

CITY OF PERRIS PLANNING COMMISSION

AGENDA

May 15, 2019

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Scott, Shively, Marin, McCarron,
Chair Hammond, Vice Chair Arras

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Scott

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for April 17, 2019

7. PUBLIC HEARING:

A. Development Plan Review (DPR) 17-00004 – A proposal to construct a two-story 14,020 square-foot warehouse building on a 0.7-acre vacant lot located at the southeast corner of Oleander Avenue and Wade Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Samion Shtockmaster, Perris Pharm.

REQUESTED ACTION: ADOPT Resolution No. 19-12 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for infill development; and approving Development Plan Review 17-00004 to facilitate construction of a 14,020 sq. ft. warehouse building, based on the findings and subject to the Conditions of Approval.

8. BUSINESS/WORKSHOP:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS
May 15, 2019

Item

6A

Planning Commission
Minutes for April 17, 2019

CITY OF PERRIS

MINUTES:

Date of Meeting: April 17, 2019

06:01 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Marin, Commissioner McCarron, Vice Chair Arras, and Chairman Hammond.

1. CALL TO ORDER:
2. ROLL CALL: Commissioners: McCarron, Scott, Shively, Marin, Chair Hammond, Vice Chair Arras

Commission Members Present: Commissioner Marin, Commissioner McCarron, Vice Chair Arras, and Chairman Hammond.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner McCarron,
5. PRESENTATION:
6. CONSENT CALENDAR:

A. Planning Commission Minutes for March 20, 2019

Chair Hammond, clarified that Commissioner McCarron commented on the AAA lighting last meeting and not him.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Arras, seconded by Commissioner McCarron to Approve A. Planning Commission Minutes for March 20, 2019

AYES: Commissioner Marin, Commissioner McCarron, Vice Chair Arras, Chairman Hammond.

NOES:

ABSENT: Commissioner Scott, Commissioner Shively.

ABSTAIN:

7. PUBLIC HEARING:
 - A. Development Plan Review 18-00004 - A proposal to construct a 17,544 SF industrial building located on the south side of Illinois Avenue, between the 215 Freeway and

Trumble Road, within the Classic Pacific Business Park Planned Development area. Applicant: Mr. Stan Jakubowicz, Holistic, Inc. REQUESTED ACTION: Adopt Resolution No. 19-04 finding no further CEQA action is required pursuant to Section 15162 and approving Development Plan Review (DPR) 18-00004 to facilitate the construction of a 17,544 SF industrial building, based on the findings contained in the staff report, and subject to the Conditions of Approval.

Vice Chair Arras, acknowledged that he visited the site prior to the meeting.

Contract Planner Blais, presented a proposal to construct a 17,544 sf industrial building located on the south side of Illinois Avenue, between the 215 Freeway and Trumble Road.

Commissioner Marin, asked for the zoning of the property.

Commissioner McCarron, inquired regarding zoning for cannabis operations, sales of cannabis, potential for future churches if the site is approved, signage allowance, and number of tenants.

Chair Hammond, clarified on why a Conditional Use Permit is not required and who is the governing body for cannabis approval.

Assistant City Attorney Khuu, clarified that the Commission's review of this project is just for the building.

Applicant Stan Jakubowicz, responded to the Commission's comments.

Commissioner McCarron, inquired about business operations, storage, and security.

Vice Chair Arras, requested the hours of operation.

Commissioner Marin, voiced his approval of the architecture and appreciated that a brand new building is being proposed.

Commissioner McCarron, complimented the architecture and appreciated that the applicant is raising the standard in design, and discussed future signage concerns.

Chair Hammond, complimented the building design and security, and reinforced that this review is only on the building.

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by Vice Chair Arras to Adopt A. Development Plan Review 18-00004 - A proposal to construct a 17,544 SF industrial building located on the south side of Illinois Avenue, between the 215 Freeway and Trumble Road, within the Classic Pacific Business Park Planned Development area.

Applicant: Mr. Stan Jakubowicz, Holistic, Inc.

REQUESTED ACTION: Adopt Resolution No. 19-04 finding no further CEQA action is required pursuant to Section 15162 and approving Development Plan Review (DPR) 18-00004 to facilitate the construction of a 17,544 SF industrial building, based on the findings contained in the staff report, and subject to the Conditions of Approval.

AYES: Commissioner Marin, Commissioner McCarron, Vice Chair Arras, Chairman Hammond.

NOES:

ABSENT: Commissioner Scott, Commissioner Shively.

ABSTAIN:

- B. Extension of Time Application (EOT 19-05054) and Minor Modification of Planning Conditions of Approval (MM 19-05055) – A request for an Extension of Time and Minor Modification to Planning Conditions of Approval for Development Plan Review (DPR) 14-03-0025 (aka Western Construction Auction - WCA) to allow construction of permanent modular buildings and other on- and off-site improvements, and operation of a construction equipment auction business. Applicant: Gregg Scott, WCA. REQUESTED ACTION: Approve the Extension of Time to allow WCA to complete public and private improvements. Adopt Resolution No. 19-10 approving revised Planning COA for DPR 14-03-0025.

Vice Chair Arras, Commissioner Marin, and Commissioner McCarron acknowledged prior site visits.

Planning Manager Phung, presented a request for an Extension of Time and Minor Modification to Planning Conditions of Approval for Development Plan Review (DPR)14-03-0025 for Western Construction Auction.

Commissioner McCarron, asked if the City was responsible for any delays in this project, and what future improvements are proposed for this area of Goetz Road.

Applicants Gregg Scott & Pamela Valenzuela presented to the Commission.

Commissioner Marin, asked for the current location of the driveway for the business.

Commissioner McCarron, asked the applicant if they would have started any improvements if they were not contacted by City Staff.

Vice Chair Arras, appreciated the backstory presented by the applicant.

Chair Hammond, inquired what the applicant believes is a realistic time frame to begin the improvements.

Commissioner Marin, appreciated the information presented and the honesty of applicant.

Vice Chair Arras, asked the other Commissioners what they believe is a reasonable time frame for the extension.

Commissioner McCarron, commented on the history of the original Planning Commission conditions, and voiced his opposition of the proposed Extension because little progress has been made.

Chair Hammond, asked for clarification of how the next extension would be processed, and commented that he believed the best option would be for an initial 3 month approval with a possible later administrative extension for another 3 months if deemed reasonable.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Arras, seconded by Commissioner Marin to Approve B. Extension of Time Application (EOT 19-05054) and Minor Modification of Planning

Conditions of Approval (MM 19-05055) – A request for an Extension of Time and Minor Modification to Planning Conditions of Approval for Development Plan Review (DPR) 14-03-0025 (aka Western Construction Auction - WCA) to allow construction of permanent modular buildings and other on- and off-site improvements, and operation of a construction equipment auction business. Applicant: Gregg Scott, WCA.

REQUESTED ACTION: Approve the Extension of Time for an initial 3 months with a possible later 3 month administratively approved extension to allow WCA to complete public and private improvements. Adopt Resolution No. 19-10 approving revised Planning COA for DPR 14-03-0025.

AYES: Commissioner Marin, Vice Chair Arras, Chairman Hammond.

NOES: Commissioner McCarron.

ABSENT: Commissioner Scott, Commissioner Shively.

ABSTAIN:

- C. Major Modification 17-05075 – A proposal to modify Development Plan Review (DPR) 14-02-0014, to construct a 273,000 SF addition to the western side of the existing 864,000 SF Integra Perris Distribution Center (IPDC) and to expand the overall site acreage from 43.2 acres to 53.4 acres through the acquisition of the adjoining undeveloped 10.2 acre parcel located at the northeast corner of Webster Avenue and Markham Street. Applicant: Russell Pierce, Integra LLC. REQUESTED ACTION: ADOPT Resolution No. 19-08 to Certify the Supplemental Environmental Impact Report (SEIR), SCH No. 2014051065, adopt a Statement of Facts and Findings and a Statement of Overriding Considerations for the SEIR and make findings in support thereof; and ADOPT Resolution No. 19-09 to approve Major Modification 17-05075 to facilitate construction of a 273,000 SF addition to the western side of the existing Integra Perris Distribution Center based on the findings and subject to condition of approval.

Contract Planner Blais, presented a proposal for a Major Modification to Development Plan Review (DPR) 14-02-0014, to construct a 273,000 SF addition to the existing 864,000 SF Integra Perris Distribution Center.

Contract Planner Blais, clarified the following changes: Planning Condition #10 should reference the date of February 22, 2019, Planning Condition #35 should reference a lot merger not a parcel map, and Engineering Condition #24 should state that truck traffic to and from both Ramona Expressway and Markham Street is prohibited.

TNB Planning representative Tina Anderson, presented on the Environmental review of the proposed addition.

Assistant City Attorney Khuu, clarified that the text of Planning Conditions #10 and #35 and Engineering Condition #24 were modified.

Commissioner McCarron, asked for the total square footage of the building with the addition, the current tenant of the building, the number of additional dock doors, and whether additional road improvements will be required.

Chair Hammond, asked whether a traffic signal is proposed for Markham St and Webster Ave, the number of additional daily truck traffic per the traffic study, supported the Public Works condition for 1 year maintenance, and requested signage stating no truck traffic on Markham St.

Applicant Russell Pierce of Integra Pacific, presented the project.

Commissioner McCarron, expressed concern with the addition and whether it will create a seamless aesthetic of a single building.

Chair Hammond, commented that a letter from LUINA was sent to the Commissioners.

Commissioner Marin, approved of the project.

Vice Chair Arras, expressed his approval of the proposed addition.

Commissioner McCarron, stated that this project meets land use standards of this area although it will generate additional truck traffic.

Chair Hammond, expressed his approval of the project based on the proposed land use and results of all the studies, and hopes that point of sale may be included.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Arras, seconded by Commissioner Marin to Adopt C. Major Modification 17-05075 – A proposal to modify Development Plan Review (DPR) 14-02-0014, to construct a 273,000 SF addition to the western side of the existing 864,000 SF Integra Perris Distribution Center (IPDC) and to expand the overall site acreage from 43.2 acres to 53.4 acres through the acquisition of the adjoining undeveloped 10.2 acre parcel located at the northeast corner of Webster Avenue and Markham Street. Applicant: Russell Pierce, Integra LLC.

REQUESTED ACTION: ADOPT Resolution No. 19-08 to Certify the Supplemental Environmental Impact Report (SEIR), SCH No. 2014051065, adopt a Statement of Facts and Findings and a Statement of Overriding Considerations for the SEIR and make findings in support thereof; and ADOPT Resolution No. 19-09 to approve Major Modification 17-05075 to facilitate construction of a 273,000 SF addition to the western side of the existing Integra Perris Distribution Center based on the findings and subject to amended Conditions of Approval to include: Planning Condition #10 for a corrected date of February 22, 2019 and #35 for a lot merger and not a parcel map, and Engineering Condition #24 to include no truck traffic on both Ramona and Markham.

AYES: Commissioner Marin, Commissioner McCarron, Vice Chair Arras, Chairman Hammond.

NOES:

ABSENT: Commissioner Scott, Commissioner Shively.

ABSTAIN:

8. BUSINESS/WORKSHOP:

A. Planning and Economic Development Updates

Planning Manager Phung, presented on the status of residential, industrial, and commercial projects that are currently under construction and in plan check throughout the City.

Commissioner McCarron, commented on information he had seen about Lowe's distribution.

Vice Chair Arras, thanked Staff for the presentation and the updates on development.

Chair Hammond, requested an update on the 10 vacant acres off of Ramona Expressway near Ferguson, a copy of the presentation, thanked Staff for the workshops and presentations, and requested clarification on the size of the warehouses discussed in the presentation.

Commissioner McCarron, expressed that the representative of the Barrett Apartments is currently securing funding and is very thankful for Staff's help throughout the process.

Principal Management Analyst Ogawa, presented for the Economic Development Department on marketing and branding, business development, workforce development, and ongoing programs and efforts within the City.

Planning and Economic Development Director Dr. Williams, discussed the topics of the Olympics, Economic Development Ad hoc meetings, the City's marketing approach and workforce development, and future March Air Force Base tours for City officials.

Commissioner Marin, appreciated the presentation and wants to see the Olympics stay in Perris.

Commissioner McCarron, appreciated the effort of Economic Development Staff and their attendance of regional conferences.

Vice Chair Arras, thanked Staff for their presentation.

Chair Hammond, spoke on how applicants and developers consistently compliment Staff, information on future development within the City, and wanted a stronger focus on UEI style trade schools jobs.

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Marin, addressed the upcoming City Health Fair on Saturday the 27th.

Commissioner McCarron, spoke on how the Planning Commission operates and thanked other Commissioners for taking the time to carefully evaluate projects before them, complimented the TUP rock crushing operation from last meeting, and thanked Staff for bringing forth well thought out projects to the Planning Commission.

Vice Chair Arras, thanked Staff for the presentations and updates, and appreciated the feedback given by other Commissioners.

Chair Hammond, stressed the importance on economic development and future growth, and that the submittal period for applications for the Planning Commission as being from April 10th until May 5th.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Phung, discussed the upcoming City Health Fair on April 27th, and that the next Planning Commission meeting will be May 15th.

Planning and Economic Development Director Dr. Williams, discussed an Aldi application, and encouraged Commissioners attendance at the Economic Development Ad Hoc committee that occurs once a month.

12. ADJOURNMENT

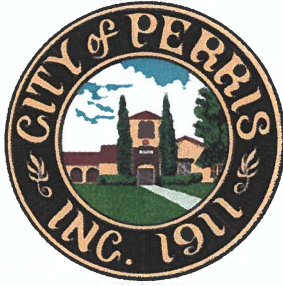
Planning Commission Agenda

CITY OF PERRIS
May 15, 2019

Item

7A

Development Plan Review (DPR) 17-00004



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

May 15, 2019

SUBJECT:

Development Plan Review (DPR) 17-00004 – A proposal to construct a two-story 14,020 square-foot warehouse building on a 0.7-acre vacant lot located at the southeast corner of Oleander Avenue and Wade Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Samion Shtockmaster, Perris Pharm.

REQUESTED ACTION:

ADOPT Resolution No. 19-12 finding the proposed project Categorically Exempt per CEQA Article 15332 (Class 32) for infill development; and approving Development Plan Review 17-00004 to facilitate construction of a 14,020 sq. ft. warehouse building, based on the findings and subject to the Conditions of Approval.

CONTACT:

Dr. Grace Williams, Director of Planning and Economic Development 

BACKGROUND/DISCUSSION:

The applicant, Samion Shtockmaster, is proposing to construct a two-story warehouse building, totaling 14,020 sq. ft. on an approximately 0.7-acre lot (30,492 sq. ft.) located at the southeast corner of Wade Avenue and Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC Specific Plan. The proposed warehouse building will house *Perris Pharm*, a Medical Marijuana Dispensary (MMD 17-05132) which received approval on February 13, 2018 with a condition of approval that requires them to obtain entitlement approval of a Development Plan Review application and ultimately construction of the project prior to operation. The two-story building footprint is 7,026 square feet and will include a total of 14,020 square feet consisting of: 2,444 square feet of office area, 4,582 square feet of dispensary retail area, and a total of 6,994 square feet of warehouse area. The site improvements include: 8,238 square feet of landscaping, water quality basins, perimeter lighting, and thirty-five (35) parking spaces.

The applicant has submitted building elevations with an architectural style that consists of a modern industrial design, including stucco walls, metal seam roof, steel sheltered entries, ledge veneer tile, and metal cap with window glazing. Overall, the building presents a high-quality and a visually interesting and aesthetically pleasing design which provides a clearly defined base, body, and cap as envisioned by the PVCC SP architectural guidelines.

The project is an allowed use in the adopted MARB ALUC and is designed and conditioned to meet the 2014 MARB/Inland Port Airport Compatibility Plan to protect flight paths and minimize impacts to residents and employees within the subject area. There was no requirement to forward the project to the Airport Land Use Commission (ALUC) for a consistency determination since no legislative action is included in the project proposal.

A public hearing notice was mailed to affected public agencies and property owners within 300-feet of the site. As of the writing of this report, no comments in opposition have been received from the neighboring property owners or public agencies.

Staff recommends that the Planning Commission find the project Categorical Exempt per CEQA Article 15332 (Class 32) for infill development, and approve Development Plan Reviews 17-00004 to construct a 14,020 square-foot warehouse building, based on the findings contained in the staff report, and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: All costs associated with the project are paid by the applicant.

Prepared by: Nathan Perez, Associate Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Attachments: Staff Report
Exhibit A – Conditions of Approval (Planning, Engineering, Public Works, Fire & Building)
Exhibit B – Aerial View
Exhibit C – Specific Land Use Map
Exhibit D – Site Plan, Landscaping Plan, Architecture
Exhibit E – PC Resolution 19-12

Consent:
Public Hearing: X
Workshop:
Presentation:
Other:

CITY OF PERRIS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Date: May 15, 2019 – Planning Commission

Cases: Development Plan Review (DPR) 17-00004

Environmental Determination: Categorically Exempt pursuant to CEQA Article 15332 Class 32 for infill development

Project Planner: Nathan Perez, Associate Planner

Applicant/Owner: Samion Shtockmaster
 Perris Pharma
 2130 Vista Del Mar Apt 2
 Los Angeles, CA 90068

Location: Southeast corner of Oleander Avenue and Wade Avenue

PROJECT DESCRIPTION: Proposal to construct a two-story 14,020 square-foot warehouse building on 0.7 acre (30,492 SF) vacant lot located at the southeast corner of West Oleander Avenue and Wade Avenue located within the Perris Valley Commerce Center (PVCC) Specific Plan area.

