



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: September 23, 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. Regional Parks & Open Space
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 Lake Elsinore Sphere of Influence
City of Wildomar Sphere of Influence
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – CEQ200063 – Applicant: Inland Empire Consulting Company c/o Michael Carlson – Engineer/Representative: Independent Solutions c/o Vicki Willford - First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Grand Avenue, west of Corydon Road, south of Union Street, east of Gill Lane – 2.97 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST: Conditional Use Permit No. 200027** proposes a Cannabis Micro Business Facility with Indoor Cultivation, Distribution, and Retail Sales. The indoor cultivation area totals 5,408 sqft; the distribution area totals 520 sqft; and the retail sales area totals 2,325 sqft. The remaining cannabis micro business facility would also consist of a reception area, security room, offices, vaults, storage, quarantined product room, a breakroom, and restrooms. The cannabis micro business facility would provide 26 parking spaces. Development Agreement No. 2000012. The associated development agreement (DA2000012) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027, and will provide community benefits to the Elsinore Area. – APN: 370-310-007 – Related Cases: CAN190069, PP009607, CUP03496 – **BBID: 564-757-735**

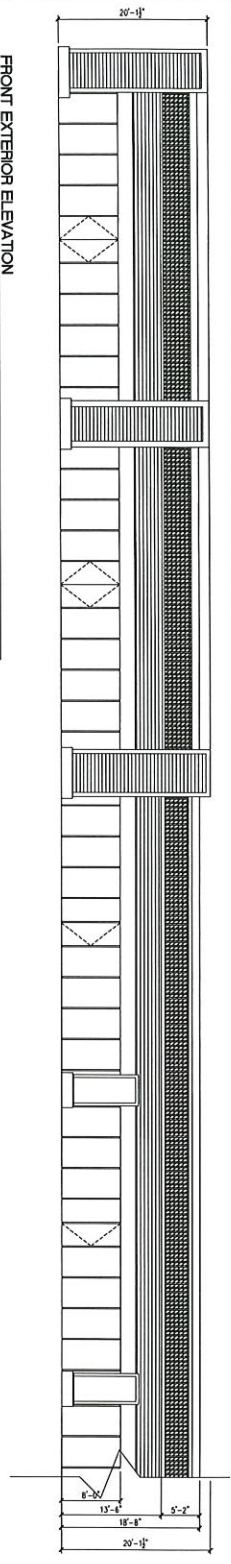
DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

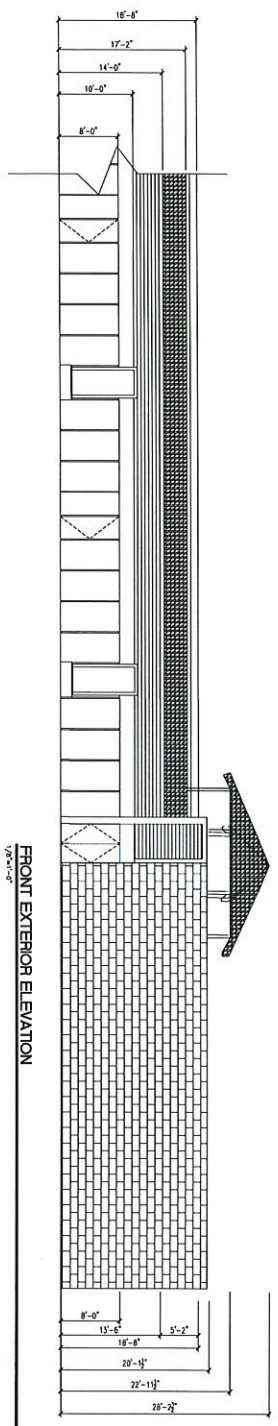
TELEPHONE: _____

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.

