



CITY OF PERRIS PLANNING COMMISSION

AGENDA

March 17, 2021

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: Hernandez, Jimenez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for March 03, 2021

7. PUBLIC HEARING:

(Continued from March 3, 2021)

A. Development Plan Review (DPR) 18-00012 – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 13,000 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business. **Applicant:** Ellie Taj

REQUESTED ACTION: ADOPT Resolution No. 21-01 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 13,000 sq. ft. based on the findings and subject to the Conditions of Approval.

B. Development Plan Review (DPR) 17-00008; Mitigated Negative Declaration (MND) 2349 – A proposal to construct three buildings, one with an estimated 3,000 square feet retail/office space for dispensing cannabis, and two estimated at 15,000 square feet each for cannabis cultivation and processing totaling approximately

33,000 square feet on 2.61 acres located on the north side of Malbert Street west of Goetz Road. Applicant: Kevin Fox, Colorado West Construction.

REQUESTED ACTION: Adopt Resolution No. 21-02 adopting MND 2349; and approving Development Plan Review 17-00008 to construct three buildings totaling approximately 33,000 square feet on approximately 2.6 acres of land located on the north side of Malbert Street west of Goetz Road for the purpose of dispensing medical marijuana, and cannabis cultivation; and subject to the Conditions of Approval.

8. BUSINESS ITEM:

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

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: March 17, 2021, 06:00, PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:
<https://zoom.us/j/642558532>

Meeting ID: 642 558 532
One tap mobile
+16699009128,,642558532# US (San Jose)
+12532158782,,642558532# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission Agenda

**CITY OF PERRIS
March 17, 2021**

Item 6A

**Planning Commission Minutes for
March 03, 2021**

CITY OF PERRIS

MINUTES:

Date of Meeting: March 3, 2021

06:02 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

1. **CALL TO ORDER:**

2. **ROLL CALL: Commissioners: Jimenez, Hernandez, Vice-Chair Hammond, Chair Shively**

Commission Members Present: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

3. **INVOCATION:**

Vice Chair Hammond, requested a moment of silence for the passing of former Council Member Mark Yarbrough.

4. **PLEDGE OF ALLEGIANCE: Commissioner Hernandez**

5. **PRESENTATION:**

6. **CONSENT CALENDAR:**

A. **Planning Commission Minutes for February 03, 2021**

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve A. Planning Commission Minutes for February 03, 2021

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

B. **Street Name Review 21-05005 – A proposal to name eighteen (18) streets within Tentative Tract Map 36648 and 36648-1 located west along Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway, and south of Moreno Valley City Limits. Applicant: Sarah Kowalski, Webb Associates. REQUESTED ACTION: APPROVE Street Name 21-05005**

Planning Manager Phung, presented this item to the Commission.

Chair Shively, noted that Dune Court and Ace Avenue do not follow the pattern of other street names within the tract and requested that secondary names be utilized.

Commissioner Jimenez, commented that she prefers Carnation Court to replace Dune Court.

Chair Shively, requested that Birdie Court replace Dune Court and Oakmont Avenue replace Ace Avenue.

Commissioner Hernandez, requested information on why the golf theme was utilized for the street names.

Applicant Sarah Kowalski, responded to the Commission.

Vice Chair Hammond, clarified the amendment for Dune Court to be replaced by Birdie Court and Ace Avenue to be replaced by Oakmont Avenue.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by 0 to Approve B. Street Name Review 21-05005 – A proposal to name eighteen (18) streets within Tentative Tract Map 36648 and 36648-1 located west along Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway, and south of Moreno Valley City Limits. Applicant: Sarah Kowalski, Webb Associates. Amendment to include: Dune Court to be replaced by Birdie Court and Ace Avenue to be replaced by Oakmont Avenue
REQUESTED ACTION: APPROVE Street Name 21-05005

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

7. **PUBLIC HEARING:**

- A. Development Plan Review (DPR) 18-00012 – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 12,985 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business. Applicant: Ellie Taj REQUESTED ACTION: ADOPT Resolution No. 21-01 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 12,985 sq. ft. based on the findings and subject to the Conditions of Approval.

Vice Chair Hammond acknowledged that he drove by the site prior to the meeting.

Associate Planner Garcia, presented the item to the Commission.

Chair Shively, requested clarification on the various versions of plans presented.

Staff commented on the plans.

Chair Shively, asked about the breakdown of the parking calculations between the two sets of plans.

Planning Manager Kenneth, commented on the potential to utilize a parking reduction of 25%.

Chair Shively, commented it seems appropriate to include the hallway in the office space parking calculations.

Vice Chair Hammond, commented on the distinction between the 26 ft wide drive aisle and the 20 ft wide fire access turning radius, the elevators requirements to be included in the Conditions of Approval, and Public Works condition number 4 referencing the 1-year landscaping maintenance period should be identified with the Planning Conditions of Approval.

Deputy Engineer John Pourkezami, commented that the width of the driveway is 26 ft.

Planning Manager Phung, noted that the fire access plan shows a minimum of 20' wide fire access lane for fire apparatus maneuverability within the 26 ft driveway width.

Chair Shively, requested clarification on the Fire Conditions within the Planning Conditions of approval.

Staff commented the Fire Conditions are incorporated within the Planning Conditions of Approval at the Fire Marshall's request.

Vice Chair Hammond, requested clarification on the dimensions of the driveway.

Commissioner Jimenez, inquired on the security and the transparency of the greenhouses and noted her concern with the color palette.

Chair Shively, asked for clarification on the landscaping percentage presented.

Associate Planner Garcia, commented on the landscaping percentage.

Chair Shively, noted his concern on potential fire issues.

Commissioner Hernandez, asked about the process for the cultivation license permit.

Planning Manager Phung, explained the cannabis licensing process.

Commissioner Jimenez, asked for clarification on the cultivation permitting process and what is involved.

Representative for the applicant Gabriel Ybarra, presented to the Commission addressing the site plan, fire access plan, parking, and elevator specifications.

Representative for the applicant Danielle Pop, presented to the Commission and clarified the various versions of the plans.

Chair Shively, commented on the dates shown on the plans.

Danielle Pop, clarified the landscaping percentages proposed.

Chair Shively, questioned if a tenant improvement is included in this submittal or if it will be proposed at a later date.

Planning Manager Phung, clarified the process for tenant improvements.

Chair Shively, asked for clarification on the most recent set of plans submitted.

Vice Chair Hammond, addressed his request to include additional information within the Conditions regarding fire access and elevator specifications.

Commissioner Jimenez, commented on the discrepancy of the plans.

Commissioner Hernandez, asked for clarification on the process to move the item to the next Commission meeting.

Planning Manager Phung, clarified the options to continue or approve the project.

Chair Shively, asked on how to proceed to the next meeting utilizing the correct plans.