Acreage and Land Use:

<i>APN</i>	<i>Acreage</i>	<i>Land Use</i>
314-100-005	0.7 acres (30,492 SF)	Vacant

ZONING AND LAND USE:

Existing Zoning: Perris Valley Commerce Center Specific Plan -
 Light Industrial (LI)

Surrounding Zoning:

<i>Direction</i>	<i>Zoning – PVCCSP</i>
North	Light Industrial (LI)
South	Light Industrial (LI)
East	Light Industrial (LI)
West	County of Riverside/I-215 Freeway

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Industrial warehouse (Perris Gateway Industrial)
South	Contractor Yard
East	RV Storage Yard
West	I-215 Freeway

ANALYSIS & REVIEW:

PROJECT BACKGROUND

The Perris Valley Commerce Center Specific Plan 10-08-0007 (PVCC-SP), was approved by City Council in January of 2012 and has been amended in subsequent years. The PVCCSP encompasses approximately 3,500 acres located east of the I-215 Freeway, north of Placentia Avenue, west of the Perris Valley Storm Drain, and south of the March Air Reserve Base. The purpose of the PVCC is to provide for the transition from what was an undeveloped agricultural area to a modern-day commerce center providing appropriate zoning, policies and guidelines to govern development and promote compatibility of existing residential land uses with planned industrial, commercial, and office uses. Per the Perris Valley Commerce Center SP, the project site and properties to the north, east, and south are zoned “LI” (Light Industrial) with a Specific Plan (SP) General Plan Land Use designation.

The project site is currently vacant and has been subject to historic and present heavy human disturbances. The entire site has been rough-graded and periodically tilled to control weeds. In addition, illegal dumping has occurred in the past few years, leaving the site in a disturbed state containing native and non-native weeds with no existing natural habitat or drainages on the site.

The proposed warehouse building will house *Perris Pharm*, an approved Medical Marijuana Dispensary (MMD 17-05132) which obtained approval on February 13, 2018. After construction is completed, the applicant also contemplates establishing and operating a marijuana manufacturing component which requires submittal and approval of a Wholesale Commercial Marijuana Manufacturer Permit.

In November 2016, the City Council adopted regulations (Chapter 5.54 of the Perris Municipal Code) to establish a comprehensive set of regulations for the operation of medical marijuana dispensaries to ensure that such operations are in compliance with California's Compassionate Use Act of 1996, California's Medical Marijuana Program Act of 2003 and California's Medical Marijuana Regulation and Safety Act of 2015 (Ord. No. 1330 & 1339). In addition, the City wanted to diversify its range of economic activity.

Medical Marijuana Dispensary facilities can only locate and operate in certain zoning districts in the city, including the General Industrial (GI) zone and Light Industrial (LI) zone as defined more fully in Title 19 of the Perris Municipal Code. Medical Marijuana Dispensaries are not

more fully in Title 19 of the Perris Municipal Code. Medical Marijuana Dispensaries are not permitted to be located within 1,000 feet of schools, parks, places of worship, youth-oriented facilities or community centers, or within 600 feet of a residential zone.

In April 2018, the City Council suspended Medical Marijuana Dispensary Permits for dispensaries due to overconcentration concerns of storefront dispensaries in the City. The applicant for this proposed dispensary submitted and completed the review process for their Medical Marijuana Dispensary Permit (MMD) 17-05132 in February 13, 2018, and submitted their Development Plan Review application prior to Council suspending Operator's Permits and continued to make diligent progress in the Development Plan Review entitlement process.

The Project site is located approximately 1.2 miles south of the March Air Reserve Base/Inland Port (MARB/IP) Airport and is subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP) (RCALUC 2014). The MARB/IP ALUCP divides the area close to the airport into zones based on proximity to the airport and potential risks. The Project site is within Zone C1 (primary approach/departure zone), which encompasses most of the projected 60 dB CNEL contour, plus immediately adjoining areas.

PROJECT DESCRIPTION

The applicant, Samion Shtockmaster, is proposing to construct a two-story warehouse building to house *Perris Pharm*, totaling 14,020 sq. ft. on an approximately 0.7 acre lot (30,492 sq. ft.) located at the southeast corner of Wade Avenue and Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC SP. The two-story building footprint is 7,026 square feet and will include a total of 14,020 square feet consisting of: 2,444 square feet of office area, 4,582 square feet of dispensary retail area, and a total of 6,994 square feet of warehouse area. The site improvements include: 8,238 square feet of landscaping, water quality basins, perimeter lighting, and thirty-five (35) parking spaces.

The Project proposes one point of access along Oleander Avenue with decorative paving. The Project Conditions of Approval require the applicant improve both Wade Avenue and Oleander Avenue with curb, gutter, and sidewalk.

The approved dispensary includes the sale of edible and smokable cannabis products, which can be purchased on-site or delivered. The facility will operate from 8:30 am to 10:00 pm, consistent with state law, and deliveries will be restricted to these hours. The facility will also provide an ATM machine as well as snack vending machines. The dispensary is expected to employ fifteen (15) full-time personnel, including one (1) licensed, armed security guard, which will patrol the site 24-hours a day. The security guards will also provide protection for the dispensary. Medical Marijuana Dispensary Permit (MMD 17-05132) conditions of approval will ensure that the project will operate in accordance with State Law and Chapter 5.54 of the City's Municipal Code.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed development is located in Planning Area 1, “North Industrial,” of the General Plan, which is primarily designated for industrial-based land uses and development. Planning Area 1 is bound to the north by March Air Reserve Base and the City of Moreno Valley, to the west by the 215 interstate, to the east by Lake Perris, and to the south by Ramona Expressway. The General Plan describes Planning Area 1 as including land uses that are compatible with March Global Port, such as air-cargo support and air-cargo dependent businesses, and uses that would not be disturbed by air cargo or military plane over-flights. It also assumes that heavy truck traffic can be expected in this area. Also, the project is consistent with the City’s General Plan Policy III.A. in the Land Use Element which seeks to accommodate diversity in the local economy by generating sales tax revenue from the sale of medical marijuana products.

The General Plan designation for the Project site is PVCCSP. Per the Perris Valley Commerce Center SP, the project site is zoned “LI” (Light Industrial) with a Specific Plan (SP) General Plan Land Use designation. The proposed warehouse building is permitted in the “LI” zone, which allows light industrial uses and related activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. Per the PVCC SP, a Development Plan Review (DPR) application is required for the review of architecture and site layout, subject to Planning Commission review and approval.

The proposed medicinal dispensary is a permitted use in the LI zone district per Chapter 5.54 (Medical Marijuana Dispensary Regulatory Program), which allows medical marijuana dispensaries to locate and operate in the Light Industrial (LI) zone, granted that the use is not located within 1,000 feet of a school, park, place of worship, youth-oriented facility, community center, or within 600 feet of a residential zone. The approved marijuana dispensary adheres to these distance requirements. Thus, the proposed uses are consistent with the LI zoning district of the PVCC SP.

The design of the proposed project has been reviewed for compliance with the General Plan, Perris Valley Commerce Specific Plan regulations and determined to meet or exceed these policies and provisions. As such, the proposed project is consistent with both the General Plan and the zoning district.

PVCCSP DEVELOPMENT STANDARDS

Development Standards

Per the PVCC SP, the Project site is zoned Light Industrial (LI) and the following Table summarizes compliance with PVCCSP Development Standards for Light Industrial:

Table 1. Comparison of PVCCSP Development Standards			
PVCCSP Development Standards for LI	Required	Provided	Complies?
Lot Coverage	50 % max	23 %	Yes
Building Size	0.75 FAR	0.46 FAR	Yes
Structure Height	50 feet max	35 feet (highest point)	Yes
Front Setback (Wade Avenue)	15 feet min	17.5 feet	Yes
Street Side Setback (Oleander Avenue)	15 feet min	17.5 feet	Yes
Interior Setback	N/A	5 feet	Yes
Rear Setback	N/A	135 feet	Yes
Landscape Coverage	12%	27%	Yes

The Light Industrial zone permits a maximum building lot coverage of 50% and Floor Area Ratio (FAR) of 0.75%. The lot coverage is based on 7,026 SF of building footprint area which equates to 23% lot coverage, and 14,020 SF of total building area which equates to 46% FAR; thus the Project is in compliance with both the lot coverage and FAR provision of the PVCC SP.

The LI zone requires a minimum front yard setback of 15 feet for projects fronting local collectors (Oleander Avenue and Wade Avenue). Per Perris Municipal Code (P.M.C.) 19.08 (Definitions), the front setback on a corner lot that has the shorter street frontage shall be considered the front lot line. Therefore, Wade Avenue is the front of the Project and requires a 15-foot setback. The proposed site plan depicts a setback of 17.5 feet from both Oleander Avenue and Wade Avenue property line to the building, which is consistent with the definition in the code. Concerning the rear setback, the Project is adjacent to a non-conforming residential structure, which requires a 20-foot rear setback. The Project provides a rear setback of 135 feet. Overall, the Project adheres to the PVCCSP development standards for Light Industrial (LI).

Access and Parking

The Parking and Loading Standards of the P.M.C. Section 19.69 apply to this Project and require that all industrial developments provide off-street parking. The parking requirement calculation is derived from 6,994 SF of warehouse floor area, 2,444 SF office area, and 4,582 SF of retail dispensary area. The table on the following page provides the required number of parking stalls by use compared to the number of stalls provided. The Project meets parking requirements.

Table 2. Parking Requirement			
Use	Sq. ft. of use	City Ratio	Spaces Required
Retail (Dispensary)	4,582 SF	1 space per 250 SF	18 spaces
Office	2,444 SF	1 space per 200 SF	12 spaces
Warehouse (First 20,000 square feet)	6,994 SF	1 space per 1,000 SF	7 spaces
Total Parking Space Required			37 spaces

<i>Table 2. Parking Requirement</i>			
<i>Use</i>	<i>Sq. ft. of use</i>	<i>City Ratio</i>	<i>Spaces Required</i>
Total Parking Spaces Provided			37 spaces

For projects that require between twenty-six (26) and fifty (50) parking stalls, a minimum of two (2) accessible parking stalls shall be provided per P.M.C. Section 19.69.3. The proposed Project includes two (2) accessible parking stalls located adjacent to the main building entrance. Overall, the Project meets the P.M.C. 19.69 requirement for off-street parking.

Perimeter Wall and Fencing, Security

The applicant proposes a six (6) high block split-faced block wall along the easterly and southerly property line. In addition to a block wall to secure the eastern and southern perimeter of the site, the applicant created a security plan that complies with Chapter 5.54. The Plan calls for security cameras to be stationed on the interior and exterior of the building and perimeter, including the parking lot, loading area, trash enclosure, entrances, exits and general paths of travel. Cameras will be set to record data 24 hours per day 7 days per week (24/7) and to store data for 90 days. The building will also be equipped with a state-of-the-art fire and burglar alarm system that is centrally monitored by a licensed company, 24/7. Two armed, licensed, and bonded security guards will further secure the premises, 24/7. The approved detailed security plan was part of the operating permit as mandated by Chapter 5.54 of the Perris Municipal Code including specific locations for security cameras, alarm locations, etc.

Odor Control

Dispensary operations can generate natural odors associated with marijuana products. As mandated by Chapter 5.54 of the Perris Municipal Code all dispensary activities are required to occur within the enclosed building, which must be equipped with ventilation/air filtration systems to ensure that City requirements for odor control are met. A carbon filtration system will be utilized to scrub and neutralize the air of odors and particulate matter.

Landscaping

The *Perris Valley Commerce Center Specific Plan (PVCC SP)* requires landscaping to be provided at a minimum rate of 12% for the entire site. The conceptual landscape plan proposes a total of 8,238 square feet of onsite landscaping for the Project, which equates to 27% of the overall site area. Landscaping is provided at the base of the building, on the west, north, and east sides. Shade trees are also required to be provided throughout car parking areas at the rate of one shade tree for every six (6) vehicles, and water quality basins will be fully landscaped to blend with the overall landscape design. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. In addition, shrub “hedges” are proposed to surround the parking lot, along with varied trees and groundcovers, which will buffer the public view of employee parking from the street. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less. All driveway entrances are required to have multi-level planting with trees, shrubs, and groundcover to accent all entrances.

Building Architecture

The Project is located within the LI zone of PVCCSP which require all development to provide aesthetic enhancements such as decorative paving at entrance drives and enhanced building façade articulation and materials. From the original submittal, staff collaborated with the applicant to provide more architectural detailing such as enhancing the entries with additional fenestration, and adding pop-out areas and corner elements with greater roof height variation in accordance with the PVCCSP.

Staff collaborated and provided direction to the applicant to develop building elevations, colors, and materials that would reflect the quality and design envisioned in the PVCC-SP. The applicant has submitted revised building elevations with an architectural style that consists of a modern industrial design, including concrete tilt-up walls, metal seam roof, and veneer stone. The Project adheres to the PVCC Specific Plan requirement that the architecture provide a clearly defined base, body and cap. The building design also features varying roof heights, enhanced architectural treatments, and substantial window fenestration along all façades. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near white (Sand Tan) through Grey (Castle Rock).

ENVIRONMENTAL DETERMINATION

The proposed Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for infill development within city limits on less than five (5) acres of land in compliance with applicable General Plan policies and Zoning requirements with no habitat value for biological resources.

AIRPORT LAND USE COMMISSION

The Project site is within Airport Overlay Zone C1 (primary approach/departure zone) of the MARB/Inland Port Airport Compatibility Plan, which encompasses most of the projected 60 dB CNEL contour plus immediately adjoining areas, and restricts non-residential intensity to 100 people per average acre and 250 people per single acre. The project is an allowed use in the adopted MARB ALUC and is designed and conditioned to meet the 2014 MARB/Inland Port Airport Compatibility Plan to protect flight paths and minimize impacts to residents and employees within the subject area. There was no requirement to forward the project to the Airport Land Use Commission (ALUC) for a consistency determination since no legislative action is included in the project proposal. The PVCCSP requires projects located within Airport Overlay Zone C1 to comply with various mitigation measures, including Avigation Easement, noise, land use and density limitations, property disclosures, lighting, development restrictions and others, all of which have been incorporated as conditions of project approval.

MANDATORY FINDINGS FOR PROJECT APPROVAL

- A. Findings required for the Planning Commission to approve the Development Plan Review for the industrial building.**

1. *The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The proposed site development was reviewed by City staff and determined to be in compliance with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial (LI) development including use, setbacks, height of buildings, lot coverage, architecture, lighting and landscaping are provided by the PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. Staff determined the proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial (LI) land use. In addition, the Project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan. The Project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

2. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 0.7 acre site is a relatively flat, rectangular parcel with frontage along Oleander Avenue and Wade Avenue. Utilities already exist within the adjacent streets that will serve this industrial development. This is a suitable site for the warehouse building proposed.

3. *The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed warehouse building and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The adjacent use to the north across Oleander Avenue is a new distribution warehouse facility (Perris Gateway Industrial) and to the east and south are properties that are designated as Light Industrial, which will be required to construct future industrial uses as designated per the PVCC SP.

The proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial land use. There will be no large truck traffic generated from this small-scale warehouse building. Furthermore, the Conditions of Approval prepared for the Project will insure the Project will not be detrimental to the public health, safety or welfare.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

As stated above, the proposed architecture meets PVCCSP design standards for LI (Light Industrial) development, and thereby protects the character of adjacent development, and is compatible with the surrounding industrial development area. The Project is adjacent to similar industrial development to the north. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments intermittently along the façade. The proposed color palette and materials provide variety and interest through the use of color tones ranging from an off-white to shades of green that are used around the building base and to further accentuate the corner and pop-out façade elements. A flag stone veneer is provided along main entryway areas and in pop-out areas along the facades.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCC SP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone. The conceptual landscape plan proposes a total of 8,238 square feet of onsite landscaping for the Project, which is 27% of the overall site area. Shade trees are also required to be provided throughout car parking areas at a rate of one shade tree for six (6) parking stalls. Shrub "hedges" are proposed to surround the office parking lot; this along with varied trees and groundcovers will buffer the public view of employee parking from the street. Along the street frontage of the Project, enhanced landscaping is proposed with layers of trees. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. In addition, the right of way landscaping will feature large attractive street trees spaced 30 feet apart or less. The abundance of landscaping on- and off-site will provide the public with an interesting and rich streetscape.

6. *The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed Project.*

The proposed project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions of approval, which will ensure that the project is developed in compliance with City and affected service agency codes and policies.

