



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 24, 2019

TO:

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Trans. Dept. – Landscape Section

Board of Supervisors - Supervisor: Kevin
Jeffries

City of Corona Sphere of Influence
Western Municipal Water District (WMWD)

DEVELOPMENT AGREEMENT NO. 1900008, CONDITIONAL USE PERMIT NO. 190013 – CEQ190077
– Applicant: Michael Lee – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: North of Lake Terrace Dr, east of Riverside Dr, south of Grand Ave, and west of State Highway 74 – .53 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No 1900008. would impose a lifespan on the proposed cannabis project and provide community benefit to the Elsonore Area. Conditional Use Permit No. 190013 proposes to use an existing building as a storefront for a retail cannabis business with existing parking – APN: 387-103-006 – Related Cases: CAN1900006, CEQ190077, DA1900008 – **BBID: 821-521-929**

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 November 7, 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.

Any questions regarding this project, should be directed to Project Planner: Mina Morgan at 951-955-6035 or email at Mimorgan@RIVCO.ORG

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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

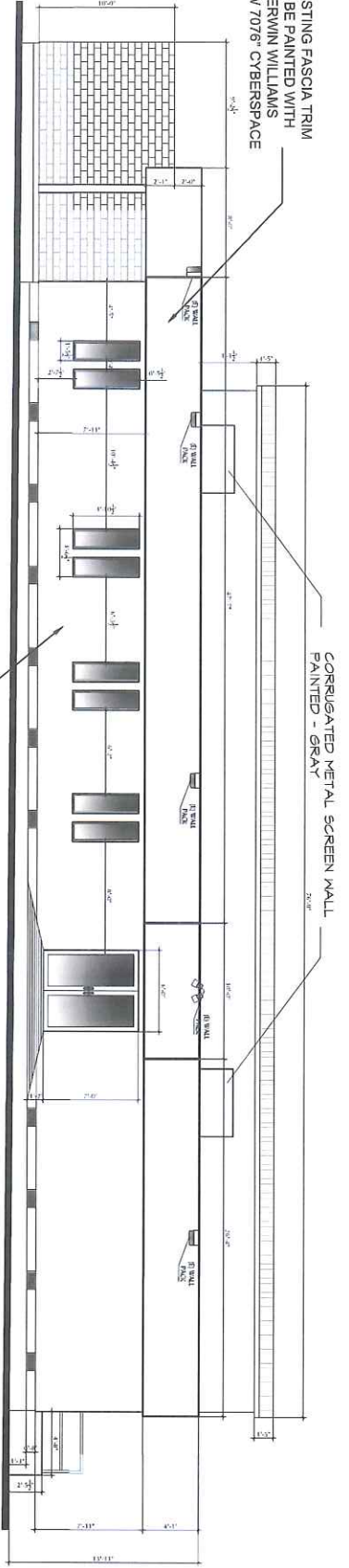
DATE: _____ SIGNATURE: _____

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.

EXISTING FASCIA TRIM
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7076" CYBERSPACE



CORRUGATED METAL SCREEN WALL
PAINTED - GRAY

**EQUIPMENT SCREEN
DETAIL**

CORRUGATED METAL SCREEN MALL
PAINTED - GRAY

EXISTING FINISH PAINTED
WITH SHERWIN WILLIAMS
"SW 7017" DORIAN GRAY

**"EXISTING"
NORTH ELEVATION**



EXISTING FINISH PAINTED
WITH SHERWIN WILLIAMS
"SW 7017" DORIAN GRAY

EXISTING ROL-UP DR.
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7076" CYBERSPACE

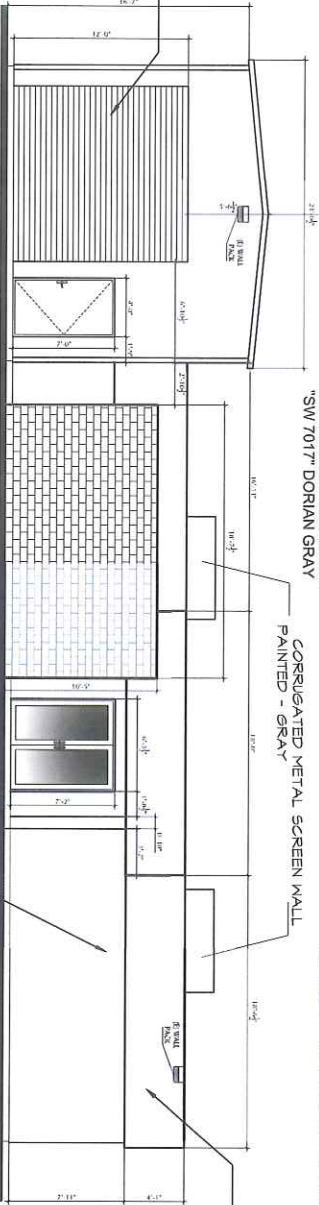
EXISTING FASCIA TRIM
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7076" CYBERSPACE