Assistant City Attorney Robert Khuu, clarified on how to proceed with continuance to another meeting if requested.

Chair Shively, asked the applicant if they are willing to add additional landscaping to the site.

Applicant Danielle Pop, addressed the Commission.

Commissioner Jimenez, clarified the request for additional landscaping for this project and asked if an employee break room was included in the floor plan.

Chair Shively, requested the number of potential employees for this site.

Commissioner Jimenez, requested opaque glass on the green houses.

Assistant City Attorney Robert Khuu, commented on how to proceed with this review and the process for the continuance if requested.

Chair Shively, asked the members of the Commission on how they would like to proceed.

Commissioner Jimenez, requested a continuance to the next meeting.

Commissioner Hernandez, requested a continuation to the next meeting.

Vice Chair Hammond, commented that a continuation to the next meeting is appropriate.

Chair Shively, requested that the project be continued to the next Planning Commission meeting on March 17th.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve A. Continuation of the item to the next Planning Commission meeting on March 17th for:

Development Plan Review (DPR) 18-00012 – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 12,985 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business. Applicant: Ellie Taj

REQUESTED ACTION: ADOPT Resolution No. 21-01 finding the proposed project Categorically Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 12,985 sq. ft. based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

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:

Vice Chair Hammond, commented on Form 700 being sent out to members of the Commission.

Chair Shively, thanked Staff and the applicants for understanding the situation and being open to continue the item and commented on the progress of improvements on Goetz Road.

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

Planning Manager Phung, commented on the process of the cannabis licensing, KFC being added to the Spectrum Center, Bed Bath and Beyond being added to the Plaza de Perris shopping center, the next Planning Commission meeting on March 17th, and presented the exhibit for vacant industrial land in the City.

Interim-Director of Development Services Candida Neal, commented on the use of electronic plans for Development Services coming later this year.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

Planning Commission Agenda

CITY OF PERRIS
March 17, 2021

Item **7A**

Development Plan Review (DPR) 18-00012



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

March 17, 2021

SUBJECT:

Development Plan Review (DPR) 18-00012 – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 13,000 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business. **Applicant:** Ellie Taj

REQUESTED ACTION:

ADOPT Resolution No. 21-01 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 13,000 sq. ft. based on the findings and subject to the Conditions of Approval.

CONTACT:

Candida Neal, Interim Director of Development Services

BACKGROUND/DISCUSSION:

On the March 3, 2021, Planning Commission meeting, the Planning Commission voted to continue the Oleander Industrial project (*aka Development Plan Review 18-00012*) to the March 17, 2021 Planning Commission meeting to clarify issues with the plans. Revised plans were submitted that reflect the following:

- One 214 sf office is located on the ground floor. The rest of the building will be dedicated to warehouse use and circulation space.
- The required 21 parking spaces are provided on-site.
- Over 13% of the site is landscaped. This exceeds the 12% minimum landscape area required.
- The 26' driveway meets city standards and allows a 20' turning radius for fire trucks.

In response to the Planning Commission discussion, staff consulted the applicant and, with their consent, revised the conditions of approval as summarized below.

- Planning Condition No. 33 - Add a frost tint to the greenhouse glass to minimize visibility.
- Planning Condition No. 34 - Add employee amenities in the form of an outdoor trellis cover with seating.
- Planning Condition No. 35 - Update the color palette to include grey tones.

- Planning Condition No. 14 - Include language related to the one-year landscape maintenance period identified in Public Works Conditions of Approval No. 4 dated February 25, 2021.
- Building Condition No. 7 - Updated to specify that the elevator will comply with ADA and Title 24 access requirements.

Fire Department staff clarified that Fire Condition No. 9.a regarding fire access plans shall be submitted prior to issuance of a grading permit is in reference to a final fire access plan submitted during plan check, which will include a requirement to install a 3-foot-wide walkway path around the building and greenhouses at all times for fire protection.

With the plan clarification resolved along with the proposed changes to the conditions of approval supported by the property owner, staff is recommending that the Planning Commission find the project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development and approve Development Plan Review 18-00012 to construct a 7,080 square-foot industrial building and three greenhouse structures, based on the findings contained in the Resolution and subject to the Conditions of Approval.

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

Prepared by: Alfredo Garcia, Associate Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Exhibits: PC Submittal & Staff Report from the March 3, 2021 PC Meeting
Exhibit A- Conditions of Approval (Planning, Engineering, Building, and Public Works)
Exhibit B – Aerial View
Exhibit C – Specific Land Use Map
Exhibit D – Site Plan, Landscaping Plan, Architecture
Exhibit E – PC Resolution 21-01

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



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

March 3, 2021

SUBJECT:

Development Plan Review (DPR) 18-00012 – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 12,985 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business.
Applicant: Ellie Taj

REQUESTED ACTION:

ADOPT Resolution No. 21-01 finding the proposed project Categorically Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 12,985 sq. ft. based on the findings and subject to the Conditions of Approval.

CONTACT:

Candida Neal, Interim Director of Development Services

BACKGROUND/DISCUSSION:

The applicant, Elli Taj, is proposing to construct a two-story industrial building, totaling 7,080 sq. ft. on an approximately 0.86-acre lot (39,385.48 sq. ft.) located at 1261 W. Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC SP. The proposal involves construction of a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft. each) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. The site improvements include 4,727 square feet of landscaping, water quality basins, perimeter lighting, and twenty (21) parking spaces.

The applicant has submitted building elevations with an architectural style that consists of a modern industrial design, including stucco walls, clay tile roof, ledge stone veneer, and spandrel glass. Overall, the building presents a high-quality and visually interesting, and aesthetically pleasing design that 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 March Air Reserve Base (MARB) Airport Land Use Compatibility Plan (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 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 have been received from the neighboring property owners or public agencies.

Staff recommends that the Planning Commission find the project Categorically Exempt per CEQA Article 15332 (Class 32) for in-fill development and approve Development Plan Reviews 18-00012 to construct a 7,080 square-foot industrial building with greenhouse structures, 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: Alfredo Garcia, Associate Planner

REVIEWED BY: Kenneth Phung, Planning Manager

Attachments: Staff Report
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 21-01

Consent:

Public Hearing: X

Workshop:

Presentation:

Other:

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT**

STAFF REPORT

Date: March 3, 2021 – Planning Commission

Cases: Development Plan Review (DPR) 18-00012

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

Project Planner: Alfredo Garcia, Associate Planner

Applicant/Owner: Ellie Taj
8380 Miramar Mall #222
San Diego, CA 92121

Location: 1261 Oleander Avenue

PROJECT DESCRIPTION: A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. located within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business.