RECOMMENDATION

ADOPT Resolution No. 19-12 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for infill development; and approving Development Plan Review 17-00004 to facilitate construction of a 14,020 SF warehouse/office building, based on the findings and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A- Conditions of Approval (Planning, Engineering, Building, Fire and Public Works)
- Exhibit B – Aerial View
- Exhibit C – Specific Land Use Map
- Exhibit D – Site Plan, Landscaping Plan, Architecture
- Exhibit E – PC Resolution 19-12

CITY OF PERRIS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DRAFT CONDITIONS OF APPROVAL

Development Plan Review (DPR) 17-00004

Planning Commission: May 15, 2019

Project: Development Plan Review 17-00004 – A proposal to construct 14,020 sq. ft. two-story warehouse building on a 0.7 acre lot located at the southeast corner of Wade Avenue and Oleander Avenue. **Applicant:** Perris Pharma.

GENERAL CONDITIONS:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the *Perris Valley Commerce Center Specific Plan (PVCCSP)* and Chapter 19 of the Perris Municipal code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Medical Marijuana Dispensary (MMD) Permit 17-05132.** The future medical marijuana dispensary shall comply with the conditions of approval and adhere to the approved interior floor plan for MMD 17-05132.
5. **Hours of Operation and Limitations.** The facility will operate from 8:30 am to 10:00 pm, consistent with state law, and deliveries will be restricted to these hours.
6. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on May 15, 2019, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
7. **Approval Period for Development Plan Review 17-00004.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
8. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the

- Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan shall be submitted for approval prior to submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (as applicable) shall be shown on the final set of construction plans.
9. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
 10. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **December 17, 2018**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
 11. **Fire Consultant.** The project shall adhere to the requirements of the Fire Consultant as indicated in the attached Conditions of Approval dated **October 23, 2018**.
 12. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **December 17, 2018**.
 13. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated **December 20, 2018**.
 14. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Review (DPR) 17-00004**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
 15. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
 16. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
 17. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.

18. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.
19. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
20. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
21. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
22. **Payment of Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder", in the amount of \$50.00 to pay for the Notice of Exemption (NOE) and the County documentary handling fee.
23. **Signage.** The project approval does not include signage. Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
24. **Preliminary Water Quality Management Plan (PWQMP) 17-00006.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the underground CMP system, self-retaining landscaping and trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
25. **Trash Enclosures.** All trash enclosures are required to be screened with landscaping and provide a solid decorative trellis cover.
26. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise

- generating activities (e.g., interior painting) are not subject to these restrictions.
- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include person and phone number for the public to call in case of dirt and dust issues.
 - f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

27. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
28. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
29. **Final Water Quality Management Plan (FWQMP).** Prior to issuance of grading permits a FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

29. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval

accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:

- a. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
 - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - c. **Street Trees.** All street trees within the public right of way on Harley Knox Blvd and Wade Avenue shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway.
 - d. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
 - e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - f. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - g. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
 - h. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
30. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
31. **Walls and Fencing.** The following shall apply for wall and fencing:
- b. **Easterly and Southerly Walls.** Decorative eight (8) split-faced block wall shall be used along the easterly and southerly property line with pilasters every 100 linear feet and include a decorative cap, subject to the review and approval of the Planning Division.
 - c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat all graffiti shall be removed before 48 hours.
32. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details and light standard elevations.

High efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.

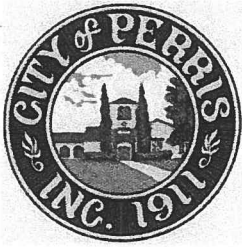
33. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone C1:
- a. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joint Powers Authority (MJPA).
 - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - c. The following uses shall be prohibited:
 - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 - e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
 - f. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 - g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 - h. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

- i. Based on the location and proximity to the runway, the project height may exceed the FAA threshold for height obstruction, which would require Form 7460-1 review from the FAA.
34. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
 35. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.
 36. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;
 - c. Maintenance District No. 84-1;
 - d. North Perris Community Facilities Assessment District;

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

37. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.
38. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.

END OF CONDITIONS



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

December 17, 2018

DPR 17-00004, Lots 1 & 2 Blk1 MB 015/010

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any building permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
2. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drainage to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
3. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.
4. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping.

DEPARTMENT OF ENGINEERING

24 SOUTH "D" STREET, SUITE 100, PERRIS, CA 92570
TEL.: (951) 943-6504 - FAX: (951) 943-8416

5. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
6. The applicant shall submit to City Engineer the following for his review:
 - a. Onsite Grading Plan and Erosion Control Plan
 - b. Water and Sewer Plans

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
8. Oleander Avenue along the property frontage shall be improved with concrete curb and gutter located 22' south of centerline within 33' half-width dedicated right-of-way and minimum of 34' of new pavement per County of Riverside Standard No. 104 Section "A" (66'/44'). These improvements shall be coordinated with adjacent development projects.
9. Wade Avenue along the property frontage shall be improved with concrete and gutter located 22' east of centerline within 33' half-width dedicated right-of-way and minimum of 34' of new pavement per County of Riverside Standard No. 104 Section "A" (66'/44').
10. 6' concrete sidewalk along Wade and Oleander Avenue and driveway shall be installed pursuant to Riverside County and ADA standards. The driveway approach shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
11. All utilities including power poles under 64kv shall be undergrounded.
12. One streetlight on Oleander Avenue and one on Wade Avenue shall be installed as approved by City Engineer per new City of Perris standards. Street lights shall be prepared by Electrical Engineer and shall be LS3, LED.
13. Pavement transition shall be provided per Caltrans standards.

Habib Motlagh

Habib Motlagh
City Engineer

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): Development Review DPR17-00004

Case Planner: Nathan Perez

Applicant: Johnathan Zane

Location: South-East corner Wade Ave. and West Oleander Ave.

Project: Proposal to construct 14,470 sf. two story (7,377 sf. first story and 7,383 sf. second story). Warehouse building within the Light Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan.

APN(s): 314-100-005

Reviewed By: Jesse Sanchez, CBO

Date: 12/17/18

Specific Conditions:

- A) Direct all drainage flows away from building. Building's floor elevation shall extend above the elevation of the street gutter or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. CBC Sec.1808.7.
- B) Elevator required per CBC Sec. 11B-206.2.3.
- C) Perris City Code Sec. 5.58.126. New buildings shall be equipped with an automatic fire sprinkler system, in accordance with NPFA 13, California Fire Code (Section 903), and the Perris Municipal Code with zero (0) square foot requirement.
- D) Project shall be in conformance with all requirements specified in CHAPTER 5.58. - COMMERCIAL MARIJUANA OPERATIONS REGULATORY PROGRAM.
- E) Provide building analysis for building. Demonstrate compliance with CBC T602 and CH. 5 for rating of exterior walls based on fire separation distance, occupancy classifications, allowable areas and fire resistive separations.

GENERAL CONDITIONS

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code.
 - G. California Fire Code
 - H. California Green Building Standards Code.

2. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
3. All signs shall be Underwriters Laboratories, or equal, approved.
4. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off
2. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

October 23, 2018

City of Perris
Attn: Nathan Perez
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for DPR 17-00004, S/E Corner Wade & Olenader

As requested a review of the subject property was completed. Please apply the following conditions;

1. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
3. All required fire hydrants shall be installed and operational prior to building construction.
4. All fire hydrants shall remain operational during construction.
5. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
6. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
7. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

8. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
9. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted to the city for review and approval to the City of Perris prior to installation.
10. All buildings shall be provided with fire alarm systems including smoke detectors throughout. Construction plans shall be submitted to the city for review and approval to the City of Perris prior to installation.
11. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
12. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at <http://www.cityofperris.org/city-hall/forms/fire-forms/ChemicalClassificationPackage01-17.pdf>
13. Prior to the issuance of building permits plans shall be submitted to the city for review and approval for the required flammable gas detection system. Insure that the flammable gas detection system shall be listed or approved and shall be calibrated to the types of fuels or gases used for the extraction process. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammable limit (LFL).
13. Prior to the issuance of building permits a Technical Report by a California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) shall be provided to the city for review and approval. The report shall cover all aspects of the oil extraction process and the equipment use. The technical report shall contain at a minimum, but not limited to, all of the following:
 - Manufacturer information (name, company, phone/email contacts).
 - Preparer of record on technical report.
 - Date of review and report revision history.
 - Signature page shall include all of the following, Author, Date, Seal and Signature of the Engineer
 - Model number of the item evaluated. If the equipment is provided with a serial number, the serial number shall be included for verification at time of site inspection.
 - Methodology of the design or peer review process used to determine minimum safety requirements. Methodology shall consider the basis of design, and shall include a code analysis and code path to demonstrate the reason as to why specific code or standards are applicable or not.
 - Equipment description. A list of every component and sub-assembly (fittings, hose, quick disconnects, gauges, site glass, gaskets, valves, pumps, vessels, containers, switches, etc.) of the system or equipment, indicating the manufacturer,

model number, material, and solvent compatibility. Include manufacturers' data sheets.

- A general flow schematic or general process flow diagram of the process. Post-processing or winterization shall be included in this diagram. All primary components of the process equipment shall be identified and match the equipment list above. Operating temperatures, pressures, and solvent state of matter shall be identified in each primary step or component. A piping and instrumentation diagram (P&ID).
- Record of any pressure vessels, and spec sheets. Indicate if pipe is used for fabricated components.
- Structural analysis for the frame system supporting the equipment.
- Process safety analysis of the extraction system, from the introduction of raw product to the end of the extraction process.
- Comprehensive process hazard analysis (PHA) considering failure modes and points of failure throughout the process. The process hazard analysis shall include a review of emergency procedure information provided by the manufacturer of the equipment or process, assembly instructions, operation and maintenance manuals provided by the manufacturer.
- Identify the location of all Class I & II, Division 1 & 2, zones, and a review of all electrical components verifying they are listed for the hazardous environment in which they are located.
- List of references used in the analysis. CFC 3804.3.1

NOTE: Prior to contracting with the FPE or RDP obtain the City of Perris Fire Marshal Office approval for the proposed firm/individual. Resumes and or other supporting documentation shall be provided that demonstrates that they are experts in the oil extraction process and equipment and the associated hazard. Exception: Pressure Safety Inspectors LLC (Chris Witherell) is a pre-approved RDP.

14. Prior to the issuance of a Certificate of Occupancy a site inspection shall be performed by Technical Report California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) who prepared the Technical Report once the extraction equipment is installed. Once the inspection is completed the FPE/RDP shall prepare a report on their findings. The report shall include the serial number of the equipment used in the process and shall confirm the equipment installed is the same model and type of equipment identified in the technical report. The Finding Report shall be provided to the Perris Fire Marshal Office for review and approval prior to fire department final inspection.

Respectfully,

Dennis Grubb, CFPE



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: December 20, 2018

To: Nathan Perez, Associate Planner

From: Public Works

Subject: Condition of Approval for Perris Pharmacy – DPR# 17-00004; A proposal to construct 14,470 sq. ft. two-story (7,377 sq. ft. first story and 7,383 sq. ft. second story) warehouse building within the Light Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan.

-
1. **Dedication and Landscape Easement** - Offer of Dedication and/or Landscape easements for City Maintenance shall be provided as follows:
 - a. **Oleander Avenue:** Provide Offer of Dedication, as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including a minimum 11' public parkway from face of curb.
 - b. **Wade Avenue:** Provide Offer of Dedication, as needed to provide for full half width street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including a minimum 11' public parkway from face of curb.
 2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The Developer shall provide, for review and approval, a Landscape Easement for areas identified by City Staff. Offer of Dedication and Landscape Easement by City Staff Agreement, and certificate of acceptance to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plan Review** – The Developer shall provide the City with Landscape, Irrigation Plans, and a plan titled "LMD Off-Site Landscape Plan DPR#17-00004," and shall be mutually exclusive of any private property, on-site landscaping, during the plan review process for review and approval. The full set of Landscape and Irrigation Plans shall be submitted for City review and approved prior to the start of construction. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code, the Perris Valley Commerce Center Standards and Guidelines, and approved City of Perris plant list. The location, number, genus, species, and container size of the plants shall be shown. Elements of this Conceptual Landscape and Irrigation Plan shall include but not be limited to the following:
 - a. **Landscape Limits:** Limits of right-of-way areas and/or easement areas clearly defined on

plans as well as limits defined by a concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District (LMD). A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; and/or the design intent of neighboring development, as determined by the Special Districts Division, including:

- **Oleander Ave. and Wade Ave.:**

- Trees: *Platanus x acerfolia*, common name London Plane Tree, etc.
 - Size: 24" box, 2" Cal.
 - Spacing: 30' On Center
- Shrubs: *Yucca flaccida*, 'Gold Garland', common name Gold Garland Yucca.
- Decorative Grasses: *Pennisetum alopecuroides*, 'Hameln', common name Dwarf Fountain Grass, etc.
- Ground Cover: *Lantana sellowiana*, common name Trailing Lantana, etc.

Note: As the City deems necessary, the Developer may be required to match adjacent plant palette. Developer to coordinate with the City.

- b. **Irrigation:** A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas, as determined by the Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers for a point to point irrigation system. No drip line will be used in the LMD landscape areas. Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375xl, or approved equal. "SMART" Controller shall include an ET based controller with weather station that is centrally controlled capable and Wi-Fi ready (Weather-Trak or approved equal). At the discretion of the Special Districts Division, public landscape areas utilizing no more than 8 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and Wi-Fi ready, such as the Weather Trak System, or approved equal. Proposed system shall be complete with wireless weather station, a five year bundle service, blade antenna, flow sensor and master valve. Coordinate locations of irrigation lines on all components of Architectural Plans, Landscape, Engineering, and all other plans.
- c. **Benefit Zone Quantities:** Landscape Plans to include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the Landscape Maintenance District will be required to maintain.
- d. **Meters:** Each Maintenance District is required to be metered separately. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for Landscape Maintenance District; Flood Control District; Street Lighting District; Traffic Signal on respective plans. Electrical meter pedestals are to be located in the ROW, easily accessible to maintenance

staff while not visually obtrusive in the street scene, and away from street intersections. Coordinate locations of meters on all components of Architectural Plans, Landscape, Engineering, and all other plans.

- e. **Controllers:** The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (within the off-site landscape area). All points of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections and located in the LMD area. Backflow preventers are to be screened on all sides with five (5) gallon plant material land be enclosed in a metal cage. Coordinate locations of controllers on all components of Architectural Plans, Landscape, Engineering, and all other plans.
4. **Recycled Water** - The project landscape architect shall coordinate with Eastern Municipal Water District (EMWD) to verify if the site will be served with recycled water. The Landscape and Irrigation plans and design shall meet the requirements of EMWD and provide additional irrigation components, as needed.
 5. **The Project Landscape Architect** - Shall submit a copy of all irrigation plans and specifications to EMWD for review and approval.
 6. **Landscape Inspections** - The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled 48-Hours (Monday - Friday) in advance prior to actual inspection. Contact Public Works/ Special Districts at (951) 657-3280 Ext. 617 to schedule inspections.
 - **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four (4) hours.
 - **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** – Landscaping installed, irrigation system fully operational, and request for "start of a 1 year maintenance period" submitted, with all required turn over submittal items provided to Public works Engineering Administration/Special Districts.
 - **Turn-Over Inspection** – On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any of the following: potential irrigation defects; dead plant material and weeding; debris or graffiti needing removal; stressed, diseased, or dead trees; mulch condition; hardscape; and/or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At the sole expense of the Owner/Developer, shall be responsible for rectifying irrigation system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the inspector shall

recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, Wi-Fi communication contracts and the entire landscape installation.

Note: The City reserves the right for the Contractor and/or Developer to pot hole or uncover all irrigation components at the sole expense of the Contractor and/or Developer, if inspection requirements are not met and/or missed inspection, as the City deems necessary.

7. **One Year Maintenance and Plant Establishment Period** – The applicant will be required to provide at a minimum a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one year maintenance period commences upon the successful completion of inspection #3, discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and/or graffiti removal; and keep all plants, trees and shrubs in a viable growth condition. Prior to start of the one year maintenance period, the developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one year maintenance period, to identify any and all items needing correction prior to acceptance by the City, at the conclusion of the one year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials; weeding; replenishment of mulches; and/or repair of damaged or non-functioning components; test of irrigation controller communications; etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn over to the City maintenance staff. The applicant to provide a site point of contact for any site repairs that are needed, prior to final site sign off.
8. **Acceptance into Flood Control District (FCD) #1** - Prior to acceptance into FCD#1, the Developer shall deliver two (2) hard copies and one (1) electronic copy of the Storm Drain Plan As-Built. Developer to also include one (1) copy (CD or USB Flash Drive) of video of the complete storm drain pipe intersections/transitions. The plans and CD to be submitted to the Department of Public Works attention:

Luis Natera
1015 South G Street
Perris, CA 92570
Cell: (951) 634-1187
E-mail: lnatera@cityofperris.org

9. **Street Lights** - Prior to acceptance into Lighting District 84-1, coordinate turn over information pertaining to street lights, and traffic signal electrical/SCE service meters with Liset Hernandez at (951) 657-3280 ex.617. (i.e. provide electrical meter number, photo of pedestal), and coordinate "request for transfer of billing information" with SCE and City of Perris for all new service meter(s). The Developer shall pay 18 month energy charges to the City of Perris for all site street lighting. Call Daniel Louie, Project Manager at Willdan Financial Services at 951-587-3564 dlouie@willdan.com for amount due and obtaining a receipt for payment.