STUCCO FINISH PAINTED
WITH SHERWIN WILLIAMS
"SW 7017" DORIAN GRAY

**"EXISTING"
WEST ELEVATION**

EXISTING ROL-UP DR.
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7076" CYBERSPACE

EXISTING FASCIA TRIM
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7076" CYBERSPACE



CORRUGATED METAL SCREEN WALL
PAINTED - GRAY

STUCCO FINISH PAINTED
WITH SHERWIN WILLIAMS
"SW 7017" DORIAN GRAY

**"EXISTING"
EAST ELEVATION**

REVISIONS

NO.	DATE	DESCRIPTION

COMMENT LEGEND

- EXISTING
- NEW
- REMOVE
- AS NOTED
- FIELD NOTES

SHEET TITLE

EXISTING ELEVATIONS

P3

Printed On: 09/11/19



GABRIEL LUJAN & ASSOCIATES

ARCHITECTURE • DESIGN • LAND PLANNING

GABRIEL LUJAN
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CELL: 561-731-1111 FAX: 561-731-1110
EMAIL: glujan@glujan.com

AS-BUILT DRAWINGS FOR:

EMPIRE CONNECT

15573 GRAND AVE. LAKE ELSINORE, CA. 92530



EXISTING FASCIA TRIM
TO BE PAINTED WITH
SHERWIN WILLIAMS
"SW 7078" CYBERSPACE

EXISTING FINISH PAINTED
WITH SHERWIN WILLIAMS
"SW 7017" DORIAN GRAY

SAMPLE EXHIBIT BOARD



EXISTING FINISH
PAINTED W/ SHERWIN
WILLIAMS PAINT: SW
7017
DORIAN GRAY
"MAIN COLOR"



EXISTING FINISH
PAINTED W/ SHERWIN
WILLIAMS PAINT: SW
7076
CYBERSPACE
"ACCENT COLOR"