Acreage and Land Use:

<i>A.P.N.</i>	<i>Acreage</i>	<i>Land Use</i>
314-100-015	0.86 acres (39,385 SF)	Vacant

ZONING AND LAND USE:

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

Surrounding Zoning:

<i>Direction</i>	<i>Zoning – PVCC SP</i>
North	Light Industrial (LI)
South	Light Industrial (LI)
East	Light Industrial (LI)
West	Light Industrial (LI)

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Trailer Storage
South	Vacant Lot
East	Trailer Storage
West	Green Kong Cannabis Dispensary

ANALYSIS & REVIEW:

PROJECT BACKGROUND

The Perris Valley Commerce Center (PVCC) Specific Plan was approved by City Council in January of 2012 and has been amended in subsequent years. The PVCC Specific Plan 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 Specific Plan 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 the development and promote compatibility of existing residential land uses with planned industrial, commercial, and office uses. Per the PVCC Specific Plan, the project site and properties to the west, east, south, and north are zoned Light Industrial (LI), with a Specific Plan General Plan designation.

The project site is currently vacant but was most recently utilized as an RV and truck storage yard. The entire site has been rough graded and periodically tilled to control weeds. Also, 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.

PROJECT DESCRIPTION

The applicant, Elli Taj, is proposing to construct a two-story industrial building, totaling 7,080 sq. ft. on an approximately 0.86-acre lot (39,385 sq. ft.) located at 1261 W. Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC Specific Plan. The proposal consists of a 7,080 sq. ft., two-story industrial building (1st and 2nd story 3,540 sq. ft. each) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. The site improvements include 4,727 square feet of landscaping, water quality basins, perimeter lighting, and twenty (21) parking spaces. The Project proposes one point of access along Oleander Avenue with decorative paving. The Project Conditions of Approval require the applicant to improve Oleander Avenue with curb, gutter, and sidewalk. After construction is completed, the applicant contemplates establishing a cannabis cultivation business, which requires submittal and Planning staff approval of a Commercial Cannabis Regulatory Permit.

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 varying forms, which would be accomplished by the sale of medical marijuana products.

The General Plan designation for the Project site is PVCC Specific Plan. Per the PVCC Specific Plan, the project site is zoned “LI” (Light Industrial) with a Specific Plan (S.P.) General Plan designation. The proposed industrial 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. The proposed industrial is consistent with the LI zoning district of the PVCC Specific Plan. Per the PVCC Specific Plan, a Development Plan Review (D.P.R.) application is required for the review of architecture and site layout, subject to Planning Commission review and approval.

The design of the proposed project has been reviewed for compliance with the City of Perris General Plan (2030), PVCC Specific Plan regulations, and determined to meet 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:

<i>Table 1. Comparison of PVCCSP Development Standards</i>			
<i>PVCCSP Development Standards for LI</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
Lot Coverage	50 % max	42%	Yes
Floor Area Ratio (FAR)	0.75 FAR	0.51 FAR	Yes
Structure Height	50 feet max	36 feet (highest point)	Yes
Front Setback (Oleander Avenue)	15 feet min	109 feet	Yes

PVCCSP Development Standards for LI	Required	Provided	Complies?
Interior Setback	N/A	7 feet minimum	Yes
Rear Setback	N/A	6 feet minimum	Yes
Landscape Coverage	12%	12%	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 3,540 SF building footprint (1st and 2nd story 3,540 sq. ft.), 86 sf. of utility room, and 12,985 SF footprint greenhouse which equates to 42% lot coverage, and 20,151 SF of total building area which equates to 51% FAR; thus, the Project is in compliance with both the lot coverage and FAR provision of the PVCC Specific Plan.

The LI zone requires a minimum front yard setback of 15 feet for projects fronting a local collector street (Oleander Avenue). The proposed site plan depicts a setback of 109 feet from both Oleander Avenue property line to the building, which is consistent with the requirement of the development standards. Concerning the rear and side setback, the Project is adjacent to industrial zone parcels and therefore does not require a setback. However, the applicant is proposing 7-foot minimum side yard setbacks and 6-foot minimum rear yard setback. Overall, the Project adheres to the PVCCSP development standards for Light Industrial (LI).

Parking

The City of Perris Municipal Code does not have parking requirements for indoor cultivation, so the parking analysis relies on a parking calculation requirement based upon a industrial building, as summarized below. The table below provides the required number of parking stalls compared to the number of stalls provided. The Project meets parking requirements.

Use	Sq. ft. of use	City Ratio	Spaces Required
Office	214 SF	1 space per 300 SF	1 space
Industrial (First 20,000 square feet)	19,952 SF	1 space per 1,000 SF	20 spaces
Total Parking Space Required			21 spaces
Total Parking Spaces Provided			21 spaces

For projects that require between one (1) and twenty-five (25) parking stalls, a minimum of one (1) handicapped accessible parking stalls shall be provided per P.M.C. Section 19.69.3. The proposed Project includes one (1) handicapped accessible parking stall located adjacent to the building frontage. Overall, the Project meets the P.M.C. 19.69 requirement for off-street parking.

Perimeter Wall and Fencing

The applicant proposes a seven (7) foot high block split-faced block wall along the perimeter of the property with the exception of the street frontage. The wall will consist of a combination six

(6) foot high pilasters with a concrete cap with decorative rod iron in between each pilaster.

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 4,727 square feet of onsite landscaping for the Project, which equates to 12% 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. As well as an enhanced driveway entrance with trees, shrubs, and groundcover to accent all entrances.

Building Architecture

The Project is located within the LI zone of PVCC SP, which requires 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 PVCC SP.

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, concrete tile 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 earth tone color tones including Alamo, Trabuco and Aspen.

ENVIRONMENTAL DETERMINATION

The proposed Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for in-fill 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 PVCC SP 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.

RECOMMENDATION

ADOPT Resolution No. 21-01 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 SF industrial building with three greenhouses totaling 12,985 SF on 0.86-acre site located at 1261 W. Oleander Avenue, based on the findings and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A- Conditions of Approval (Planning, Engineering, Public Works, and Building)
- Exhibit B – Aerial View
- Exhibit C – Specific Land Use Map
- Exhibit D – Site Plan, Landscaping Plan, Architecture
- Exhibit E – PC Resolution 21-01

EXHIBIT A

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

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

PLANNING COMMISSION CONDITIONS OF APPROVAL

Development Plan Review 18-00012

March 17, 2021

PROJECT: A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room and three (3) greenhouses totaling 13,000 sq. ft. located within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan. The proposal is for the establishment of a cultivation business. (APN's: 314-100-015),
Applicant: Ellie Taj

General Requirements:

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. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
5. **Conformance to Approved Plans.** The proposed use will operate in accordance with the 2021 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated January 12, 2021.
7. **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).
8. **Rooftop Solar.** 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.

9. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated January 24, 2021, consisting of the following requirements.
- a) 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.
 - b) Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1875 GPM for 3 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c) 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.
 - d) All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e) 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.
 - f) Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - g) City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - h) The building and greenhouse shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - i) 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.
 - j) Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report

which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

- k) 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 hazardous material disclosure shall be in the format specified City of Perris Chemical Classification Disclosure Guideline.
10. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated February 25, 2021.
11. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated February 22, 2021.
12. **Sign Application.** A separate sign application will be required for any signs.
13. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
14. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. **In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Condition of Approval No. 4 dated February 25, 2021.**
15. **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) 18-00012**. 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.
16. **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.
17. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

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. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
20. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
21. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment.
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. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
24. **Preliminary Water Quality Management Plan (PWQMP) 18-00012.** 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 two bio-retention basins, self-retaining landscape and covered trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
25. **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 Building Permit Issuance:

31. **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.
32. **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:

- b. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joints Powers Authority (MJPA).
- c. 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.
- d. No more than 250 people per single acre are permitted (i.e., 215 people).
- e. 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.
- f. 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.
- g. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
- h. 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.
- i. 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.
- j. 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.
- k. 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.

26. **Landscaping Plans.** Prior 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 landscape and irrigation plan shall be prepared by a California registered landscape architect and conformed 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 landscaping shall be consistent with the conceptual landscape plan, except as required below.
27. **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).

Prior to Grading Permit Issuance:

28. **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.
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 Issuance of Occupancy Permits:

30. **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. Maintenance District No. 84-1;
- c. Flood Control Maintenance District No. 1;
- d. North Perris Public Safety Community Facilities Assessment District;

31. **On-Site 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 all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.

32. **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 pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

ADDITIONAL CONDITIONS:

33. **Greenhouses.** The greenhouses shall have a frosted tint to minimize visibility into the structure subject to the review and approval of the Planning Division.
34. **Employee Amenity.** The applicant shall provide employee amenities in the form of an outdoor trellis patio with a seating area subject to the review and approval of the Planning Division.
35. **Building Color Palette.** The applicant shall work with staff to update the color palette with grey tones subject to the review and approval of the Planning Division.
36. **Existing Conditions.** All existing site features, including concrete slab, metal containers, chain link fence, and trees shall be removed prior to a grading permit.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1402
February 22, 2021
DPR 18-00012 - Warehouse
1261 Oleander Avenue
APN 314-100-015
Par Lot 13 - Blk 1 - MB 015/010

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 their omission may require the site plan 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 occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the Contract City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and Contract City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the Contract City Engineer's office.

Prior to Issuance of Grading Permit:

3. The developer/property shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
4. One driveway is permitted on Oleander Avenue.
5. The driveway shall be per County of Riverside Standard no. 207A.
6. The developer/property owner shall submit the following to the City Engineering Department for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. All pads shall be graded to be a minimum of 1-foot above the adjacent finished grade.
 - c. Drainage Plan, Hydrology and Hydraulic Reports
 - d. Final WQMP (for reference)
 - e. Street Improvement Plan
 - f. Signing and Striping Plan
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - h. The developer/property owner shall coordinate with the adjacent property owner(s) affected by the project's improvements and shall obtain the required documents such as letters of permission, easement(s) and/or maintenance agreement(s) for any offsite work performed on adjoining properties. The document's format shall be submitted to the Contract City Engineer for review and acceptance. The document's execution information shall be noted on the approved Grading Plan and Street Improvement Plan.

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.


7. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided in order for the City to assess the ADP fee.

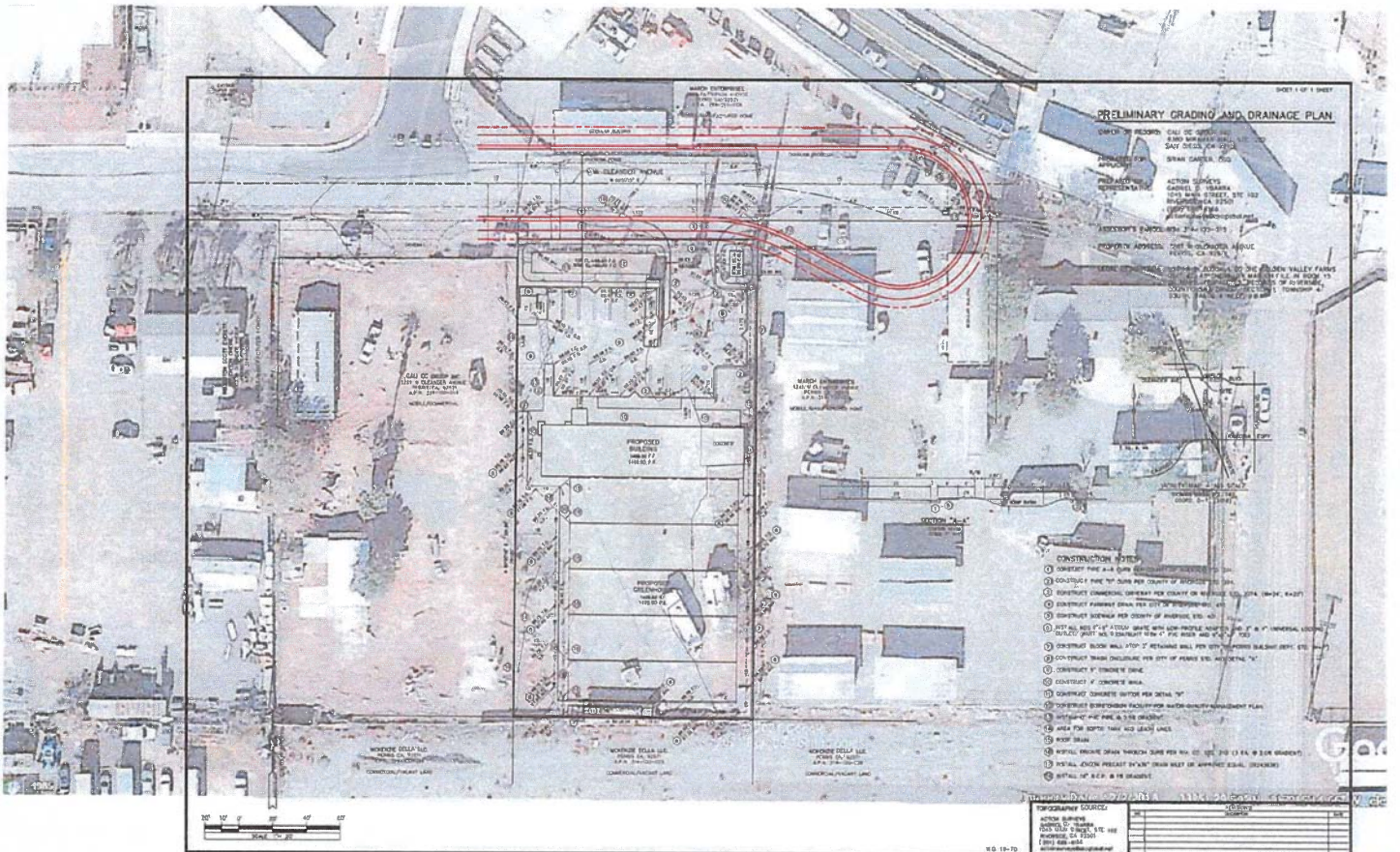
Prior to Issuance of Building Permit:

8. Submit Water and Sewer Plans to the Contract City Engineer for review and approval. Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the Contract City Engineer's approval of the plan.
9. The developer/property owner shall submit a compaction certification from the Soil's Engineer in compliance with the approved geotechnical/sols report.