10. Assessment District - Prior to permit issuance, developer shall deposit \$5,250 per District, \$15,750 total due. Payment is to be made to the City of Perris, and check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each District indicating intent and understanding of annexation, to be notarized by property owner(s):

a. **Consent and Waiver for Maintenance District No. 84-1:**

b. **Consent and Waiver for Landscape Maintenance District No. 1:**

c. **Petition for Flood Control Maintenance District No. 1:**

d. **Original notarized document(s) to be sent to:**

Willdan Financial Services
27368 Via Industria #200
Temecula, Ca 92590
P (951) 395-6670 or (951) 587-3500

e. Prior to final map recordation or final certificate of occupancy the Developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the Developer shall work with the City to meet all required milestones for annexations.

f. The City prepares the Engineer's Report which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.

g. The annual assessment ballots will be based on the Engineer's Reports, to be reviewed and approved by the property owner.

h. The reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.

i. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "yes" vote by the property owner the City Council can move forward with the resolution that confirms the Annexation. Property owner attendance at this Public Hearing is not required.

j. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

11. Landscaping Plans – The developer shall provide three (3) hard copies and one (1) electronic copy of the Landscape and Irrigation As-Built Plans, and a plan titled "LMD Off-Site Landscape Plan DPR#17-

00004". As-Built copies shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee.

12. Water Quality Management Plans - The applicant shall submit a Preliminary and final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce the long term maintenance costs and longevity of improvements. Components shall include, but not limited to:

- a. **Storm Drain Screens:** If off site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in the new catch basins to reduce sediment and trash loading within the storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Department and Special Districts Division.
- b. **WQMP Inspections:** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON_SITE" and "OFF_SITE" WQMP inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- c. **Acceptance by Public Works and Special Districts:** Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the final WQMP, shall be installed and fully operational, and approved by the final inspection by the City's WQMP Consultant, CGRM. The developer shall obtain a Final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approved for the approved WQMP. The Developer shall deliver the same to the Public Works-Engineering Special Districts. In addition, prior to acceptance by the City, the Developer shall submit a Covenant and Agreement describing ongoing maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works and Special Districts Division. The public Works Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County

13. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no more than 45 days. Property owner attendance at this City Council Meeting is not required.

14. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



EXHIBIT B – 14,020 SF Warehouse building

AERIAL MAP

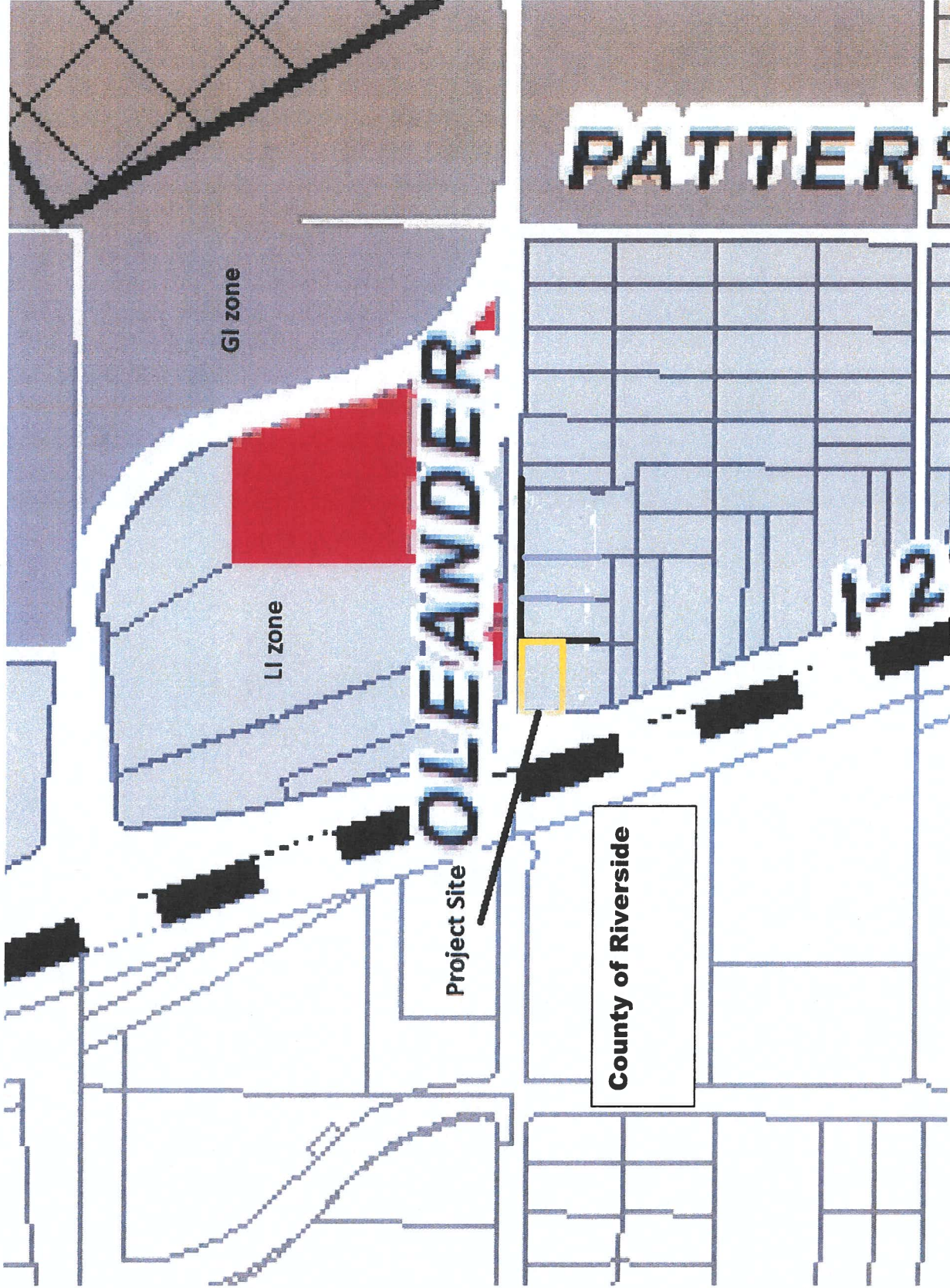
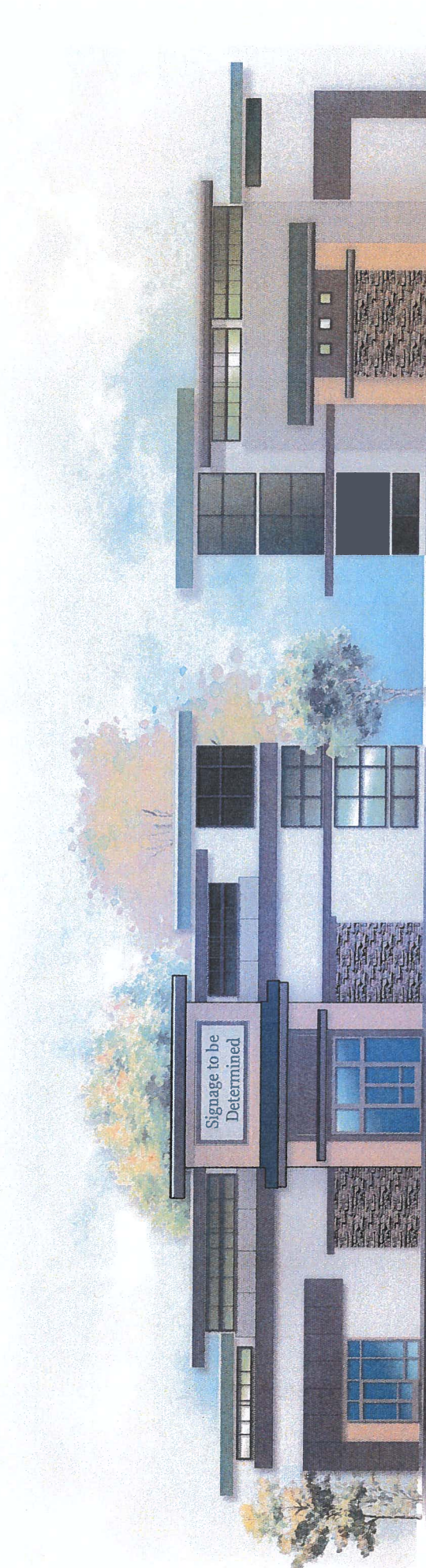


EXHIBIT C

PVCC SP MAP



Paint • Stucco (Santa Barbara Finish)
 372, Lace Veil
 1 Edwards Paints

• Stucco (Santa Barbara Finish)
 375, Castle Rock
 1 Edwards Paints

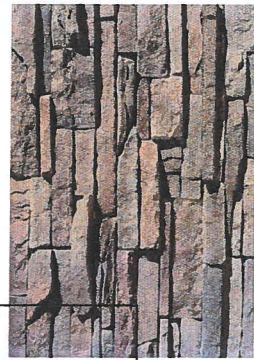
lie Panel
 es Hardie, Reveal Panel System
 r: DE6378, Jet

DE6200 "Handwoven" (Sand/Tan)
 Stucco Accent Color

DEA128 "Spring Jumper" (Green)
 (Accent Color Trim and Fascia)



MIBC1
 Ultra-Dek, Signature 200
 26 Gauge Standing Seam
 Metal Roof "PBF" Panel
 Color: Fern Green



Colorado Stone
 Virginia Ledge, Venetian Stone
 Color: Aspetti

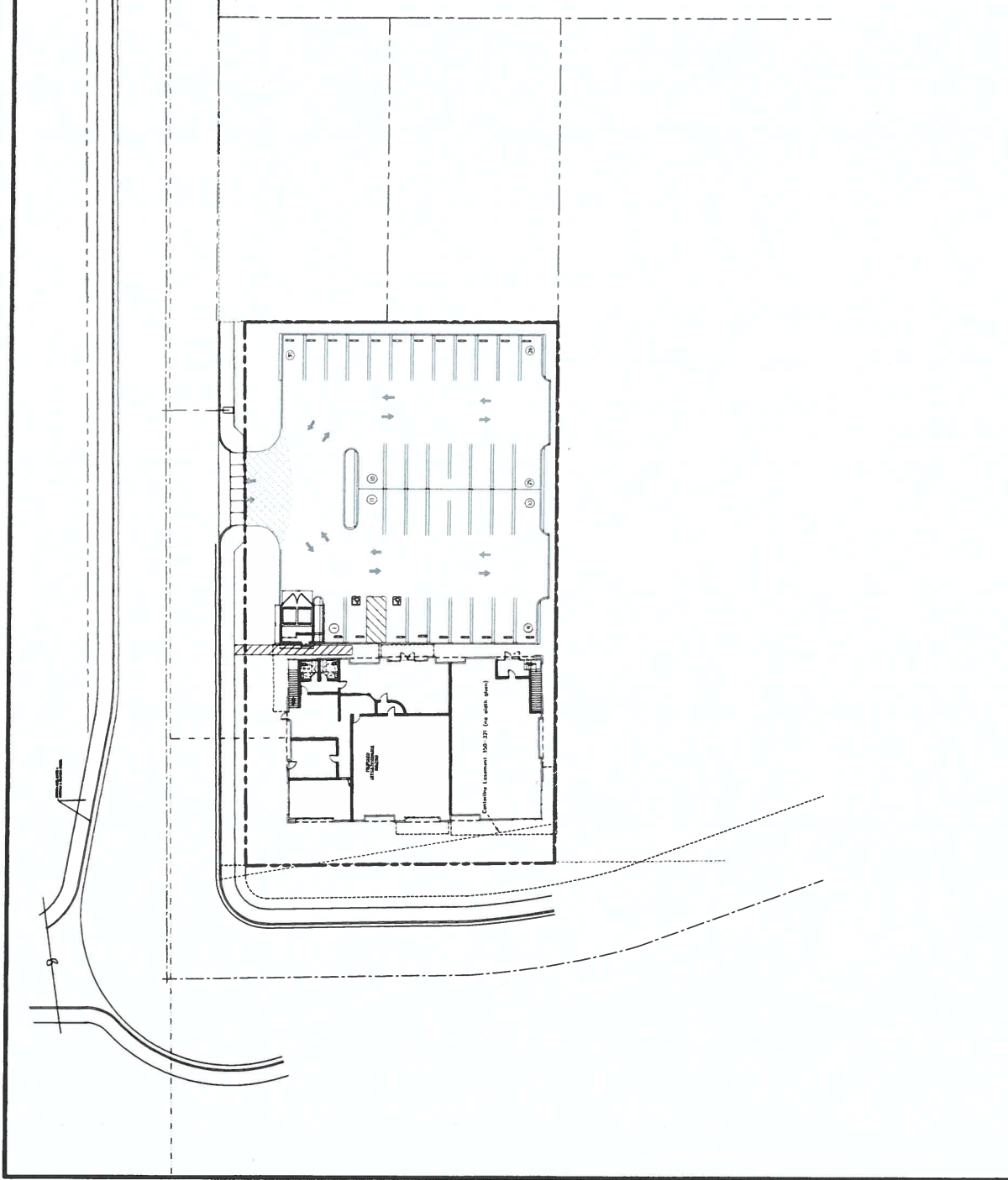
Exhibit D

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SEE SHEET 67 FOR NOTES 1 THROUGH 6



SHEET INDEX



SITE DATA

S1.1 100% SITE PLAN (PROPOSED)
 S1.2 100% SITE PLAN - PRELIMINARY (S1.1)
 S1.3 100% SITE PLAN - PRELIMINARY (S1.2)
 S1.4 100% SITE PLAN - PRELIMINARY (S1.3)
 S1.5 100% SITE PLAN - PRELIMINARY (S1.4)

GENERAL NOTES

THIS SITE PLAN IS PREPARED FOR THE PROPOSED PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
 THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.
 THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.

VICINITY MAP

A Vicinity Map showing the project location relative to surrounding streets and landmarks. The map includes labels for 'Project Location', 'Main Street', and 'Side Street'. A red arrow points to the project location on the map.

REVISIONS

NO.	DATE	BY

DATE

5/12/2017

BY

JL

DATE

5/12/2017

BY

JL

DATE

5/12/2017

BY

JL

DATE

5/12/2017

BY

JL

JONATHAN L. ZANE ARCHITECT - CA, L.P.C. #101046
 450 NORTH LA CADENA DRIVE
 COLTON, CA 92324 (909) 925-7500



JONATHAN L. ZANE ARCHITECTURE

A Proposed Office / Dispensary Facility For
 Petrus Pharm
 10101 Gardner Ave
 Phoenix, AZ 85021

DATE: 05/12/2017
 SUBMITTALS: 1

DATE: 05/12/2017
 PHASE: 1

DATE: 05/12/2017
 PHASE: 1

DATE: 05/12/2017
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DATE: 05/12/2017
 PHASE: 1

DATE: 05/12/2017
 PHASE: 1

STATE: AZ
 COUNTY: MARICOPA
 CITY: PHOENIX
 PROJECT: PETRUS PHARM
 SHEET: C-1

SCALE: 1" = 20'-0"
 DRAWN: Art.5.
 JOB: 17111

SHEET: C-1

SHEET: C-1

SHEET: C-1

SHEET: C-1

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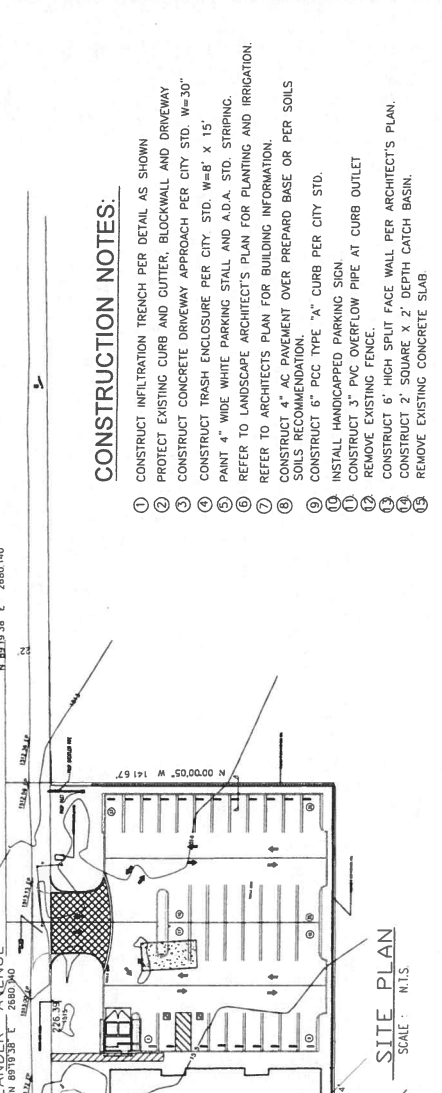
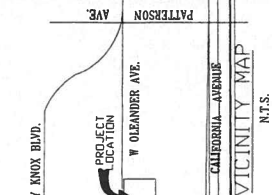
SHEET: C-1

SHEET: C-1

SHEET: C-1

GENERAL NOTES:

- All work shall be in accordance with the City of Perris Municipal Code, the Standard Specifications for Public Works Construction and any amendments thereto. The Engineer shall be responsible for the accuracy of all report supplements, the preliminary, and any special requirements of the permit.
- Approval of this plan by the City of Perris does not constitute a representation as to the accuracy of the location or of the existence of any utility. The contractor shall be responsible for the accuracy of any underground utility within the limits of this project. The Contractor shall assume full responsibility for the location and depth of all utilities within the limits of this project.
- Proposed starting date Jan. 15, 2018 and completion date of grading is July 1, 2018.
- Cut Yardage: 5.0 C.Y. Fill Yardage: 0.0 C.Y.
- Dust shall be controlled by watering.
- Finish grading will be completed and approved before occupancy of buildings.
- Public Streets shall be kept clean and free from dirt and/or debris. The Grading Contractor shall be responsible for all costs incurred in street cleaning necessitated by his operation.
- No fill to be placed until stripping of vegetation, removal of unsuitable soils and installation of compacted and approved by the Soils Engineer.
- No rock or similar material greater than 6" in size shall be placed on any fill. All fill shall be recommended for such placement having been submitted by the Soils Engineer in advance and approved by the Building Official.
- All existing fills shall be approved by the City Department of Public Works or removed before any additional fills are added.
- The face of all cut and fill slopes shall be planted with a ground cover approved by the City Engineer.
- Areas to receive fill shall be properly prepared and approved by the City Department of Public Works and Soils Engineer prior to the placing of fill.
- Prior to issuance of building permits, Submit a Soils Engineer's report on the expansion properties of the fill to be used in the proposed site. Section 2804(b) on all building sites in the proposed site.
- The Engineer shall submit a detailed erosion control plan including settling basins or other temporary erosion control measures. The plan shall be necessary to protect adjoining public and private property from damage by erosion, flooding or the deposition of mud or debris which may result from the site or result from such development.
- The Soils Engineer shall be responsible for the professional inspection and approval concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and the incorporation of all finish slopes into the final grading plan. The Soils Engineer shall incorporate data supplied by the geotechnical, Geologist and insure compliance with the plans, specifications, and code within their purview.
- The Design Civil Engineer shall exercise sufficient supervisory control during grading and construction to insure compliance with the plans, specifications, and code within his purview.
- Sanitary facilities shall be maintained on the Site.
- The location and protection of all utilities is the responsibility of the Permittee.



