING</p>		

SATELLITE VIEW



VICINITY MAP



Tenant Improvement
 Cannabis Manufacturing & Distribution
 9225 Stellar Court Suite A Corona, CA 92883

COVER SHEET



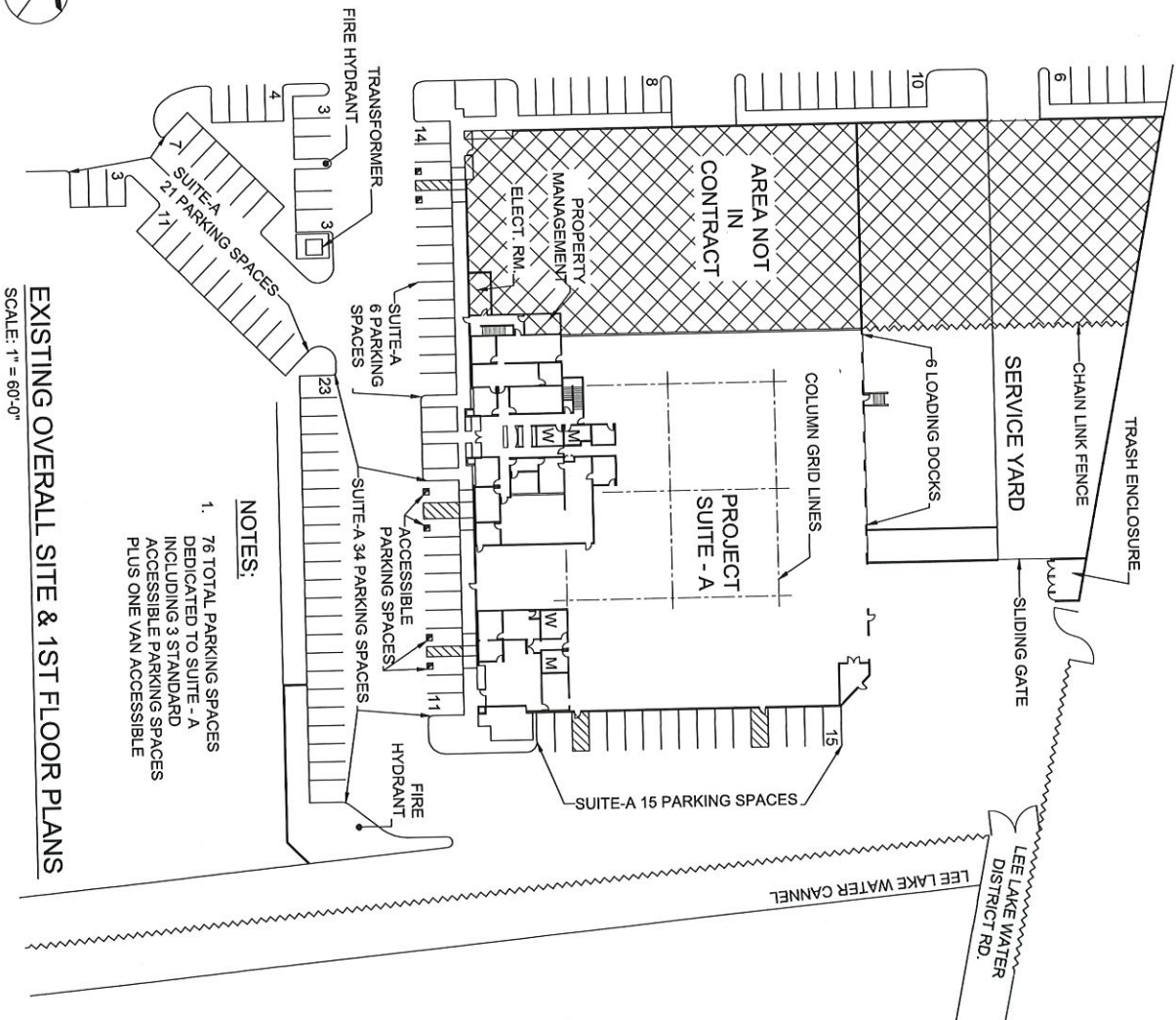
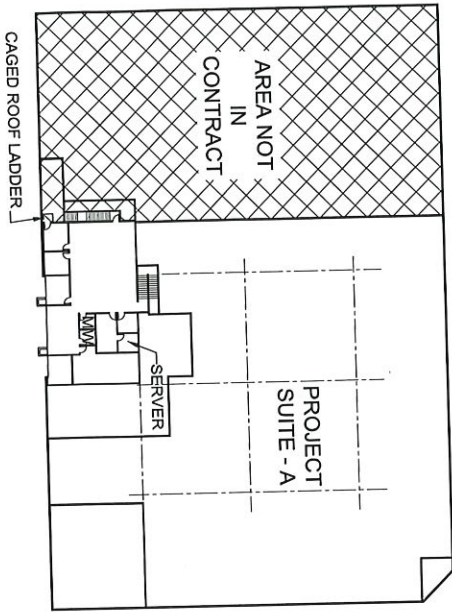
RIVERSIDE COUNTY