Prior to Issuance of Certificate of Occupancy:

10. Oleander Avenue (Collector - 66'/40') along the project frontage within the 33-foot half width dedicated right-of-way shall be improved to provide for 34-foot asphalt paving (using TI of 8.0 and PG 70-10), 8-inch curb and gutter at 22 feet south of centerline with 6-foot wide sidewalk and street lights subject to the result of the photometric study, per City of Perris, County of Riverside and Caltrans standards. The street design shall accommodate an offset cul-de-sac to the east, per Engineering Exhibit "A" dated February 22, 2021.
11. The intersection of Oleander Avenue connector and Oleander Avenue - at the knuckle - shall be improved to accommodate safe vehicular movements and travel ways to include adequate pavement width and traffic control (i.e. stop bar and stop sign).
12. Existing power poles on Oleander Avenue along the property frontage shall be removed and cables (under 66 kv) shall be undergrounded.
13. The developer/property owner shall provide for utility trench surface repair as directed by the Contract City Engineer.
14. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the Contract City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.


Stuart E. McKibbin
Contract City Engineer



ENGINEERING EXHIBIT "A"
 FEBRUARY 22, 2021

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #18-00012

Case Planner: Alfredo Garcia (951) 943-5003, ext 287

Applicant: Ellie Taji

Location: 1261 Oleander Ave.

Project: Proposal to construct a 7,080 SF warehouse, greenhouses for Cannabis use.

APN(s): 314-100-015

Reviewed By: David J. Martinez, CBO

Date: 1-12-2021

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. You will be required to comply with the EV Charging station requirements
4. The proposed new building will have to comply with both the ADA and Title 24 Access Regulations
5. You will be required to complete and submit the Chemical Class form with the submittal of the plans for review.
6. You will be required to comply with the closed loop system rules and regulations and this information and the third party inspection forms will be required to be submitted with the plans for plan review.
7. The proposed elevator will have to comply with the ADA and Title 24 Access Regulations

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

FIRE CONDITIONS: To Be provided by Dennis Grubb



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: February 25, 2021

To: Alfredo Garcia, Project Planner

From: Michael Morales, CIP Manager *MM*

Subject: DPR 18-00012– Conditions of Approval

Proposal to construct a 7,080 s.f. two story warehousing building, utility room, and five greenhouse buildings to facilitate the manufacturing, distribution and cultivation of Marijuana. The project is located at the S/W corner of Oleander and Old Oleander Road within the Perris Valley Commerce Center Specific Plan (PVCCSP)

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Old Oleander Ave.-** Provide offer of dedication as needed to provide for full half width Street (33' half-width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb
 2. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. 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 location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan DPR 18-00012" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **Old Oleander Ave.-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Collector, and figure 6.0.9 of the PVCCSP.
 - **Old Oleander Ave Underside walk Drains-** The developer has proposed on-site facilities (infiltration basins) that overflow onto the public street through under-sidewalk drains. The underside walk drains shall be depicted on the Off-site landscape plans prepared for the project. Underside walk drains shall be included in the off-site maintenance quantity estimates prepared for the project.

- **Onsite Infiltration Basins-** Any on-site infiltration basin shall not encroach upon the offsite City right-of-way. Owner shall be responsible for maintenance of on-site facilities.

- 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 Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 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 Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.

- c. **Benefit Zone Quantities** – 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 district will be required to maintain.

- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. 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 district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point 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. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.

- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris,

the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.

- h. Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - i. Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. Anti-Graffiti Coating At Perimeter and Garden Walls**-Developer shall provide the anti-graffiti coating "Vitrocem-by Bithell, Inc." (or approved equal) to all perimeter walls and garden walls in accordance with the manufactures recommend installation procedures.
3. **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 at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four 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 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 potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying 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.
4. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of 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 graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the 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. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is 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, repair of damaged or non-functioning irrigation 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 City maintenance staff.

5. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
6. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
7. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$10,500 total due. Payment is to be made to the City of Perris, and the 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):

- **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape proposed by the project on Old Oleander Ave, and under sidewalk drains proposed by the project
 - **Petition for Flood Control Maintenance District No. 1** -As determined by the City Engineer.
-
- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
-
- a. 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 City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
 - iii. 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.
 - iv. 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.
 - v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