CONSTRUCTION NOTES:

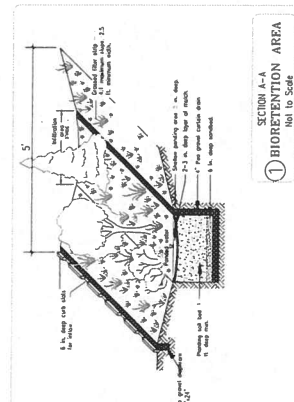
- CONSTRUCT INFILTRATION TRENCH PER DETAIL AS SHOWN
- PROTECT EXISTING CURB AND CUTTER, BLOCKWALL AND DRIVEWAY
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY STD. W=30"
- CONSTRUCT TRASH ENCLOSURE PER CITY STD. W=8' X 15'
- PAINT 4" WIDE WHITE PARKING STALL AND A.D.A. STD. STRIPING.
- REFER TO LANDSCAPE ARCHITECT'S PLAN FOR PLANTING AND IRRIGATION.
- REFER TO ARCHITECTS PLAN FOR BUILDING INFORMATION.
- CONSTRUCT 4" AC PAVEMENT OVER PREPARED BASE OR PER SOILS SOILS RECOMMENDATION.
- CONSTRUCT 6" PCC TYPE "A" CURB PER CITY STD.
- INSTALL HANDICAPPED PARKING SIGN
- CONSTRUCT 3" PVC OVERFLOW PIPE AT CURB OUTLET
- REMOVE EXISTING FENCE.
- CONSTRUCT 6" HIGH SPLIT FACE WALL PER ARCHITECT'S PLAN.
- CONSTRUCT 2' SQUARE X 2' DEPTH CATCH BASIN.
- REMOVE EXISTING CONCRETE SLAB.

LEGEND

T.C.	Top of Curb
F.L.	Flowline
F.S.	Finished Surface
G.B.	Grade Break
T.W.	Top Wall
C.F.	Curb Face
C.M.U.	Cement Mortar Units
P.P.	Power Pole
1072	Finished Grade Elevation

APPROXIMATE EARTHWORK
 CUT: 50.0 CU. YDS. FILL: 700.0 CU. YDS.
 IMPORT: 70.0 CU. YDS.

The above quantities do not reflect any shrinkage, swelling, subsidence, or other factors that may be specified in the preliminary soils report and are for reference only. Since the engineer cannot control the exact method or means used by the contractor to determine the final earthwork quantities, the engineer shall not be responsible for determining his own earthwork quantities. The contractor shall be responsible for determining his own earthwork quantities. The contractor shall be responsible for determining his own earthwork quantities. The contractor shall be responsible for determining his own earthwork quantities. If it appears there will be an excess of material, the contractor shall determine if possible grade adjustments can be made to eliminate soil material excess or shortage.

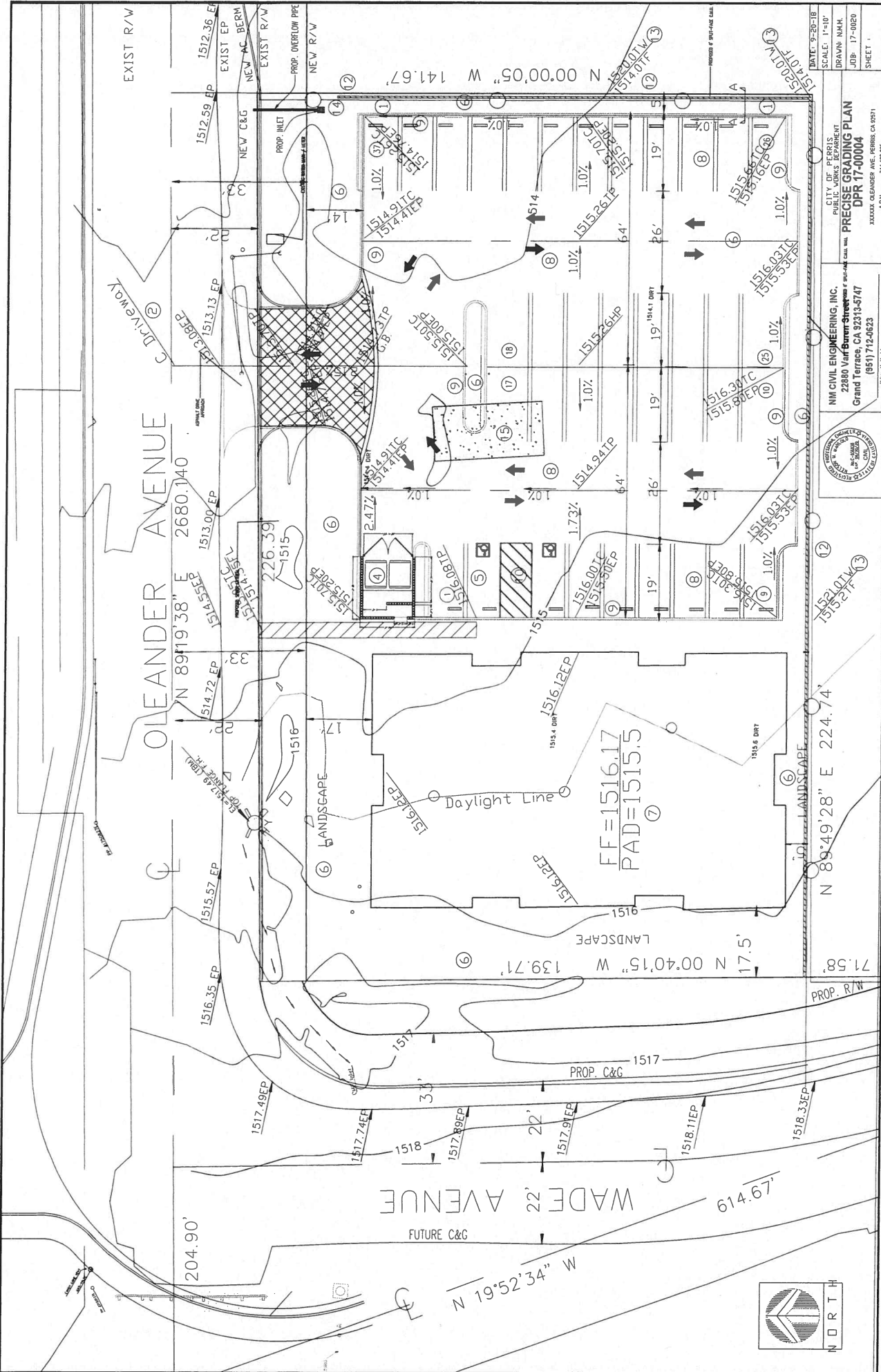


DATE: 9-20-18
 SCALE: N.T.S.
 CITY OF PERRIS
 PUBLIC WORKS DEPARTMENT
PRECISE GRADING PLAN
 DPR 17-0004
 APN 314-00005
 1 of 2

NW CIVIL ENGINEERING, INC.
 22880 Van Buren Street
 Grand Terrace, CA 92313-5747
 (851) 712-6623



Michael M. Walker
 Date: _____



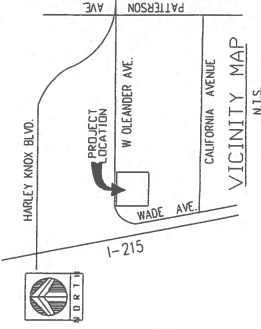
DATE: 9-20-18
 SCALE: 1"=10'
 DRAWN: MAM
 JOB: 17-060
 SHEET: 1

NM CIVIL ENGINEERING, INC.
 22880 Van Burton Street
 Grand Terrace, CA 92313-5747
 (951) 712-0823

REGISTERED PROFESSIONAL CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 50328

2 of 2

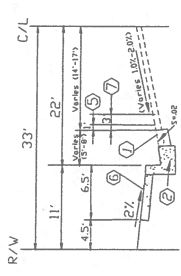
STREET IMPROVEMENT PLANS FOR OLEANDER AVENUE & WADE AVENUE



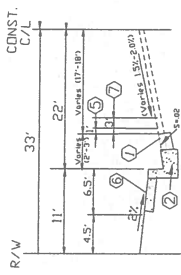
- LEGEND**
- T.C. Top of Curb
 - F.L. Flowline
 - F.S. Finished Surface
 - G.B. Grade Break
 - T.W. Top Wall
 - C.F. Curb Face
 - C.M.U. Cement Mortar Units
 - P.P. Finished Grade Elevation
 - 1072

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (C.S.C. 1985) UNLESS OTHERWISE SPECIFIED. THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (C.S.C. 1985) SHALL BE THE LATEST EDITION UNLESS OTHERWISE SPECIFIED.
2. WHEN A TECHNICAL SPECIFICATION IS FOUND TO BE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THE TECHNICAL SPECIFICATION SHALL PREVAIL UNLESS OTHERWISE SPECIFIED.
3. ALL MATERIALS AND METHODS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL TRAFFIC CONTROL PROCEDURES, METHODS AND PROCEDURES APPROVED BY THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BARRICADES, BARRICADES OR OTHER TRAFFIC CONTROL DEVICES AT ALL TIMES.
7. THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE FROM THE CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
9. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT OF WAY WITHOUT OBTAINING A PERMIT FROM THE CITY ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
12. THE CONTRACTOR SHALL NOT OPERATE ANY FIRE HYDRANT OR WATER MAIN VALVES WITHOUT OBTAINING A PERMIT FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
13. CURB DATA REFERS TO THE FACE OF CURB.
14. BARRICADES REFER TO THE CENTERLINE OF STREETS EXCEPT WHERE OTHERWISE NOTED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
16. THE CONTRACTOR SHALL NOT EXCEED EXISTING SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
21. THE CONTRACTOR SHALL NOT USE ANY EXCAVATED MATERIAL, WIDEN, SET OR REBARS TO BE RECORDED UNLESS OTHERWISE SPECIFIED.
22. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
23. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
24. CARE SHOULD BE TAKEN TO PROTECT EXISTING UTILITIES, WELLS AND OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
25. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
26. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
27. THE CONTRACTOR SHALL STAMP AN "S" IN THE FACE OF THE CURB AT THE LOCATION OF THE SEWER LATERAL.
28. APPROVED SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
29. APPROVED SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
30. APPROVED SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
31. PAVED STRUCTURAL SECTIONS SHALL BE FINISHED AND APPROVED PRIOR TO PAVING OF SHEETS.
32. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
33. ALL EXCAVATIONS SHALL BE PROTECTED BY A CURB AND GUTTER PERMANENTLY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
34. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL SIGNS, TRAFFIC BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE CITY ENGINEER.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.
36. APPROVED SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.



OLEANDER AVE.



WADE AVE.

CONSTRUCTION NOTES:

1. CONSTRUCT 11" 8" A.C. PAVEMENT OVER 18" CLASS 2 AGGREGATE BASE
2. CONSTRUCT 8" CURB AND GUTTER PER RIVERSIDE CO. STD. 201
3. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER RIVERSIDE CO. STD. NO.207A
4. PROTECT EXISTING POWER POLE FIRE HYDRANT.
5. SAWCUT MIN. 1" AND REMOVE EXISTING A.C. PAVEMENT TO LIMITS SHOWN
6. CONSTRUCT 6" PCC SIDEWALK PER RIVERSIDE CO. STD. 400
7. GRIND AND OVERLAY 3" MINIMUM
8. CONSTRUCT 8" A.C. BERM PER RIVERSIDE CO. STD. 212
9. RELOCATE POWER POLE CUY WIRE BY OTHERS.
10. ABANDON EXISTING 18" PIPE AND REMOVE GRATE INLET CATCH BASIN

Legal Description: PERRIS LOTS 1 & 2 BIX 1 PER MB
MB 015/010 GOLDEN VALLEY FARMS 2

Legal Description: THE CENTERLINE OF OLEANDER AVENUE BEING THE N 00° 19' 38" E AS PER RECORD OF SURVEY BOOK 73 PAGE 93

DIG AHEAD
DIAL BEFORE YOU DIG
CALL 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE UTILITIES

SOILS ENGINEER:
TOPOGRAPHIC SURVEY CONDUCTED BY:
JAMES WILLIAMS P.L.S.
1855 W. 10TH AVE.
CUCUMBER, CA 92398
(909) 794-4131

CITY OF PERRIS
APPROVED BY:
DATE

PROFESSIONAL ENGINEER
W. W. WILSON
AP-C-000006
1955 LICENSED
CIVIL

Prepared for:
Victor J. & Karen A. Connell
2130 Main St. 4th Fl.
Los Angeles, CA 90008

Prepared by:
NM Civil Engineering, Inc.
2780 Van Nuys Street
Conejo Valley, CA 91331-2147
(021) 711-6003

BENCH MARK:
1143
1188 S. 25th Street, Los Angeles, CA 90008
The bench mark is located at the intersection of the 25th Street and the 1188th Street. The bench mark is a 12 inch diameter iron pipe with a 1/2 inch diameter hole in the center. The bench mark is located at the intersection of the 25th Street and the 1188th Street. The bench mark is a 12 inch diameter iron pipe with a 1/2 inch diameter hole in the center.

CITY OF PERRIS
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS
DISPERISARY P17-00004
OLEANDER AVENUE 25-17-50 - 27-48
WADE AVENUE 7-27-96 - 9-4-00-00

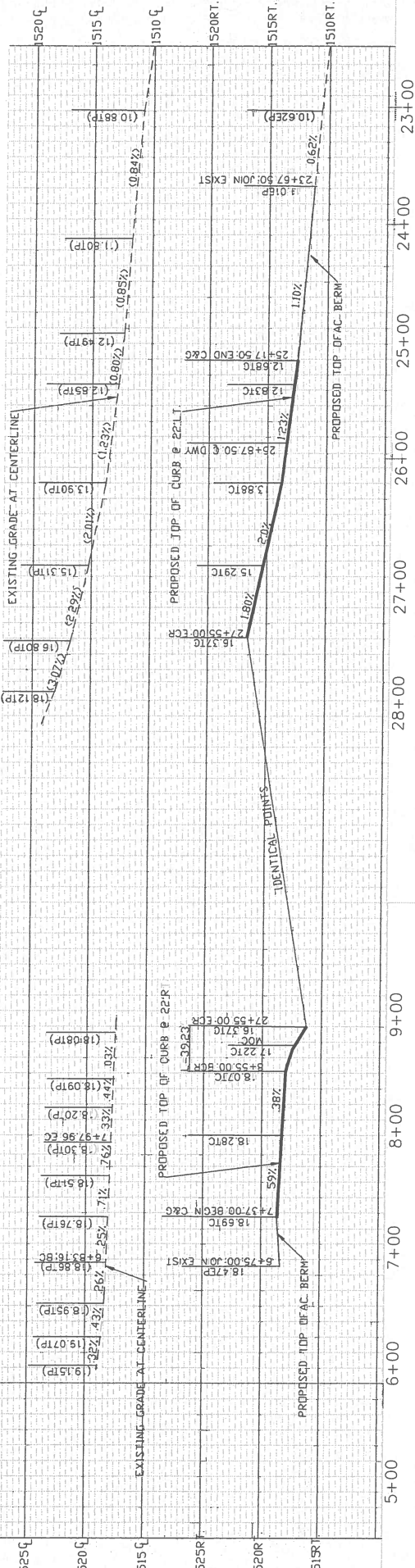
SHEET NO. 1
of 2

FILE NO.