NO.	DATE	REVISION / ISSUE
1		SUBMITTAL - BUSINESS LICENSE APPLICATION

APR: 283-440-015
 DATE: 09-04-20
 SCALE:
 SHEET SIZE: 11X17
 SHEET NO. A00



EXISTING OVERALL 2ND FLOOR PLAN
SCALE: 1" = 60'-0"



EXISTING OVERALL SITE & 1ST FLOOR PLANS
SCALE: 1" = 60'-0"

- NOTES:**
- 76 TOTAL PARKING SPACES DEDICATED TO SUITE - A INCLUDING 3 STANDARD ACCESSIBLE PARKING SPACES PLUS ONE VAN ACCESSIBLE

NO.	DATE	REVISION / ISSUE
1		SUBMITTAL - BUSINESS LICENSE APPLICATION

APRN: 263-440-015
 DATE: 09/04/20
 SCALE: AS SHOWN
 SHEET SIZE: 11X17
 SHEET NO.:

Tenant Improvement
Cannabis Manufacturing & Distribution
 9225 Stellar Court Suite A Corona, CA 92883
EXISTING OVERALL SITE & FLOOR PLANS

RIVERSIDE COUNTY
 ELEMENT 7

A01

LEGEND:

NEW 6" METAL STUD WALL 16" O.C. W/
5/8" GYPSUM BOARD ON EACH SIDE
(UNLESS NOTED OTHERWISE) WITH
NEW ACCESSIBLE HM DOOR

PLUMBING FIXTURE COUNTS:

1ST FLOOR EXISTING MALE RESTROOM:

M1 = 1 WC / 1 URINAL / 1 LAV

M2 = 1 WC / 2 URINALS / 2 LAV

1ST FLOOR EXISTING WOMEN RESTROOM:

W1 = 2 WC / 1 LAV

W2 = 3 WC / 2 LAV

CPC TABLE 422.1A REQUIRED:



USE GROUP F-1

OCCUPANCY LOAD FACTOR = 2,000 SF / OCCUPANT

10,193 SF / 2,000 = 5 OCCUPANTS

1 WC / 1 LAV - MALE

1 WC / 1 LAV - FEMALE

USE GROUP S-1

OCCUPANCY LOAD FACTOR = 5,000 SF / OCCUPANT

10,440 SF / 5,000 = 3 OCCUPANTS

1 WC / 1 LAV - MALE

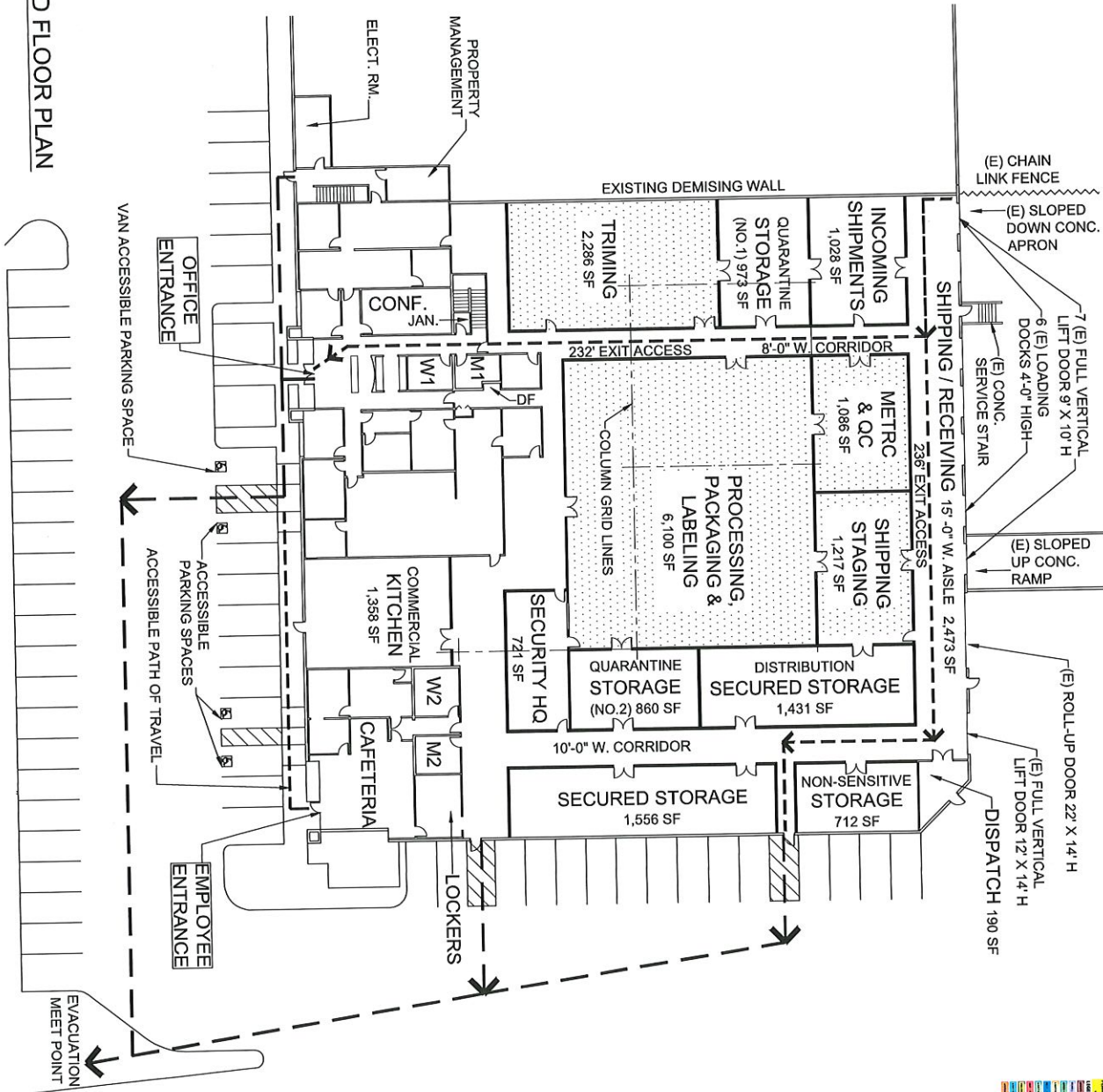
1 WC / 1 LAV - FEMALE

TOTAL REQUIRED

2 WC / 2 LAV - MALE

2 WC / 2 LAV - FEMALE

PROPOSED FLOOR PLAN



Tenant Improvement
Cannabis Manufacturing & Distribution
9225 Stellar Court Suite A Corona, CA 92883
PROPOSED FLOOR PLAN

NO.	DATE	REVISION / ISSUE
1		SUBMITTAL - BUSINESS LICENSE APPLICATION

APN: 283-440-015
DATE: 09/04/21
SCALE: 1/32" = 1'-4"
SHEET SIZE: 11X17
SHEET NO. **A02**

RIVERSIDE COUNTY