EXHIBIT B
AERIAL MAP



EXHIBIT C
PVCC SPECIFIC LANDUSE

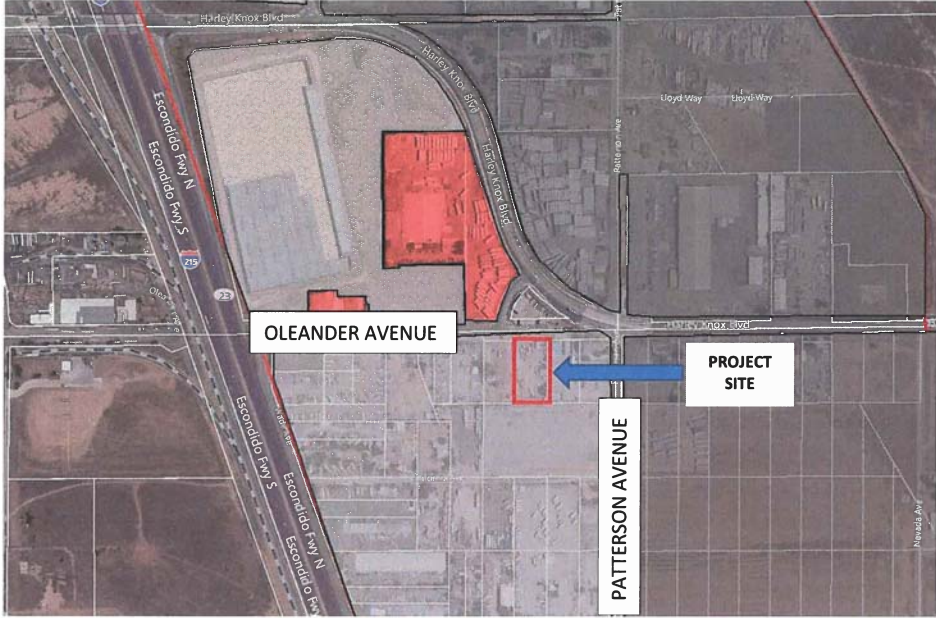
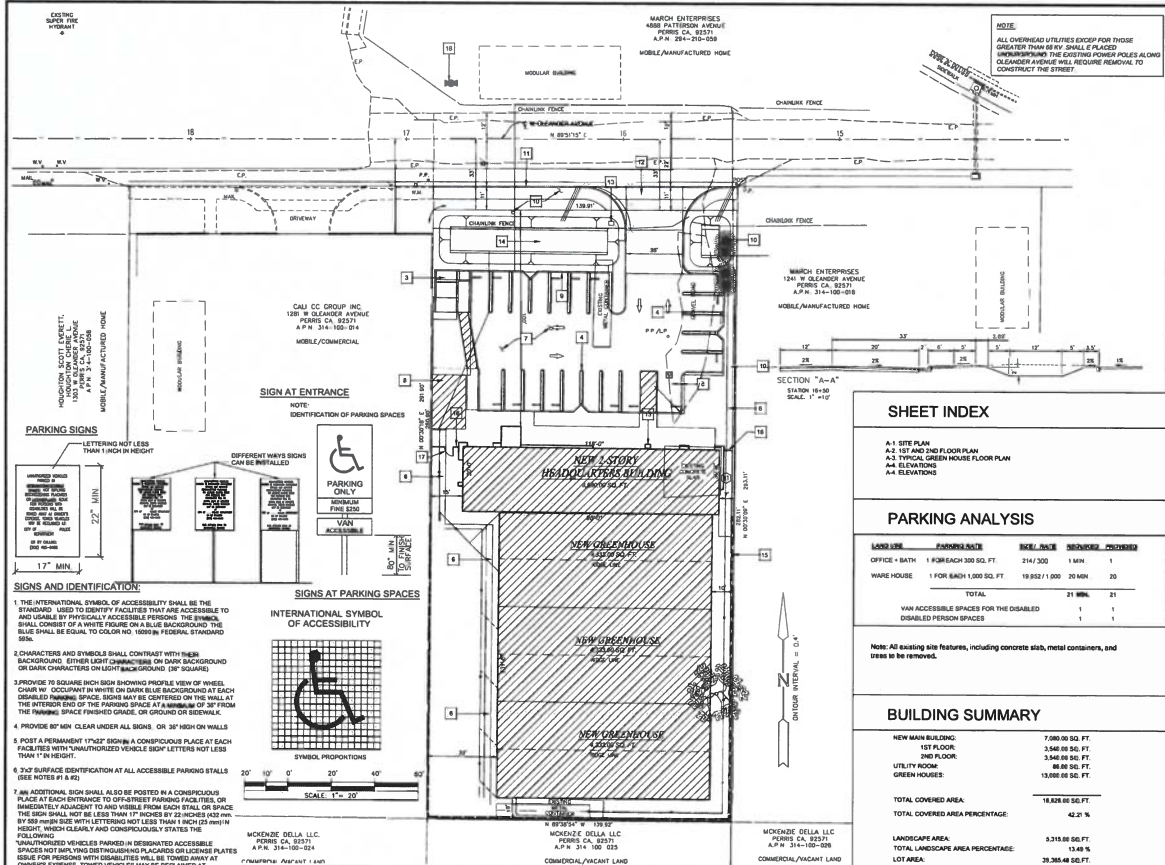


EXHIBIT D
DEVELOPMENT PLANS



PROJECT DATA

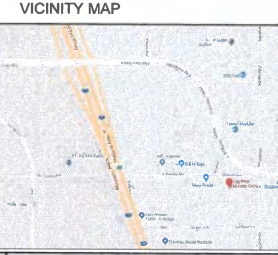
A.P.N.	314-100-015
ZONING	INDUSTRIAL
OWNER	CALI CC GROUP INC
APPLICANT	BRIAN CARTER, ESQ
SITE ADDRESS	1281 W OLEANDER AVE PERRIS CA 92571
CONTACT PERSON	EDMUND LABACA PHONE NO. (951) 212-4874
DESIGNER	FUTRON ENGINEERING 1400 E COOLEY DR. STE 220 COLTON CA 92316 PHONE NO. (951) 212-4874
LEGAL DESCRIPTION	LOT 13 BLOCK 1 MAP BOOK 314 PAGE 19
CITY	PERRIS
COUNTY	RIVERSIDE
STATE	CALIFORNIA
CONSTRUCTION TYPE	TYPE 14B
FIRE SPRINKLERS	YES
OCCUPANCY GROUP	B, F
APPLICABLE CODES	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK

CONSTRUCT A NEW 2-STORY BUILDING AND 3 GREEN HOUSES FOR CANNABIS CULTIVATION, EXTRACTION, PROCESSING AND DISTRIBUTION

KEY NOTES

1	NEW DRIVEWAY APPROACH	16	NEW LANDSCAPE AREA
2	NEW CURB AND GUTTER	17	NEW CURB AND GUTTER
3	NEW TRASH ENCLOSURE	18	NEW DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD 207A
4	NEW STAIRLAND PARKING STALL	19	NEW OVERHEAD 20KV SWITCH
5	NEW VAN ACCESSIBLE PARKING STALL	20	CATCH BASIN
6	NEW SIDEWALK	21	7" HIGH BLECK WALL
7	NEW AC PAVEMENT	22	6" HIGH PLASTER W/IRON FENCE
8	NEW LOADING/UNLOADING AREA	23	4" WIRE GATE PER PEDESTRIAN ACCESS
9	NEW CURB	24	EXISTING FIRE HYDRANT



SHEET INDEX

A.1	SITE PLAN
A.2	1ST AND 2ND FLOOR PLAN
A.3	TYPICAL GREEN HOUSE FLOOR PLAN
A.4	ELEVATIONS

PARKING ANALYSIS

LAND USE	PARKING RATE	SIZE (SQ. FT.)	SPACES	PROVIDED
OFFICE + BATH	1 FOR EACH 300 SQ. FT.	214,300	1404	1
WARE HOUSE	1 FOR EACH 1,000 SQ. FT.	19,932 / 1,000	20 / 1404	20
TOTAL			21 988	21
VAN ACCESSIBLE SPACES FOR THE DISABLED			1	1
DISABLING PERSON SPACES			1	1

Note: All existing site features, including concrete slabs, metal containers, and trees to be removed.

BUILDING SUMMARY

NEW MAIN BUILDING	7,080.00 SQ. FT.
1ST FLOOR	3,540.00 SQ. FT.
2ND FLOOR	3,540.00 SQ. FT.
UTILITY ROOM	80.00 SQ. FT.
GREEN HOUSES	13,800.00 SQ. FT.
TOTAL COVERED AREA	18,420.00 SQ. FT.
TOTAL COVERED AREA PERCENTAGE	42.1 %
LANDSCAPE AREA	5,210.00 SQ. FT.
TOTAL LANDSCAPE AREA PERCENTAGE	13.48 %
LOT AREA	39,264.00 SQ. FT.