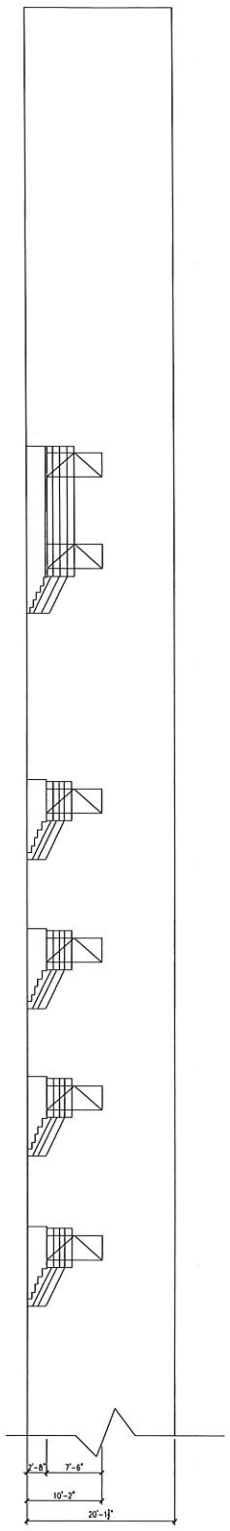
FRONT EXTERIOR ELEVATION



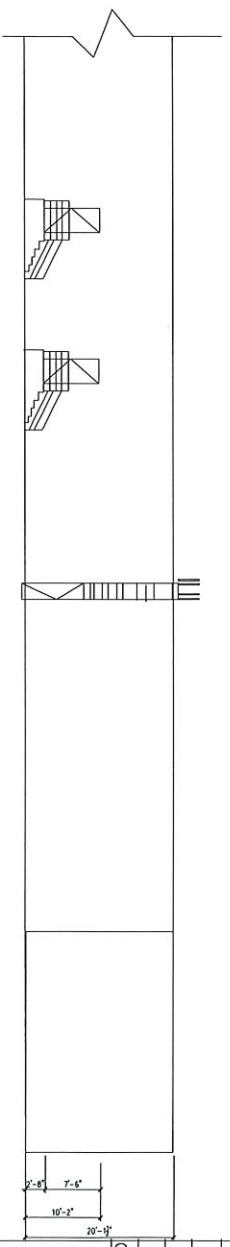
FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



A ELEVATIONS

Scale: 1/8"=1'



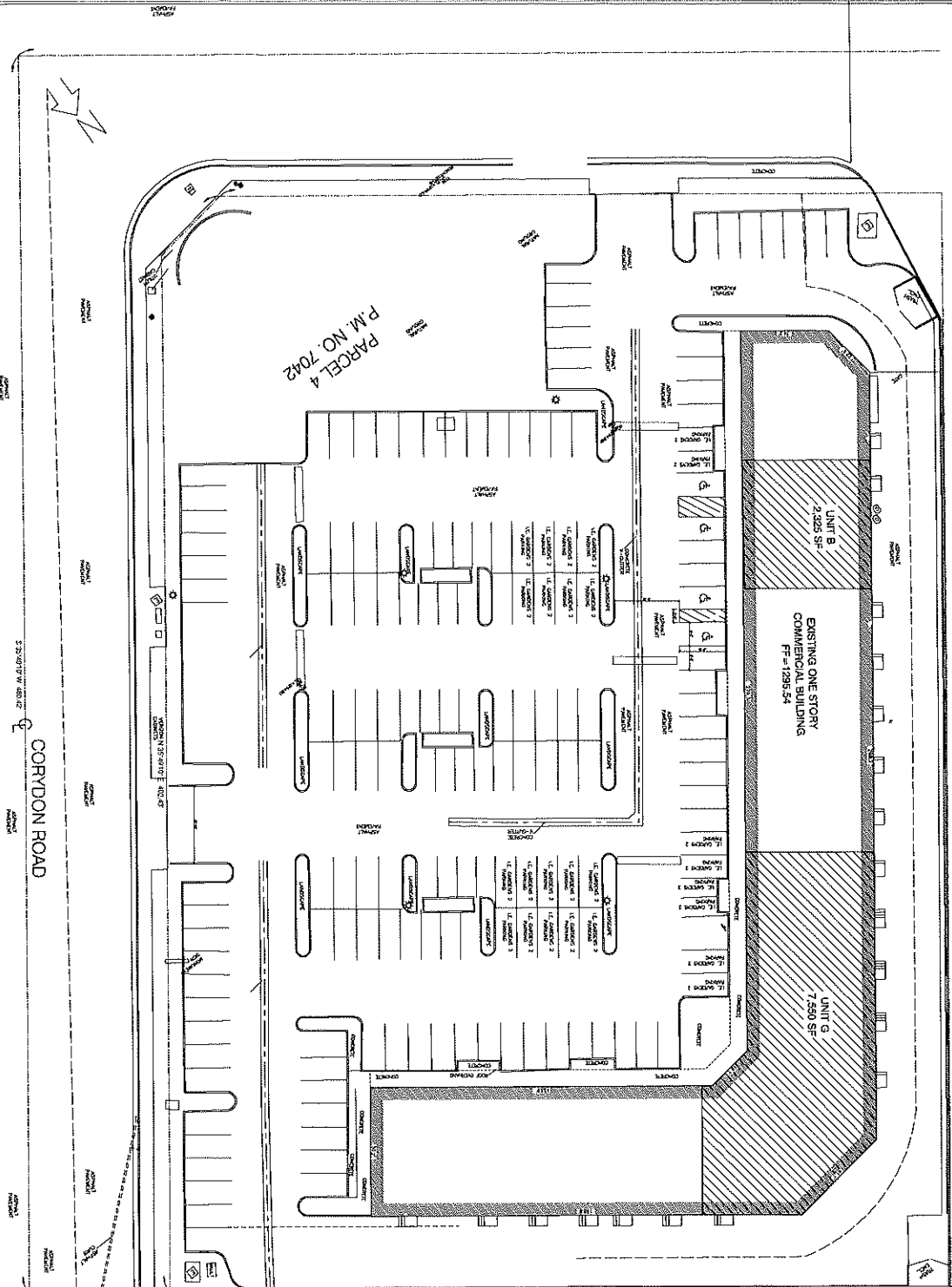
I.E. GARDENS
MICROBUSINESS
APN# 370-310-007
19980 GRAND AVE.
UNITS B&G
LAKE ELSINORE CA
92530