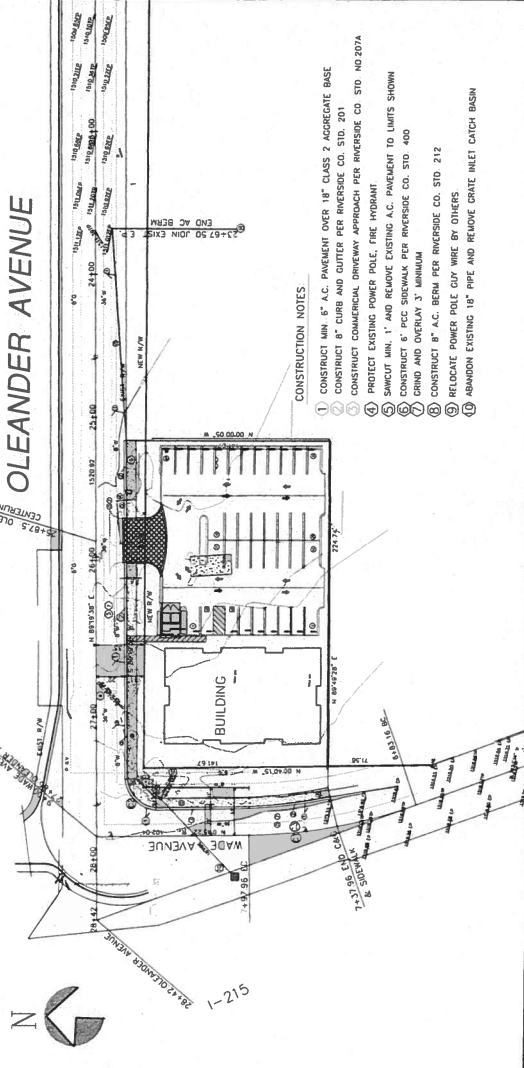
DATE

SCALE

DATE

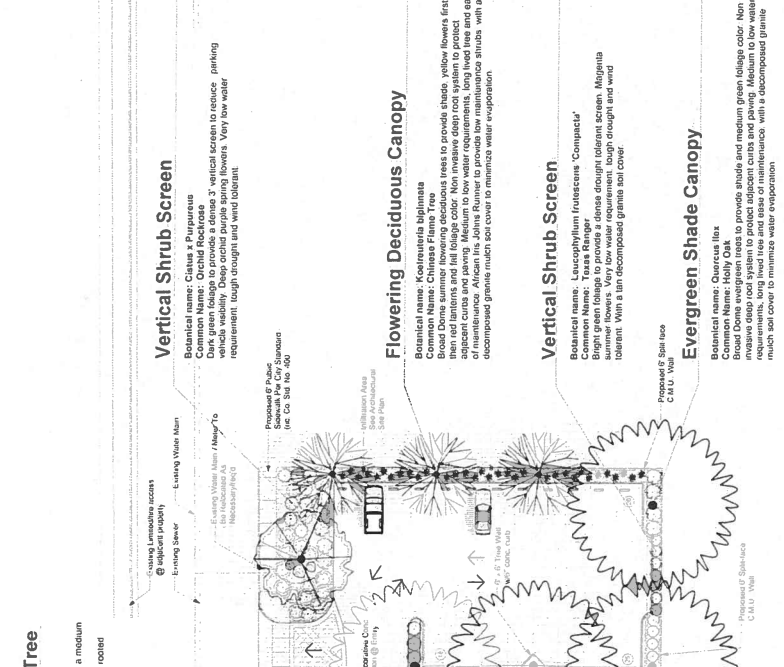
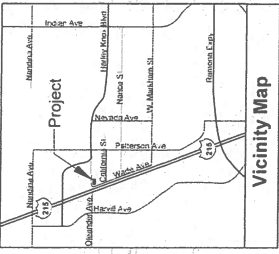


STATION	HEIGHT	STATION	HEIGHT
27+50.00	16.57	27+50.00	16.57
27+50.00	17.22	27+50.00	17.22
27+50.00	18.07	27+50.00	18.07
27+50.00	18.92	27+50.00	18.92



- CONSTRUCTION NOTES
1. CONSTRUCT MIN. 6" A.C. PAVEMENT OVER 18" CLASS 2 AGGREGATE BASE
 2. CONSTRUCT 8" CURB AND GUTTER PER RIVERSIDE CO. STD. 201
 3. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER RIVERSIDE CO. STD. NO.207A
 4. PROTECT EXISTING POWER POLE, FIRE HYDRANT
 5. SAWCUT MIN. 1" AND REMOVE EXISTING A.C. PAVEMENT TO LIMITS SHOWN
 6. CONSTRUCT 6" PCC SIDEWALK PER RIVERSIDE CO. STD. 400
 7. CRIMP AND OVERLAY 3"
 8. CONSTRUCT 8" A.C. BERM PER RIVERSIDE CO. STD. 212
 9. RELOCATE POWER POLE GUY WIRE BY OTHERS.
 10. ABANDON EXISTING 18" PIPE AND REMOVE GRATE INLET CATCH BASIN

<p>TOPOGRAPHIC SURVEY CONDUCTED BY:</p> <p>JAMES WILLIAMS, P.L.S.</p> <p>5855 Volume Tree Lane San Diego, CA 92121 (619) 794-1311</p>	<p>CITY OF PERRIS APPROVED BY:</p> <p>DATE: _____</p> <p>CITY ENGINEER: _____</p>		<p>Prepared for:</p> <p>NH Civil Engineering, Inc.</p> <p>2280 Van Buren Street San Diego, CA 92106 (619) 714-6825</p>	<p>DATE BY: _____</p> <p>DATE BY: _____</p> <p>CORNER: _____</p>	
			<p>CITY OF PERRIS</p> <p>COUNTY OF RIVERSIDE</p> <p>STREET IMPROVEMENTS</p> <p>PERMISSARY 17-00004</p> <p>OLANDER AVENUE 23+17.50 - 27+48.5</p> <p>WADE AVENUE 7+37.96 - 9+00.00</p>		<p>SHEET NO. 2</p> <p>OF 2</p> <p>FILE NO. _____</p>
			<p>SOILS ENGINEER</p>		<p>DATE: _____</p>

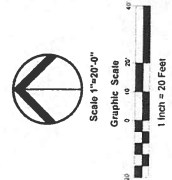


Representative Plant Legend

Symbol	Botanical Name	Common Name	Size	WUCOLS
T-1	Traveller's Tree			
L-K	Koeleria bipinnata	Chinese Flame Tree	24" Box	M
L-L	Ligustrum japonicum	China Magnolia (White)	24" Box	M
L-O	Olea Europaea Swan Hill	Fruitless Olive	24" Box	L
L-Q	Quercus Ilex	Holly Oak	36" Box	L
L-R	Ruscus aculeatus	Spine Plant	5 gallon	L
L-S	Sarcocolla	Red Cholla	5 gallon	L
L-C	Citrus crispus	Nectarine (non-bearing)	5 gallon	L
L-H	Hamamelis virginica	Witch Hamamel	5 gallon	L
L-P	Philadelphus	Chinese Philadelphus	5 gallon	L
L-A	Azalea	African Lily	5 gallon	L
L-B	Banksia	Swamp Banksia	5 gallon	L
L-N	Nandina domestica	Heavenly Bamboo	5 gallon	L
L-M	Mitella	Heavenly Bamboo	5 gallon	L
L-T	Taxus	Texas Ranger	5 gallon	L
L-W	Wisteria	Wisteria	5 gallon	L
L-CW	Calliandra	Calliandra	5 gallon	L
L-Y	Yucca	Yucca	5 gallon	L

Parking Lot Tree Shading
 14,703 sq. ft. total parking lot
 11,592 sq. ft. total shade in parking lot
 79% shading

Overall Square Footages
 Overall Site Area: 30,853 sq. ft.
 Landscape Area: Total 8,238 sq. ft.
 Total Landscape Area: 27% of Site



Landscape Concept Plan



NORTH
FLOOR PLAN
RESTROOM, LOBBY, STAIR

SHEET: A-1
JOB: 1711
DRAWN: ART.5.
DATE: 5/18/2017

SCALE: 1/4" = 1'-0"
DATE: 5/18/2017
PROJECT: 2017
SHEET: A-1

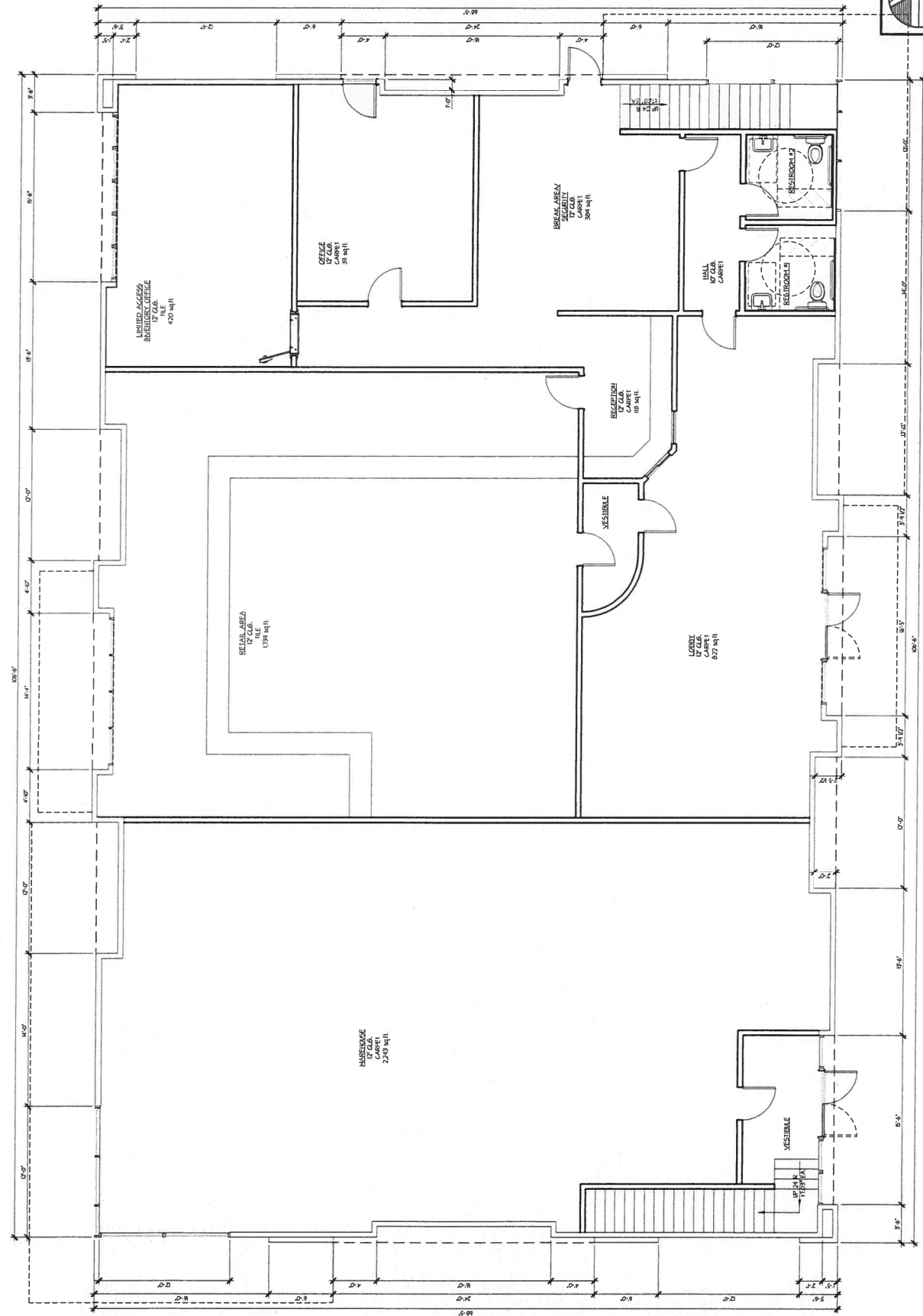
CRIS PARR
PARR ARCHITECTS
15010 ORLAND AVENUE
DUBLIN, CA 94568
92571
A Proposed Office / Dispensary Facility For:

STATE PHASE
DATE: 05/17/2017
SUBMITTALS



JONATHAN L. ZANE ARCHITECTURE
145 NORTH LA CAPENA DRIVE
COLTON CA 95324 (909) 822-7500

REVISIONS	BY	DATE



NOTICE

SECOND FLOOR PLAN
SECOND FLOOR PLAN
SECOND FLOOR PLAN

SHEET:

DRAWN: Art.S.

DATE: 5/02/2010

SCALE: 1/4" = 1'-0"

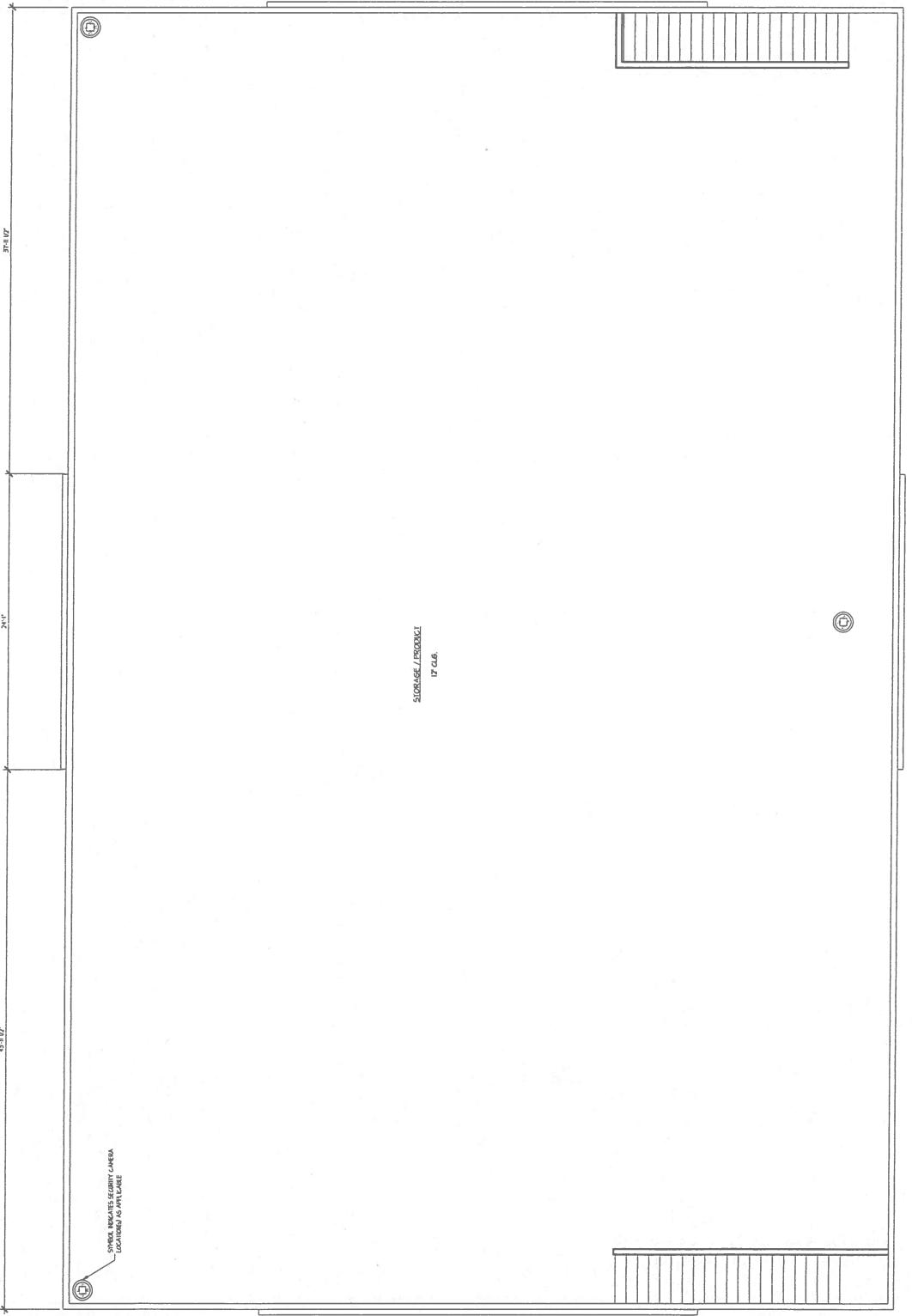
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09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.
09/18/2009	2009	ART.S.	ART.S.

A Proposed Office / Dispensary Facility For
Cris Pharm
 LOCATED AT
 (Old) Grand Ave
 Fresno, CA
 93711



JONATHAN L. ZANE ARCHITECTURE
 450 NORTH LA CAPENA DRIVE
 COLTON, CA 92324 (909) 825-7500

REVISIONS	DATE	BY



NOTICE: The design and less indicated by these drawings were prepared for the use of the project only and may be used for any other project without the written consent of Jonathan L. Zane, Architect. These drawings may not be used for any other project without the written consent of Jonathan L. Zane, Architect.