NOTES:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY ACCESSIBLE PERSONS. THE SYMBOL SHALL CONSIST OF A WHITE SQUARE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 10080 IN FEDERAL STANDARD 595.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS. EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND (8" SQUARE).
- PROVIDE 70 SQUARE INCH SIGN SHOWING PROFILE VIEW OF WHEEL CHAIR IN OCCUPANT IN WHITE OR DARK BLUE BACKGROUND AT EACH DISABLED PARKING SPACE. SIGNS MAY BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM OF 20" FROM THE PARKING SPACE FINISHED GRADE, OR GROUND OR SIDEWALK.
- PROVIDE 8" MIN CLEAR UNDER ALL SIGNS, OR 30" HIGH ON WALLS.
- POST A PERMANENT PLUMP SIGN AT A CONSPICUOUS PLACE AT EACH FACILITY WITH "UNAUTHORIZED VEHICLE SIGN" LETTERS NOT LESS THAN 1" IN HEIGHT.
- 2"x2" SURFACE IDENTIFICATION AT ALL ACCESSIBLE PARKING STALLS (SEE NOTES #1 & #2).
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17" HIGH BY 22" WIDE AND 1/8" THICK. THE SIGN SHALL BE LETTERING NOT LESS THAN 1/8" HIGH IN FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT SERVING DESIGNATED PLACEMENT OR SIGNAGE PLATES ISSUE FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT CITY OF RAIL TO POLICE DEPARTMENT OR BY TELEPHONING (951) 480-4847."
- AN ACCESSIBILITY SIGN MUST BE PERMANENTLY POSTED AT EACH SPACE RESERVED FOR PERSONS WITH DISABILITIES. THE SIGN MUST BE REFLECTOR AND NO SMALLER THAN 12 SQUARE INCHES.
- WHEN PARKING SPACES ARE REQUIRED TO BE VAN ACCESSIBLE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" SHALL BE MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

NO.	REVISION	DATE	BY	CHK.	DATE

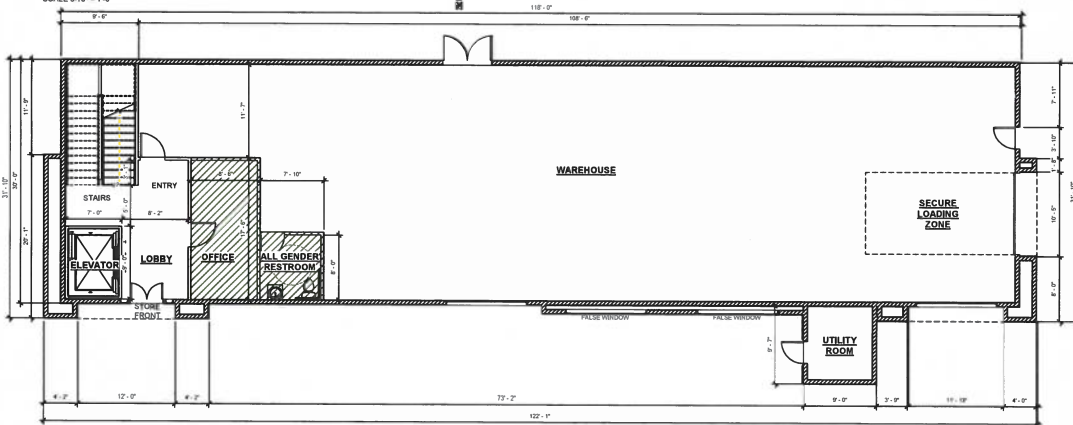
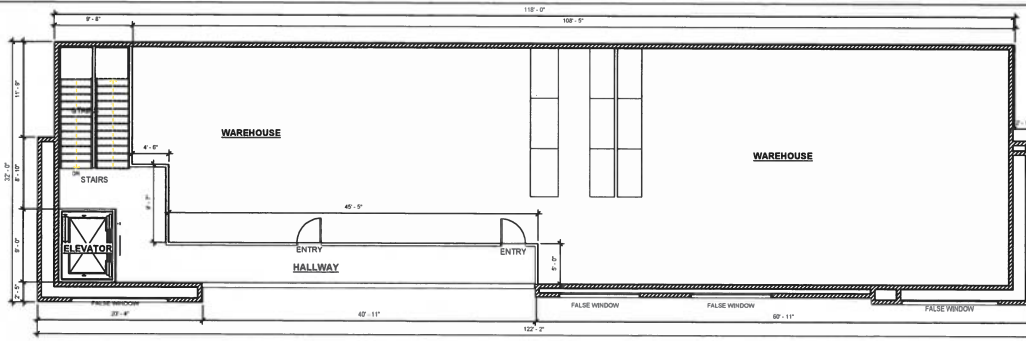
SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL, SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

FUTRON ENGINEERING, INC
 1400 E. COOLEY DR. STE 220
 COLTON, CA 92316
 PHONE (951) 212-4874
 FAX (951) 212-4874
 WWW.FUTRONENGINEERING.COM

CITY OF PERRIS CALIFORNIA

SCALE	M.F.	1281 W OLEANDER AVE PERRIS, CA 92571	SCALE	A.S.
DESIGNED BY			DATE	
APPROVED BY			CITY ENGINEER	R.V.C.
			DATE	

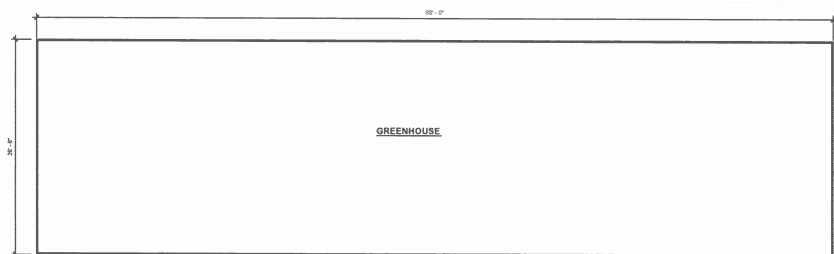
A-1



ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE INFORMATION PROVIDED HEREON.