JOB NO.	IEG-1
DATE	08/01/2020
DRAWN	MUNA RAHMAN
CHECKED	
SHEET TITLE	

ELEVATIONS

A-5

- FIRE DEPARTMENT NOTES:**
- SPRINKLER RISERS SHALL BE 10 INCHES HIGH WITH 1 1/2" STROKE
 - PROVIDE A KNOX BOX AT THE MAIN ENTRANCE
 - IF THESE ARE ANY MODIFICATIONS TO THE SPRINKLER SYSTEM, A DEFERRED SUBMITTAL AND MODIFICATIONS WILL BE REQUIRED, AND SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVED FIRE ALARM SYSTEM (MANUAL AND AUTOMATIC)
 - THIS PROJECT TO COMPLY WITH CFC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION



PARKING REQUIREMENTS
 ACCORDING TO COUNTY OF RIVERSIDE DEVELOPMENT CODE, TITLE 17, 17-435:

PROPOSED DISPENSARY: 2,325 SF
 PARKING REQUIRED FOR 2,325 RETAIL DISPENSARY:
 2,325 SF / 250 SF = 9.3 = 10 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

PROPOSED CULTIVATION: 7,550 SF
 PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
 7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

TOTAL PARKING REQUIRED FOR I.E. GARDENS 2: 26 PARKING

UNIT B
 2,325 SF DISPENSARY
 OCCUPANCY

ACCORDING TO BC TABLE 1004.1.2
 GROUP U - JEREBATE 1.50
 2,325 SF / 760 SF = 3.0 OCCUPANTS
 BUILDING HEIGHT: 20'
 UNIT SF: 2,325 SF
 EXISTING BUILDING

UNIT G
 7,550 SF CULTIVATION
 OCCUPANCY

ACCORDING TO BC TABLE 1004.1.2
 GROUP U - UTILITY AND MISCELLANEOUS 1:300
 7,550 SF / 200 SF = 38 OCCUPANTS
 BUILDING HEIGHT: 20'
 UNIT SF: 7,550 SF
 EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY (LAD)
STORAGE	143 SF	1.0
RECEPTION	143 SF	1.0
RECEPTION	1,002 SF	1.0
RECEPTION	80 SF	1.0
RECEPTION	102 SF	1.0
RECEPTION	139 SF	1.0
RECEPTION	139 SF	1.0
TOTAL RESIDENT LOAD	2,833 SF	38

ROOM	AREA (SF)	OCCUPANCY (LAD)
LOWER ROOM 1	1,814 SF	1.0
LOWER ROOM 2	1,412 SF	1.0
MANUFACTURING ROOM	1,000 SF	1.0
MANUFACTURING ROOM	210 SF	1.0
AGE ROOM	382 SF	1.0
PACK & DELIVERY	290 SF	1.0
SECURITY	70 SF	1.0
TOTAL OCCUPANT LOAD	2,311 SF	26