GABRIEL LUJAN & ASSOCIATES

**GABRIEL LUJAN
& ASSOCIATES**

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EMAIL glujan@gva.net

**AS-BUILT DRAWINGS FOR:
EMPIRE CONNECT**
15573 GRAND AVE. LAKE ELSINORE, CA. 92530

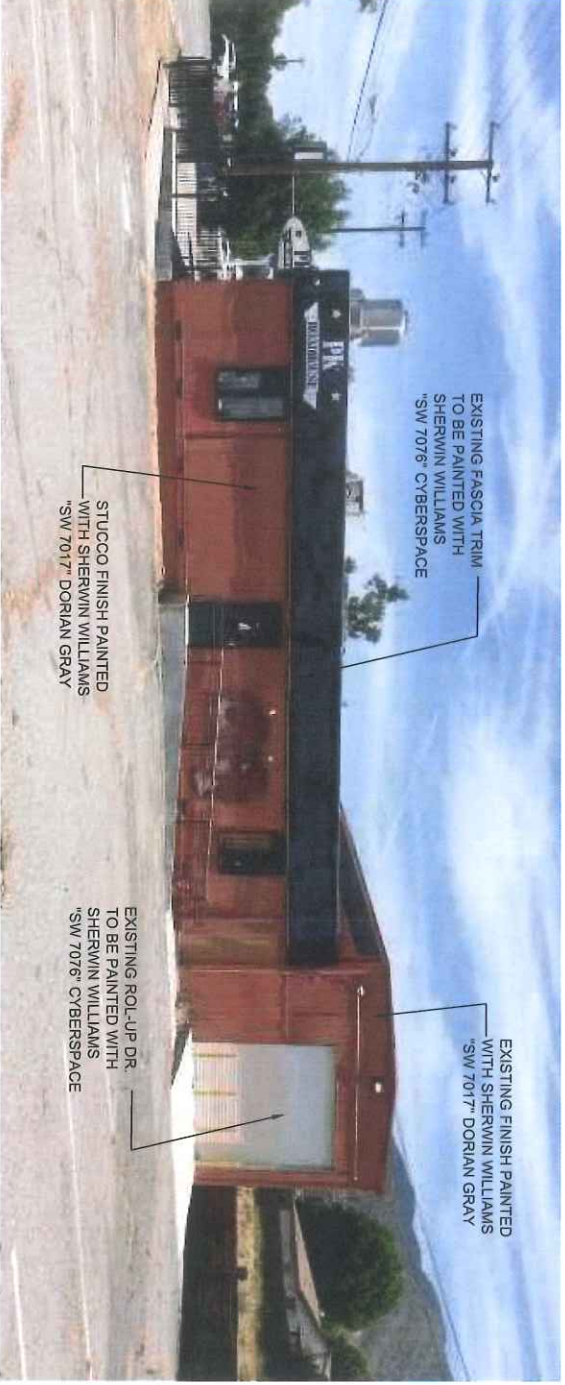
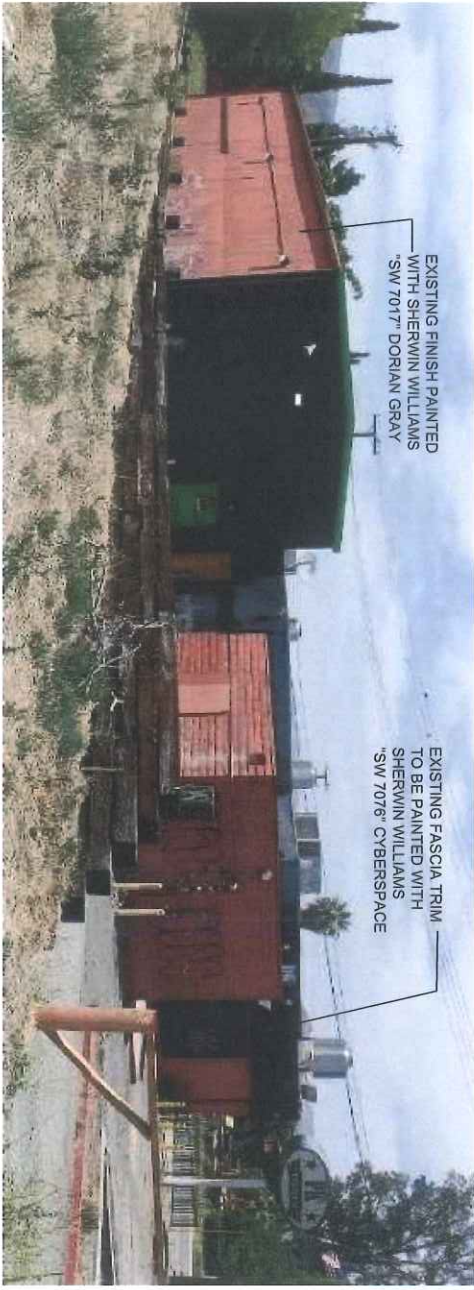
REVISIONS	BY

SHEET TITLE:
**EXISTING
ELEVATIONS**

DRAWN	
CHECKED	
DATE	
REPORT DATE	
AS NOTED	
LEADER SHEET	
SHEET	

P4

Printed on: 09/11/19



EXISTING FINISH PAINTED WITH SHERWIN WILLIAMS "SW 7017" DORIAN GRAY

EXISTING FASCIA TRIM TO BE PAINTED WITH SHERWIN WILLIAMS "SW 7076" CYBERSPACE

EXISTING FASCIA TRIM TO BE PAINTED WITH SHERWIN WILLIAMS "SW 7076" CYBERSPACE

EXISTING FINISH PAINTED WITH SHERWIN WILLIAMS "SW 7017" DORIAN GRAY

STUCCO FINISH PAINTED WITH SHERWIN WILLIAMS "SW 7017" DORIAN GRAY

EXISTING ROL-UP DR. TO BE PAINTED WITH SHERWIN WILLIAMS "SW 7076" CYBERSPACE



GABRIEL LUJAN & ASSOCIATES

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 PALM DESERT, CA 92211
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 EMAIL: g-lujan@gma-ncorp.com