REVISIONS	BY	DATE

DATE: 01/02/2008
 SUBMITTED: 01/02/2008
 DATE: 01/02/2008
 PHASE: ARCHITECTURE
 PROJECT: A-3

JONATHAN L ZANE ARCHITECTURE
 456 NORTH LA CADENA DRIVE
 COLTON, CA 92324 (909) 925-1500



DATE: 01/02/2008
 SUBMITTED: 01/02/2008
 DATE: 01/02/2008
 PHASE: ARCHITECTURE
 PROJECT: A-3

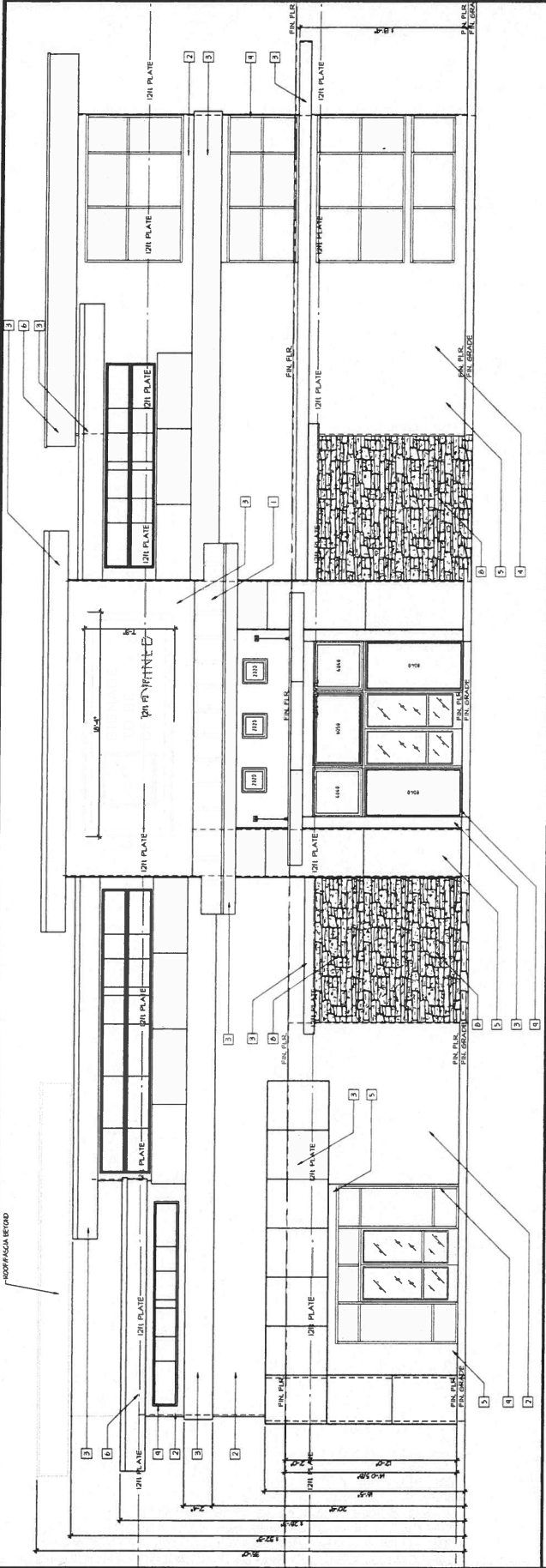
CTTS Farm
 10101 DORR AVE.
 COLTON, CA 92324
 92571

A Proposed Office / Dispensary Facility For
 CTTS Farm

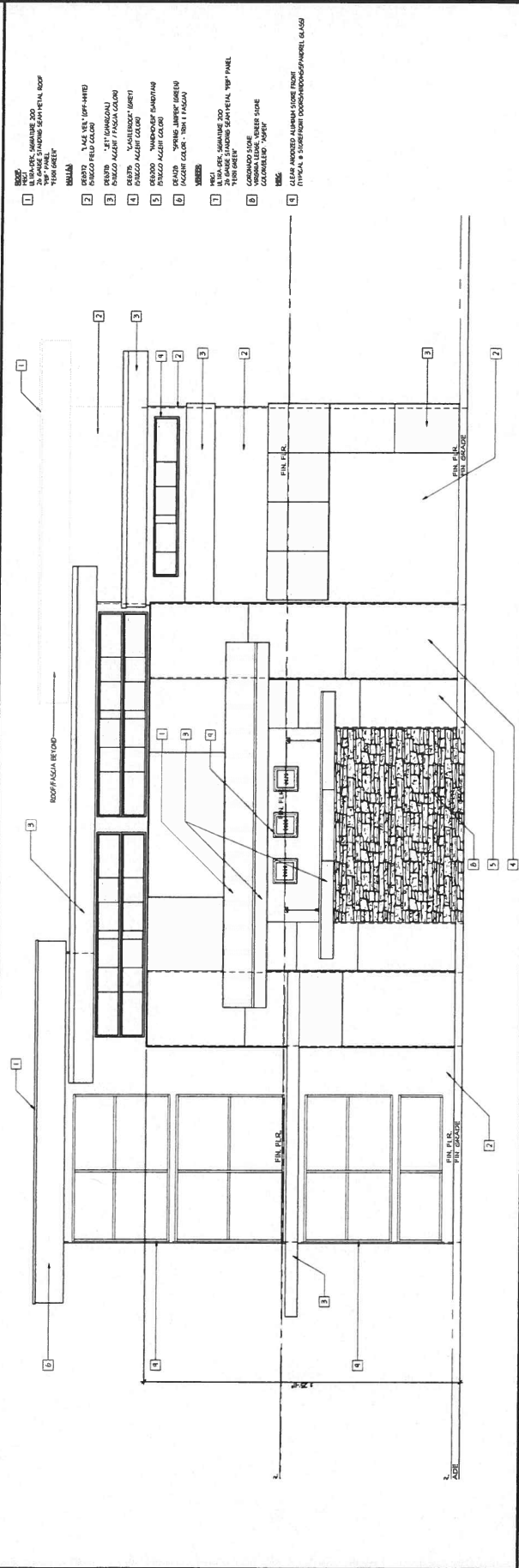
DATE: 01/02/2008
 SCALE: ARCHITECTURE
 DRAWN: A.H.S.
 JOB: 17111
 SHEET: A-3

NO.	DESCRIPTION	DATE
1	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
2	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
3	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
4	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
5	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
6	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
7	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
8	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008
9	1/2" X 1/2" X 1/2" ALUMINUM SQUARE GRID	01/02/2008

NOTICE: These drawings were prepared for the use of the project and are not to be used for any other purpose without the written consent of Jonathan L Zane, Architect. These drawings may not be used for any other purpose without the written consent of Jonathan L Zane, Architect.

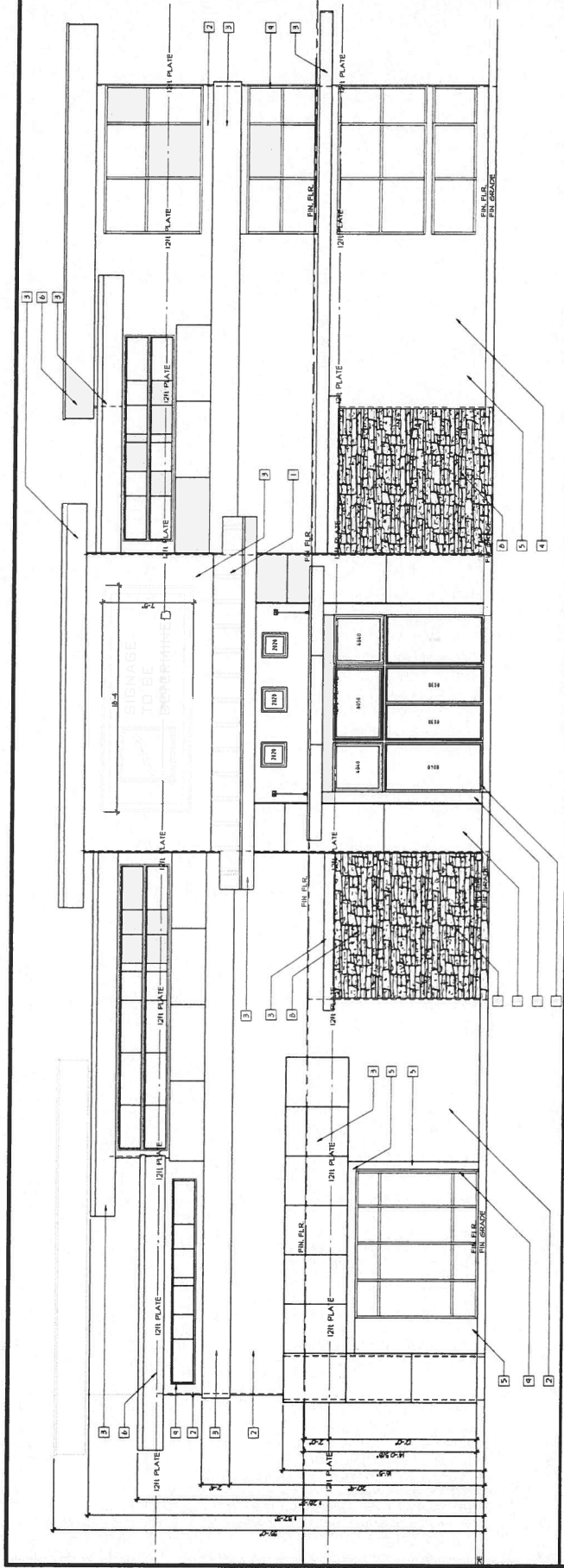


FRONT (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

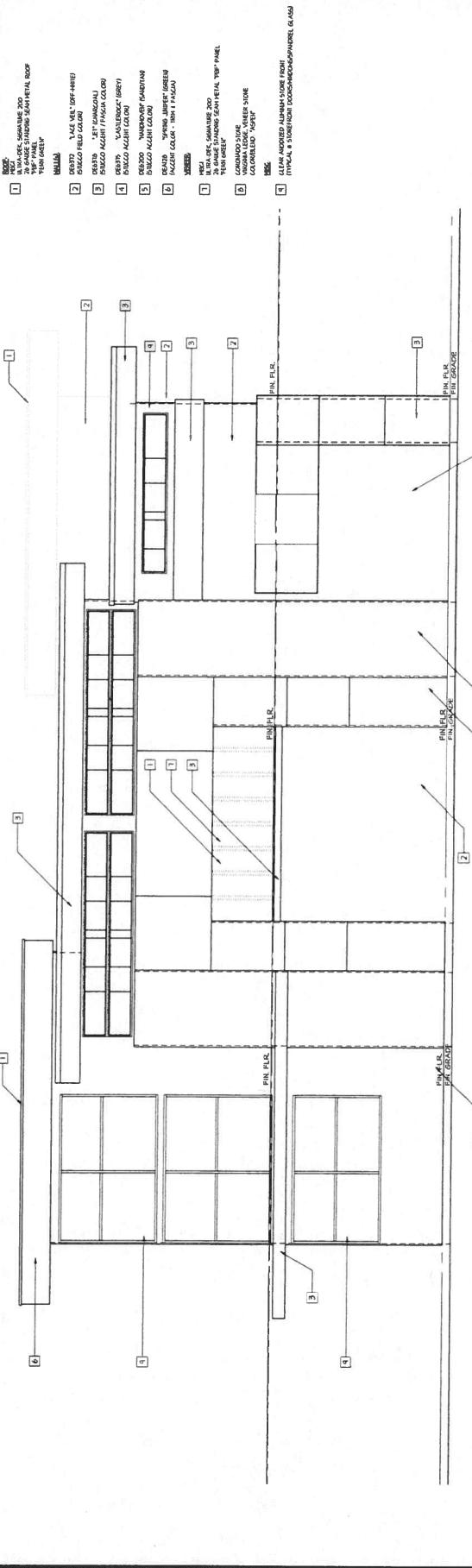


RIGHT SIDE (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"

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REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

- NOTES:**
1. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 2. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 3. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 4. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 5. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 6. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 7. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 8. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 9. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
 10. BRICK - RED, 2-1/2" MIN. THICK, 8" HIGH x 4" MIN. WIDE, 1/2" GAP BETWEEN JOINTS, 1/2" GAP BETWEEN COURSES.
- FINISHES:**
1. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 2. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 3. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 4. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 5. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 6. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 7. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 8. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 9. 1/2" PLASTER ON 5/8" GYPSUM BOARD
 10. 1/2" PLASTER ON 5/8" GYPSUM BOARD

NOTICE

REVISIONS

Table with columns: DATE, BY

ABBREVIATIONS

Table with columns: ABBR, DESCRIPTION, ABBR, DESCRIPTION. Lists various electrical symbols and their meanings.

BRANCH CIRCUIT

Table with columns: SYMBOL, DESCRIPTION. Lists branch circuit symbols and their descriptions.

LIGHTING & LIGHTING CONTROLS

Table with columns: SYMBOL, DESCRIPTION. Lists lighting and lighting control symbols and their descriptions.

POWER

Table with columns: SYMBOL, DESCRIPTION. Lists power symbols and their descriptions.

GENERAL NOTES:

- 1. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO COMPLETE A COMPLETE AND CORRECT INSTALLATION... 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC)...

ELECTRICAL SHEET INDEX:

Table with columns: SHEET NO., SHEET TITLE. Lists the index of electrical sheets.

ANNOTATIONS

Table with columns: SYMBOL, DESCRIPTION. Lists annotations and their descriptions.

POWER

Table with columns: SYMBOL, DESCRIPTION. Lists power symbols and their descriptions.

GENERAL NOTES:

- 1. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO COMPLETE A COMPLETE AND CORRECT INSTALLATION... 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC)...

REVISIONS	BY
DATE	

DATE: 12/16/2017
 SCALE: as noted
 DRAWN: R Galaz
 JOB: 1711

PROJECT: PERRIS PHARMACY
 100 Gardner Ave
 Perris, CA 92571

ARCHITECT: JONATHAN L ZANE ARCHITECT
 956 NORTH LA CADENA DRIVE
 COLTON, CA 92324
 (909) 825-7500

ENGINEER: RIVERSIDE ENGINEERING GROUP
 956 North La Cadena Dr. #200
 Colton, CA 92324
 (909) 825-2700
 E-mail: rreng@reengr.com