A
SITE PLAN

JOB NO. I.E.G.-1
 DATE 08/01/2020
 DRAWN MANA RAHMAN
 CHECKED
 SCALE 1" = 20'
 SHEET TITLE
 EXISTING
 SITE PLAN



DRAWING STATUS DATE
 SCHEMATICS
 DESIGN DEV.
 AGENCIES
 ESTIMATING
 BIDDING
 FOR CONSTR.
 REVISIONS DATE

I.E. GARDENS 2 I.N.C.
 APN# 370-310-007
 19980 GRAND AVE UNITS B&G
 LAKE ELSINORE, CA 92530

NOTE:
 • ALL LANDSCAPING TO REMAIN AS IS
 • NO SITE WORK UNDER THIS PERMIT
 • ALL PROPERTY LINES, FASMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN

SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C-16 CONTRACTOR DUE TO THE COMPLEXITY OF THE SYSTEM. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 13. THE SYSTEM SHALL BE SUBJECT TO INSPECTION AND APPROVED BY THE LOCAL FIRE DEPARTMENT. THE EXTINGUISHERS SHALL BE LOCATED SO ALL PORTIONS OF THE BUILDING OR FACILITY IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. (CFC 906.1)

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOOR E / SINGLE	QUANTITY	INTERIOR / EXTERIOR	DOOR LEAF / FRAME TYPE	FIRE RATING (FRL)	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING MANUFACTURER	GLASS UPGRADE / GLASS COLOR	NOTES
1	3'-0" x 7'-2"	SINGLE	2	EXTERIOR	1 1/2" x 4.50" BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED CLEAR GLAZE	
2	3'-0" x 6'-8"	SINGLE	10	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	
3	3'-0" x 6'-8"	SINGLE	1	EXTERIOR	STEEL WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	

WINDOW SCHEDULE

WINDOW LABEL	WINDOW DIMENSION	QUANTITY	WINDOW LEAF / FRAME TYPE	TEMPERED / NON-TEMPERED	RIBED / NON-RIBED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
4	4'-0" x 6'-0"	8	TEMPERED	NON-TEMPERED	RIBED	3/8" GLASS	CLEAR		

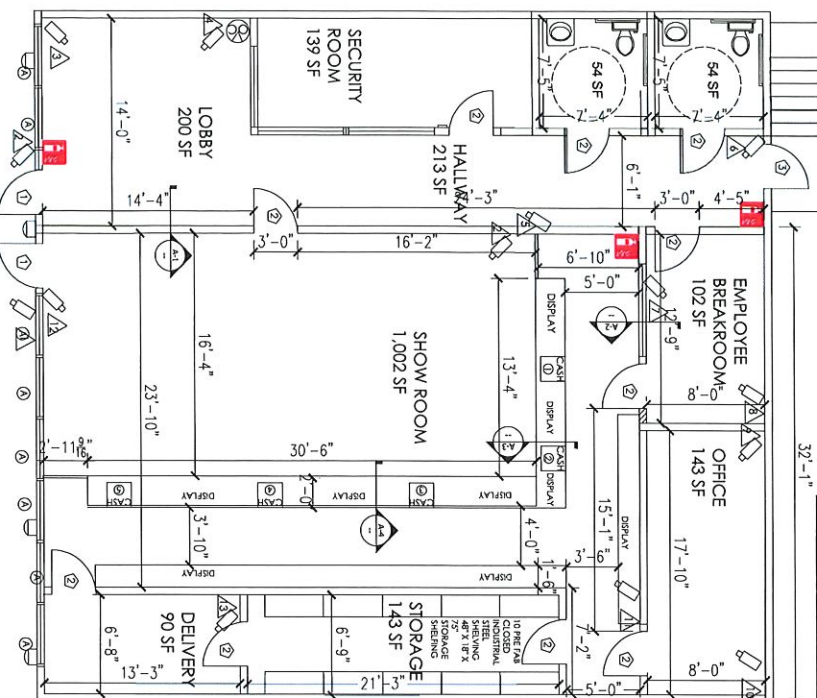
DOOR SCHEDULE EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING:
 A. EXTERIOR SURFACE ON GLAZING OR NONCOMBUSTIBLE OR NONTOXIC RESISTANT MATERIAL.
 B. SOLID-CORE WOOD MINIMUM 1 3/8-INCH THICK.
 C. MINIMUM 20 MINUTE FIRE-RATED.
 PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
 EMPLOYEE BREAK ROOMS, CHANGING FACILITIES, AND BATHROOMS SHALL BE SEPARATED FROM ANY AND ALL (INVENTORY) STORAGE AREAS. SHOW ROOM TO BE RESTOCKED BEFORE BUSINESS HOURS FOR SECURITY REASONS. SECURITY CAMERAS TO BE ADDED THROUGHOUT EXTERIOR AND INTERIOR BUILDING, AT EVERY ENTRANCE AND EXIT OF EACH ROOM EXCEPT RESTROOMS. ALL WINDOWS ON THE BUILDING SHALL BE SECURED AGAINST ENTRY FROM THE OUTSIDE.