AS-BUILT DRAWINGS FOR:
EMPIRE CONNECT
 15573 GRAND AVE. LAKE ELSINORE, CA. 92530

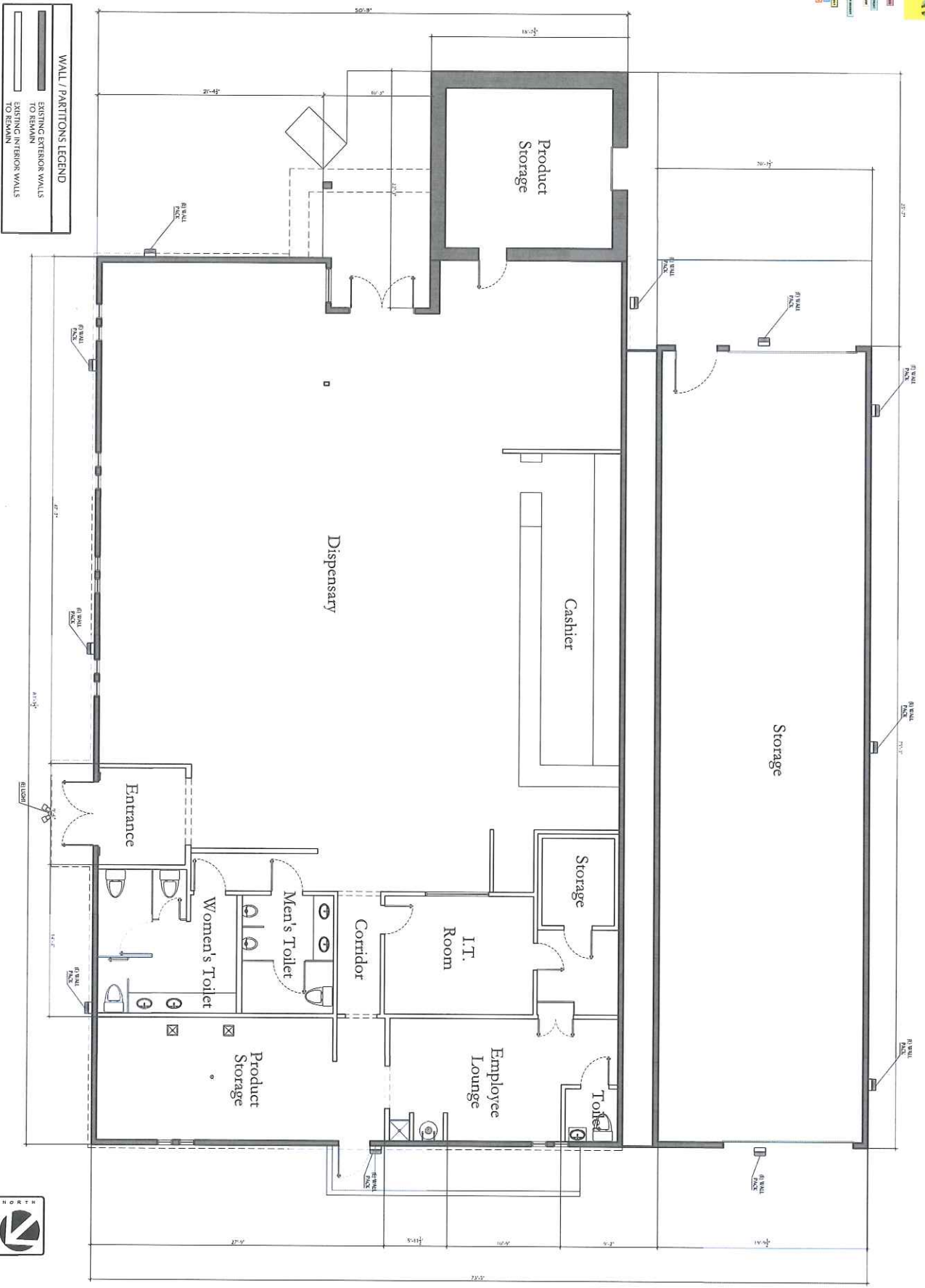
REVISIONS	BY

SHEET TITLE:
EXISTING ELEVATIONS

SKYLINE
 DATE: 01/11/23
 DRAWN BY: GABRIEL LUJAN
 CHECKED BY: GABRIEL LUJAN
 DESIGNED BY: GABRIEL LUJAN
 URS CORP. 2023-0018

SHEET
P5
 Printed On: 02/11/23

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/11/19
2	ISSUED FOR PERMITS	02/11/19
3	ISSUED FOR PERMITS	02/11/19
4	ISSUED FOR PERMITS	02/11/19
5	ISSUED FOR PERMITS	02/11/19
6	ISSUED FOR PERMITS	02/11/19
7	ISSUED FOR PERMITS	02/11/19
8	ISSUED FOR PERMITS	02/11/19
9	ISSUED FOR PERMITS	02/11/19
10	ISSUED FOR PERMITS	02/11/19



WALL / PARTITIONS LEGEND

	EXISTING EXTERIOR WALLS TO REMAIN
	EXISTING INTERIOR WALLS TO REMAIN



SECOND FLOOR PLAN
1/8"=1'-0"

2. 1573 Grand Avenue, Lake Elsinore, California 92530. Project No. 1573 Grand Avenue - 2nd



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AS-BUILT DRAWINGS FOR:
EMPIRE CONNECT
15573 GRAND AVE. LAKE ELSINORE, CA. 92530

NO.	REVISIONS	DATE

SHEET TITLE:	FLOOR PLAN
DATE:	FEBRUARY 2019
BY:	GABRIEL LUJAN
CHECKED BY:	GABRIEL LUJAN
SCALE:	1/8"=1'-0"
PROJECT NO.:	1573 GRAND AVE

P2
PROJECT: 1573 GRAND AVE