DATE: 12/16/2017
 PHASE: SUBMITTALS

PROJECT: PERRIS PHARMACY
 100 Gardner Ave
 Perris, CA 92571

DATE: 12/16/2017
 SCALE: as noted
 DRAWN: R Galaz
 JOB: 1711

SHEET: E-2

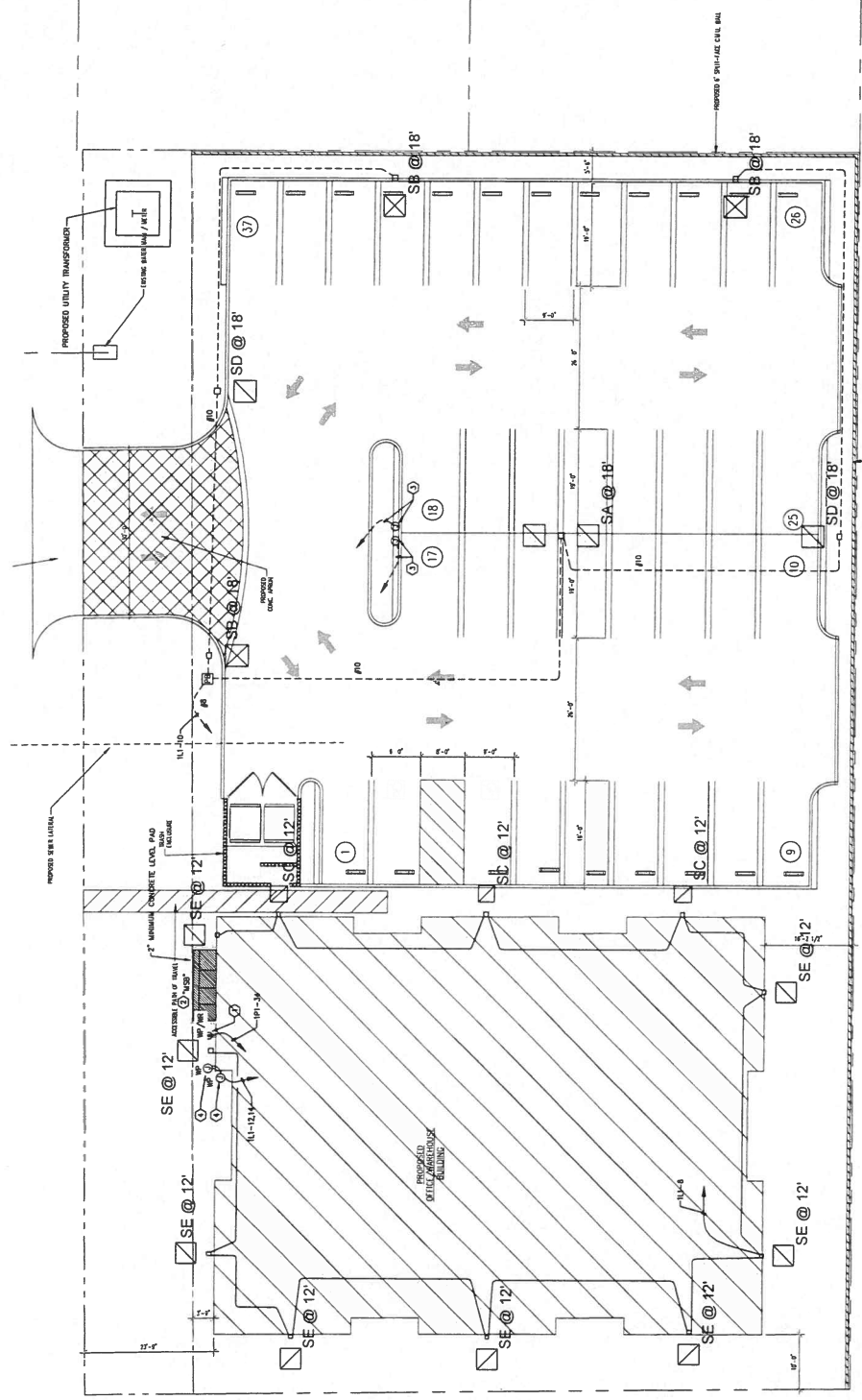
PLAN NOTES

- COORDINATE ALL REQUIREMENTS AND STANDARDS OF THE UTILITY CO. AND TELEPHONE CO. PRIOR TO CONSTRUCTION.
- ALL UTILITY FULL BOXES AND TRANSFORMER PADS SHALL BE INSTALLED WITH A CONCRETE TRENCH TRENCH TRENCH IS 12" MINIMUM SEPARATION BETWEEN SERVICE COORDINATE WITH UTILITIES.
- ALL UTILITY FULL BOXES AND TRANSFORMER PADS SHALL BE INSTALLED LEVEL AND SET ON A 6" BED OF 3/4" GRAVEL. INCLUDE ALL ELECTRICAL RELATED CONDITIONS SHALL BE AS REQUIRED TO FACILITATE PULLING OF CONDUCTORS. SIZES SHALL BE PER CODE.
- ALL UTILITY CO PADS SHALL BE 3 FEET CLEAR MINIMUM FROM FACE OF ANY BUILDING OR FINISH BUILDING. VERIFY REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BEGINNING.
- CONTRACTOR SHALL PROVIDE A HEAVY PROOF LAYOUT WITH ALL STRIKES AND CAP WITH A 1/4" CO FOR FINISH. ADAPT TO CHANGING STATIONS AS REQUIRED TO FIRST FLOOR PANEL 101.
- COORDINATE EXACT LOCATION FOR LANDSCAPE LIGHTING MAIN CONNECTION.

SITE PLAN GENERAL NOTES

- COORDINATE ALL REQUIREMENTS AND STANDARDS OF THE UTILITY CO. AND TELEPHONE CO. PRIOR TO CONSTRUCTION.
- ALL UTILITY FULL BOXES AND TRANSFORMER PADS SHALL BE INSTALLED WITH A CONCRETE TRENCH TRENCH TRENCH IS 12" MINIMUM SEPARATION BETWEEN SERVICE COORDINATE WITH UTILITIES.
- ALL UTILITY FULL BOXES AND TRANSFORMER PADS SHALL BE INSTALLED LEVEL AND SET ON A 6" BED OF 3/4" GRAVEL. INCLUDE ALL ELECTRICAL RELATED CONDITIONS SHALL BE AS REQUIRED TO FACILITATE PULLING OF CONDUCTORS. SIZES SHALL BE PER CODE.
- ALL UTILITY CO PADS SHALL BE 3 FEET CLEAR MINIMUM FROM FACE OF ANY BUILDING OR FINISH BUILDING. VERIFY REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BEGINNING.
- CONTRACTOR SHALL PROVIDE A HEAVY PROOF LAYOUT WITH ALL STRIKES AND CAP WITH A 1/4" CO FOR FINISH. ADAPT TO CHANGING STATIONS AS REQUIRED TO FIRST FLOOR PANEL 101.
- COORDINATE EXACT LOCATION FOR LANDSCAPE LIGHTING MAIN CONNECTION.

NOTE:
 ALL UNDERGROUND CONDUIT BEDS AND FULL BOXES SHALL CONFORM WITH C.E.C. ARTICLE 314-28.



SITE PLAN

SCALE: 1/4" = 1'-0"

NOTICE: The design and ideas reflected in these drawings were created for the use of this project only and are not to be used for any other project without the written consent of Jonathan L. Zane Architect.

DATE	BY

JONATHAN L. ZANE ARCHITECTURE
 958 NORTH LA CADENA DRIVE
 COLTON, CA 92324
 (909) 825-7500



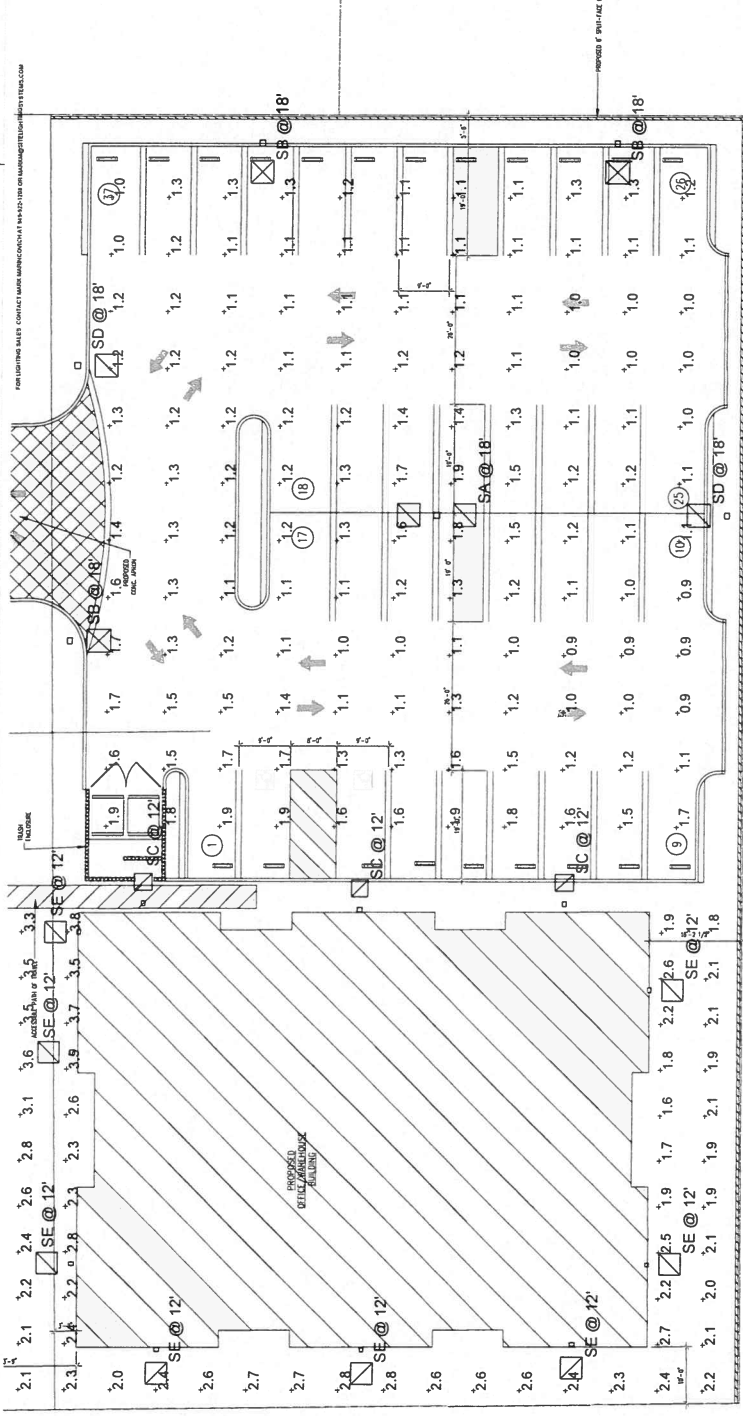
RIVERSIDE ENGINEERING GROUP
 958 North La Cadena Drive
 Colton, CA 92324
 (909) 825-7100
 E-mail: rse@rsegroup.net

DATE: 10/26/2017
 SUBMITTALS

A Proposed Office / Dispensary Facility For
PERRIS PHARMACY
 (10) Grand Ave
 Perris, CA 92571

DATE: 10/26/2017
 SCALE: as noted
 DRAWN: R. Garb
 JOB: 1711

Symbol	Label	Quantity	Manufacturer	Model Number	Description	Lamp	Number	Finish	Lumens Per	Light Loss Factor	Usage
☐	1	1	U.S. ARCHITECTURAL LIGHTING	RZR-WM-LED-VISOR-LED-18" AT 18 FT AFG 15.5 FT POLE 30 IN BASE	CAST BLACK PAINTED FINISHED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, BLACK METAL OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD	TWENTY-FOUR WHITE LIGHT EMITTING DIODES (LEDS) PER HOUSING, VERTICAL POSITION, PROXIMITY BASED ON RZR-LED-350mA-WWIES (60Hz) TO THE DRIVERS	24	RZR-WM-LED-VISOR-LED-24LED-350mA-WWIES	150,000	0.9	56.4
☐	3	3	U.S. ARCHITECTURAL LIGHTING	RZR-WM-LED-VISOR-LED-36" AT 12 FT AFG	CAST BLACK PAINTED FINISHED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, BLACK METAL OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD	TWENTY-FOUR WHITE LIGHT EMITTING DIODES (LEDS) PER HOUSING, VERTICAL POSITION, PROXIMITY BASED ON RZR-LED-350mA-WWIES (60Hz) TO THE DRIVERS	24	RZR-WM-LED-VISOR-LED-24LED-350mA-WWIES	137,451	0.9	28.2
☐	1	1	U.S. ARCHITECTURAL LIGHTING	RZR-WM-LED-VISOR-LED-36" AT 12 FT AFG	CAST BLACK PAINTED FINISHED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, BLACK METAL OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD	TWENTY WHITE LIGHT EMITTING DIODES (LEDS) PER HOUSING, VERTICAL POSITION, PROXIMITY BASED ON RZR-LED-350mA-WWIES (60Hz) TO THE DRIVERS	20	RZR-WM-LED-VISOR-LED-20LED-350mA-WWIES	115,801	0.9	22.4
☐	2	2	U.S. ARCHITECTURAL LIGHTING	RZR-WM-LED-VISOR-LED-36" AT 15.5 FT POLE 30 IN BASE	RAZOR WM1 PLED		20	RZR-WM-LED-VISOR-LED-20LED-350mA-WWIES	113,077	0.9	22
☐	8	8	U.S. ARCHITECTURAL LIGHTING	RZR-WM-LED-VISOR-LED-36" AT 12 FT AFG	CAST BLACK PAINTED FINISHED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR FORMED SEMI-SPECULAR METAL OPTIC BELOW EACH CIRCUIT BOARD	TWENTY WHITE LIGHT EMITTING DIODES (LEDS) PER HOUSING, VERTICAL POSITION, PROXIMITY BASED ON RZR-LED-350mA-WWIES (60Hz) TO THE DRIVERS	20	RZR-WM-LED-VISOR-LED-20LED-350mA-WWIES	125,507	0.9	22.4



Symbol	Avg	Max	Min	Max/Min	Angle/Min
+	1.3 fc	19 fc	0.8 fc	2.1	1.41
+	2.5 fc	38 fc	1.6 fc	2.4	1.61

STATISTICS
 Description: PARKING LOT, PEDESTRIAN HANDSCAPE
 SCALE: 1/8" = 1'-0"

SITE LIGHTING PHOTOMETRIC PLAN

NOTICE: The design and ideas presented by these drawings were created for the use of the project owner and are the sole property of Jonathan L. Zane Architects. These designs may not be used for any other project without the written consent of Jonathan L. Zane Architects.

RESOLUTION NUMBER NO. 19-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THAT DEVELOPMENT PLAN REVIEW 17-0004 IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 CLASS 32 FOR INFILL DEVELOPMENT AND APPROVING DEVELOPMENT PLAN REVIEW 17-00004 TO CONSTRUCT A 14,470 SQUARE FOOT TWO-STORY WAREHOUSE BUILDING ON 0.7 ACRES LOCATED AT THE SOUTHEAST CORNER OF WADE AVENUE AND OLEANDER AVENUE., SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant Perris Pharma (“Applicant”) proposes to construct a two-story 14,020 sq. ft. industrial warehouse building (“Project”) on approximately 0.7 acre vacant lot located at the southeast corner of Wade Avenue and Oleander Avenue; and

WHEREAS, a Development Plan Review application (DPR 17-00004) was submitted for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 17-00004 is Categorically Exempt per CEQA Article 15332 (Class 32) for infill development as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the proposed warehouse building will house *Perris Pharm*, an approved Medical Marijuana Dispensary (MMD 17-05132) which received approval on February 13, 2018; and

WHEREAS, the project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan which the site is within Airport Overlay Zone C1 (primary approach/departure zone) which encompasses most of the projected 60 dB CNEL contour plus immediately adjoining areas, and restricts non-residential intensity to 100 people per average acre and 250 people per single acre; and

WHEREAS, staff determined the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB ALUCP), and therefore does not require ALUC (Airport Land Use Commission) review; and

WHEREAS, a duly noticed public hearing was held on May 15, 2019, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the

Exhibit E

administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does resolve as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. Based upon all information and data which constitutes the administrative record, including all oral and written evidence presented at the public hearing, the Planning Commission has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for infill development within city limits on less than five (5) acres of land in compliance with applicable General Plan policies and Zoning requirements with no habitat value for biological resources.

Section 3. Based upon all information and data which constitutes the administrative record, including all oral and written evidence presented at the public hearing, the Planning Commission hereby finds, as the applicable review authority for discretionary actions related to the project, that Conditions of Approval have been adopted, as follows, such that the project use and design comply with the noise compatibility policies, noise attenuation policies, non-residential density standards and other required development conditions, the airspace protection policies, and the overflight policies of the AOZ:

- A. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joints Powers Authority (MJPA).
- B. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- C. The following uses shall be prohibited:
 - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or

more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)

- iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- D. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- E. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
- F. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- G. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Section 4. The Planning Commission further finds, based upon staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Project, the following regarding Development Plan Review (DPR) 17-00004:

- A. *The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The proposed site development was reviewed by City staff and determined to be in compliance with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial (LI) development including use, setbacks, height of buildings, lot coverage, architecture, lighting and landscaping are provided by the PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. Staff determined the proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial (LI) land use. In addition, the Project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan. The Project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

- B. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 0.7 acre site is a relatively flat, rectangular parcel with frontage along Oleander Avenue and Wade Avenue. Utilities already exist within the adjacent streets that will serve this industrial development. This is a suitable site for the warehouse building proposed.

- C. *The proposed development and the conditions under which it would be operated or*

maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed warehouse building and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The adjacent use to the north across Oleander Avenue is a new distribution warehouse facility (Perris Gateway Industrial) and to the east and south are properties that are designated as Light Industrial, which will be required to construct future industrial uses as designated per the PVCC SP.

The proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial land use. There will be no large truck traffic generated from this small-scale warehouse building. Furthermore, the Conditions of Approval prepared for the Project will insure the Project will not be detrimental to the public health, safety or welfare.

- D. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

As stated above, the proposed architecture meets PVCCSP design standards for LI (Light Industrial) development, and thereby protects the character of adjacent development, and is compatible with the surrounding industrial development area. The Project is adjacent to similar industrial development to the north. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments intermittently along the façade. The proposed color palette and materials provide variety and interest through the use of color tones ranging from an off-white to shades of green that are used around the building base and to further accentuate the corner and pop-out façade elements. A flag stone veneer is provided along main entryway areas and in pop-out areas along the facades.

- E. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCC SP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone. The conceptual landscape plan proposes a total of 8,238 square feet of onsite landscaping for the Project, which is 27% of the overall site area. Shade trees are also required to be provided throughout car parking areas at a rate of one shade tree for six (6) parking stalls. Shrub "hedges" are proposed to surround the office parking lot; this along with varied trees and groundcovers will buffer the public view of employee parking from the street. Along the street frontage of the Project, enhanced landscaping is proposed with layers of trees. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. In addition, the right of way landscaping will feature large attractive street trees spaced 30 feet apart or less. The abundance of landscaping on- and off-site will provide the public

with an interesting and rich streetscape.

- F. *The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed Project.*

The proposed project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions of approval, which will ensure that the project is developed in compliance with City and affected service agency codes and policies.

Section 5. The Planning Commission finds the project is categorically exempt per CEQA Article 15332 (class 32) based on the staff report, supporting exhibits, and all written and oral testimony presented at the public hearing,

Section 6. The Planning Commission hereby approves Development Plan Review DPR 17-00004 for the Project, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the Conditions of Approval attached to this Resolution.

Section 7. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 8. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 15th day of May, 2019.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-12 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of May, 2019, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Building, Fire and Public Works)