Closed Industrial Steel Shelving - 48 x 18 x 75"
 Enclosed heavy-duty shelves heavy hold open and supports in place.
 * 26-gauge steel side and back panels eliminate product rust.
 * 20-gauge steel shelves, welded box bottom front and back.
 * Holds up to 500 lbs. per shelf. Adjustable in 1/2" increments with steel clips.
 * Additional Shelves available.
 INSTALL PER MANUFACTURER SPECS.

ROOM	AREA (SF)	OCCUPANCY LOAD
STORAGE	143 SF	50-100
OFFICE	143 SF	50-100
SHOWROOM	1,002 SF	50-100
DELIVERY ROOM	90 SF	50-100
STORAGE	143 SF	50-100
STAFF	108 SF	50-100
STAFF	413 SF	50-100
TOTAL OCCUPANT LOAD = 25.64 = 26		

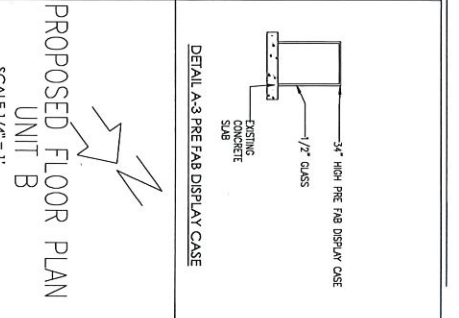
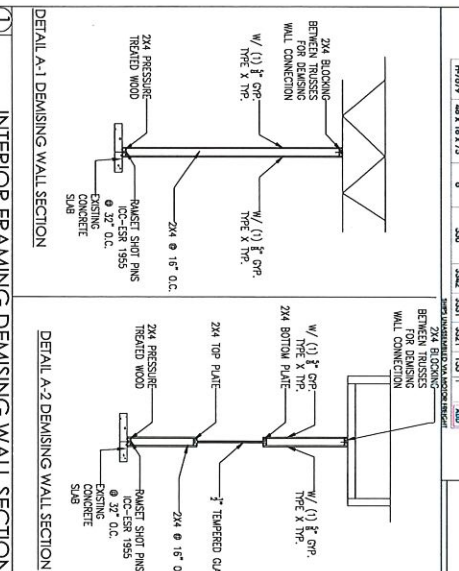
DELIVERY ROOM: DELIVERY ROOM IS USED TO RECEIVE PRODUCT. THIS ROOM IS FOR STAFF USE ONLY. EMPLOYEES WILL RECEIVE AND SORT NEW PRODUCTS TO RESTOCK AND STOCK.



INTERIOR AIR TREATMENT SYSTEM
 MANUFACTURE 4000 VCC CEILING WITH HEPA AND CARBON CANISTER AIRWASH FILTRATION SYSTEM COVERS 18,000 FT² PROVIDES 1 ACH/HR. Use in the normal practice mode to clean the air in the room up to 2250 sq ft at 1 of exchanges per hour.
 The USE OF HEPA AND CARBON CANISTER AIRWASH FILTRATION SYSTEM COVERS 18,000 FT² PROVIDES 1 ACH/HR. Coverage Rating: 2250 sq ft at 1 of exchanges per hour.
 SPECIFICATIONS INCLUDING: EXTERIOR UNITING, AIR TREATMENT SYSTEM AND SOURCE:
 Airflow: 300 CFM (Globe FAN/AM) 150 CFM (Globe FAN/AM)
 Power Consumption: 125 W
 Dimensions: 18" H x 12" W
 Filter: HEPA
 Control: Variable speed heading, double locked thermostat powder finish
 Sound Level: 42-56 dbA at 6 feet
 Construction: 24 gauge steel housing, double locked thermostat powder finish
 Outdoor: 4 of 6 ducts, downward directed blowers
 Motor: Backward curved impeller
 Voltage: 115 volt
 Weight: 85 lbs
 Note: 10' TO 12' HIGHER FOR EACH OF THE FOLLOWING ROOMS: STORAGE ROOM, SHOW ROOM, AND WAITING ROOM. 3 DOORS CONTROL EQUIPMENT IN TOTAL.

LEGEND

	PROPOSED WALLS (NEW)
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	CO2 CONTROL, AMARISCARE 4000
	VCC SYSTEM
	SECURITY CAMERA RECORDING DEVICE
	SECURITY CAMERA NUMBER
	200 WATT EXTERIOR LIGHTING
	240V FIRE EXTINGUISHER



NOTES:
 LE GARDENS, INC.
 MICROBUSINESS
 APN# 370-310-007
 19980 GRAND AVE.
 UNIT B
 LAKE ELSHORE CA 92530

REGISTRATION INFORMATION
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 12199
 Exp. 9/30/21
 509394
 Exp. 9/30/21

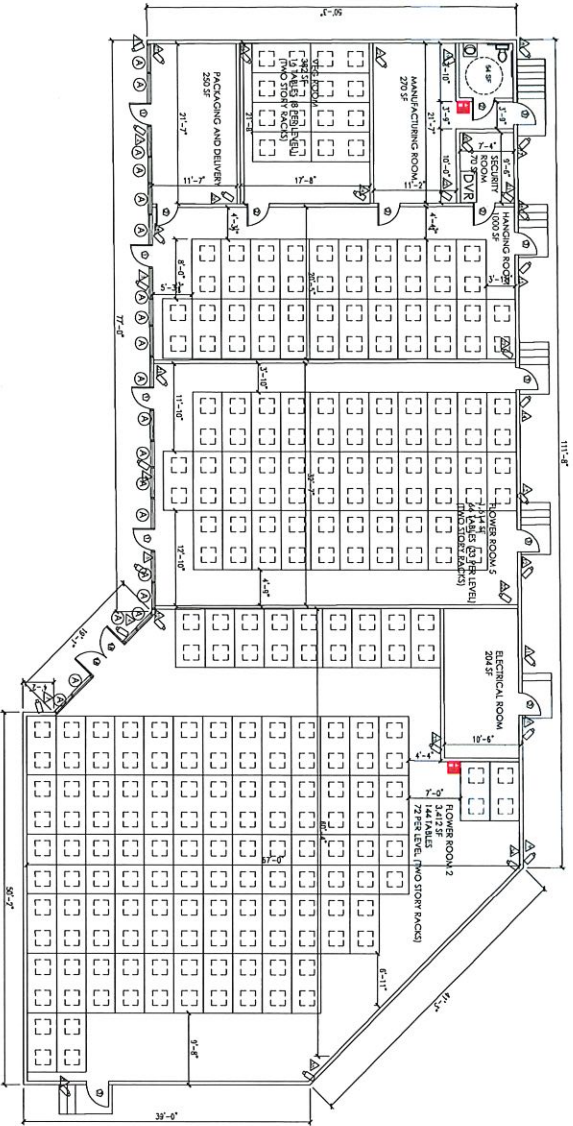
LE GARDENS, INC
 12199 HEACOCK STREET
 UNIT 2, UNIT 3
 MORENO VALLEY, CA 92557
 DISCIPLINE:
 ARCHITECTURAL PLANNING
 DRAWING TITLE:
 ARCHITECTURAL PLANNING
 DRAWN BY:
 MUNA RAHMAN
 DATE DRAWN:
 8/1/2020
 DRAWING SCALE:
 1/4" = 1'
 PROJECT NUMBER: LE-G1
 DRAWING NUMBER:
 A1

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOOR LEAF / SINGLE	QUANTITY	INTERIOR / EXTERIOR	EXTERIOR / INTERIOR	DOOR LEAF / FRAME TYPE	FIRE RATING (RR)	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING MANUFACTURER	GLASS TYPE / COLOR	NOTES
①	3'-0" X 7'-2"	SINGLE	1	EXTERIOR	EXTERIOR	1-1/2" X 4.50" BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED / CLEAR GLAZE	
②	6'-0" X 7'-2"	DOUBLE	1	EXTERIOR	EXTERIOR	BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED / CLEAR GLAZE	
③	3'-0" X 6'-8"	SINGLE	1	INTERIOR	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	
④	3'-0" X 6'-8"	SINGLE	1	EXTERIOR	EXTERIOR	STEEL WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	

WINDOW SCHEDULE

WINDOW LABEL	WINDOW DIMENSION	QUANTITY	WINDOW LEAF / FRAME TYPE	TEMPERED / NON-TEMPERED	FIXED / NON-FIXED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
⑤	4'-0" X 6'-0"	19	2"	TEMPERED	FIXED	3/8" GLASS	CLEAR		



ROOM	AREA (SF)	OCCUPANCY LOAD
FLOOR ROOM 1	1,514 SF	385-5-38
FLOOR ROOM 2	3,412 SF	856-11-37
HANGING ROOM	1,000 SF	250-3-33
MANUFACTURING	270 SF	68-0-90
VEG ROOM	392 SF	98-1-27
PICK & DELIVERY	250 SF	63-0-83
SECURITY	70 SF	18-0-23
TOTAL OCCUPANT LOAD = 2,311-24		

SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C-16 CONTRACTOR DUE TO WALLS BEING REMOVED AND THEREFORE CHANGING SPRINKLER COVERAGE. PLANS MAY BE REQUIRED TO BE APPROVED BY THE FIRE DEPARTMENT. FIRE DEPARTMENT INSPECTION SHALL BE REQUIRED TO OCCUPANCY. FIRE EXTINGUISHERS SHALL BE LOCATED TO ALL PORTIONS OF THE BUILDING OR FACILITY IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. (CFC 906.1)

DOOR SCHEDULE EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING:

A. EXTERIOR SURFACE OR GLAZING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

B. SOLID-CORE WOOD MINIMUM 1-3/8-INCH THICK

C. MINIMUM 20-MINUTE FIRE-RATED PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.

EMPLOYEE BREAK ROOMS, CHANGING FACILITIES, AND BATHROOMS SHALL BE SEPARATED FROM ANY AND ALL OTHER NON-TOILET STORAGE AREAS.

SECURITY CAMERAS TO BE ADDED THROUGHOUT EXTERIOR AND INTERIOR BUILDING AT EVERY ENTRANCE AND EXIT OF EACH ROOM EXCEPT RESTROOMS

ALL WINDOWS ON THE BUILDING SHALL BE SECURED AGAINST ENTRY FROM THE OUTSIDE.

LEGEND	NOTES
▨	PROPOSED WALLS (NBN)
□	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
⊗	DOOR CONTROL, AMMARCARE 4000 VDC DRIVE
DVR	SECURITY CAMERA RECORDING DEVICE
⊠	SECURITY CAMERA NUMBER
D	200 WATT EXTERIOR LIGHTING

NOTES:

1.E. GARDENS 27, INC.
MICROBUSINESS
APRIL 30/20-31/0-007
19780 GRAND AVE.
UNIT G
LAKE ELSINORE CA 92530

NO.	DESCRIPTION	DATE



1.E. GARDENS, INC
12199 HEACOCK STREET
UNIT 2, UNIT 3
MORENO VALLEY, CA 92555

DISCIPLINE:
ARCHITECTURAL PLANNING

DRAWING TITLE:
ARCHITECTURAL PLANNING

DRAWN BY:
MUNA RAHMAN

DATE DRAWN:
8/1/2020

DRAWING SCALE:
1/4" = 1'

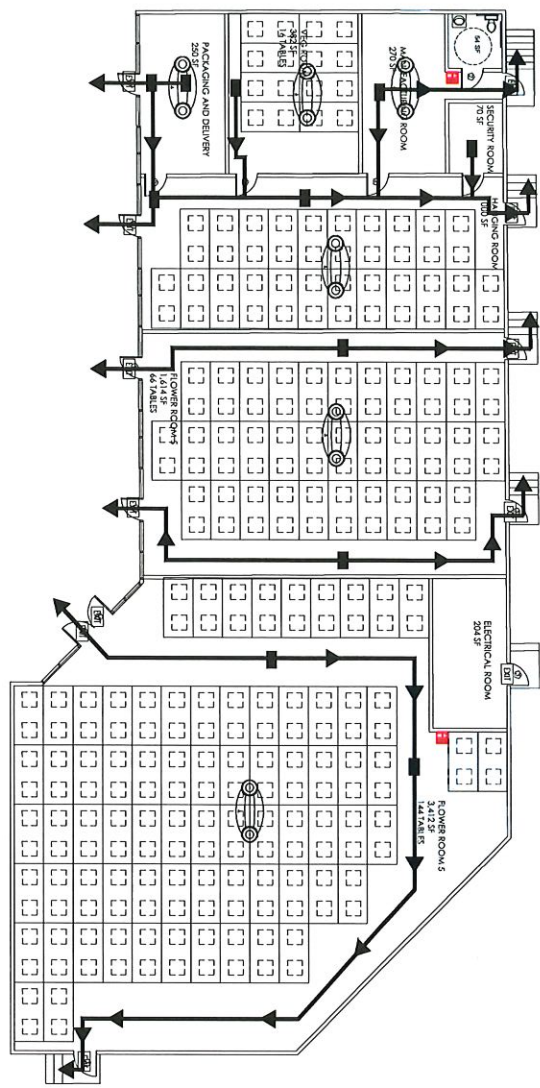
PROPOSED FLOOR PLAN

UNIT G
SCALE 1/8" = 1'

PROJECT NUMBER: 1E-G-1
DRAWING NUMBER:
A3

SYMBOL LEGEND	
	EXIT
	DIRT ROOM
	PRIMARY PATH TO EXIT
	YOU ARE HERE
	200A 200B
	200C 200D

THE FOLLOWING SHOWS THE QUICKEST EXIT ROUTES AVAILABLE IN CASE OF AN EMERGENCY. EXITS MUST BE OPEN DURING BUSINESS HOURS AND CLEAR OF ANY OBSTRUCTION.



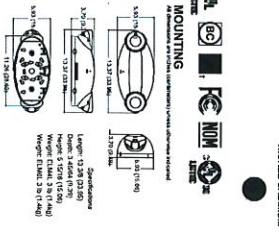
FEATURES & SPECIFICATIONS

UL LISTED — Complies with UL 924, NFPA 101 Life Safety Code requirements for the most stringent egress uses of all egress lighting. The LED light fixture is tested and approved for use in all egress applications. The LED light fixture is tested and approved for use in all egress applications. The LED light fixture is tested and approved for use in all egress applications.

CONSTRUCTION — The fixture is constructed from high quality materials. The fixture is constructed from high quality materials. The fixture is constructed from high quality materials.

OPERATION — The fixture is designed for long life and low maintenance. The fixture is designed for long life and low maintenance. The fixture is designed for long life and low maintenance.

INSTALLATION — The fixture is easy to install and requires no special tools. The fixture is easy to install and requires no special tools. The fixture is easy to install and requires no special tools.



The EXIT LIGHT Co.

COMPACT MODERN DESIGN LED EXIT SIGN

Code: LEDR

The LEDR offers a compact modern design and combines the dependability of LED lighting illumination for an attractive and economical package.

FEATURES

- UL 924, NFPA and NFPA 101 Life Safety Code
- Push-to-test switch
- 120 or 277 VAC operation
- Injection-molded, V0 flame retardant, high impact housing
- Integral metal power on LED indicator light
- Universal mounting canopy for top or side installation



WARRANTY INFORMATION

Any component that fails due to manufacturer's defect is warranted for 5 years. The LEDR is warranted for 5 years. The LEDR is warranted for 5 years.

Conformance to Codes and Standards:

The LEDR is UL listed and meets or exceeds the following: UL 924, NEC, OSHA and NFPA 101 Life Safety Code requirements.

NOTES:

THE GARDENS, INC.
MICROBUSINESS
APR# 320-310-007
19980 GRAND AVE
UNIT G
LAKE ELSHORE CA 92530

LE GARDENS, INC
12199 HEACOCK STREET
UNIT 2, UNIT 3
MORNO VALLEY, CA 92557

REGISTERED PROFESSIONAL ENGINEER
E83934
Exp. 7/30/21
CIVIL

PROPOSED EGRESS PLAN
UNIT G
SCALE 1/8" = 1'

PROJECT NUMBER: LEG-1
DRAWING NUMBER:
A4

DRAWN BY: MUINA RAHMAN
DATE DRAWN: 8/1/2020
DRAWING SCALE: 1/4" = 1'

DISCIPLINE: ARCHITECTURAL/PLANNING
ARCHITECTURAL/PLANNING