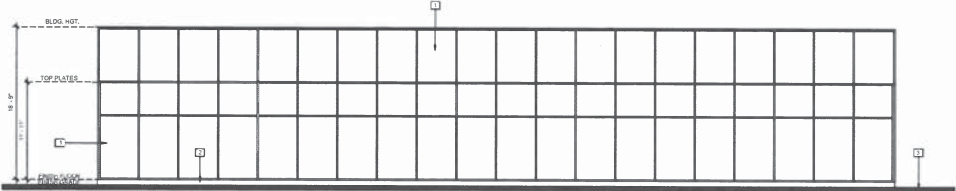
FUTRON ENGINEERING, INC.
 1261 W. OLEANDER, PERRIS, CA 92571
 (951) 221-1111
 www.futron.com

CITY OF PERRIS CALIFORNIA	
FIRST FLOOR & SECOND FLOOR PLAN	
Address: 1261 W. Oleander, Perris, CA 92571	AS 190996
Owner: Cal CC Grease Inc.	53-04-2021
Applicant: Brian Carter, Eng.	
	A-2

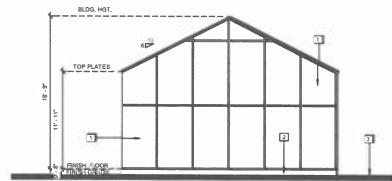


GREENHOUSE PLAN
SCALE 3/16" = 1'-0"

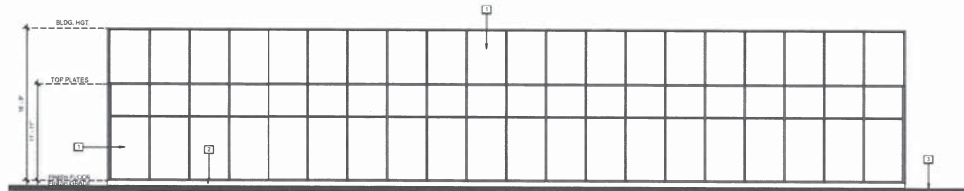
NUMBERED KEY NOTES	
1	CONELY GREENHOUSE OR EQ.
2	FINISH CONCRETE SLAB
3	FINISH GRADE



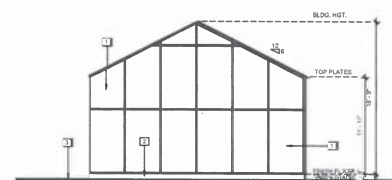
FRONT ELEVATION
SCALE 3/16" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

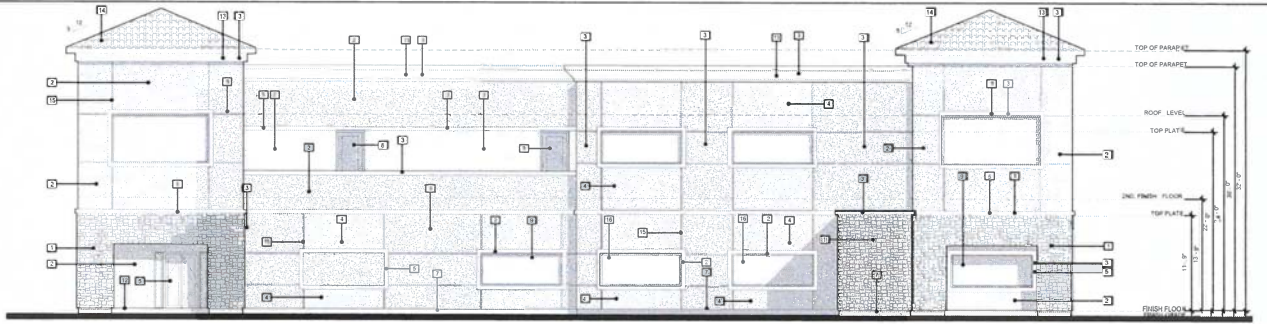


NO.	REVISION	DATE

FUTURO ENGINEERING, INC.
 1261 W. Cleander, Perris, CA 92571
 (951) 221-1111
 www.futuroengineering.com

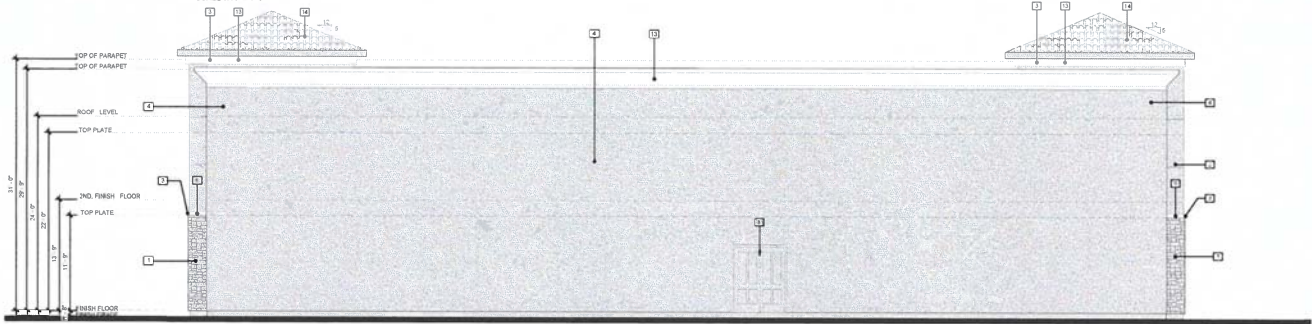
FUTURO ENGINEERING, INC.
 1261 W. Cleander, Perris, CA 92571
 (951) 221-1111
 www.futuroengineering.com

CITY OF PERRIS CALIFORNIA	
GREEN HOUSE PLAN	
Address	1261 W Cleander, Perris, CA 92571
Owner	Cal CC Group Inc.
Applicant	Brian Carter, Esq.
	AS-S-0066
	03-04-2021
	A-3



FRONT ELEVATION

SCALE 3/16" = 1'-0"



REAR ELEVATION

SCALE 3/16" = 1'-0"

NUMBERED KEY NOTES			
1	NEW CULTURED STONE VENEER (EL DORADO STONE OUT-GORSE LIMESTONE)	17	FINISH CONCRETE SLAB
2	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA HERRA # 43 SUPER	18	FOAM BOARD CORNISE
3	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA HERRA # 43 TRABOCO	19	CONCRETE TILE ROOF CLASS "A" (EAGLE 3/14" H/O SUNSET (8.5 P&P) LES EVALUATION REPORT #1800 OVER 1/2" ASTM D 226 TYPE I FELT PAPER 1/2" CONCRETE ROOF TILE EAGLE LITE
4	STUCCO 1/2" EXTERIOR STUCCO PLASTER (PROVIDE LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA HERRA # 43 SLAND	20	REVEAL LINE
5	NEW CULTURED STONE VENEER (EL DORADO STONE OUT-GORSE LIMESTONE)	21	FALSE WINDOW
6	FOAM TRIM		
7	STOKEFRONT		
8	METAL WEEP SCREEN		
9	DOOR PER DOOR SCHEDULE		
10	WINDOW PER WINDOW SCHEDULE		
11	ROLL-UP DOOR		
12	CONELY GREENHOUSE OR (BOS)		



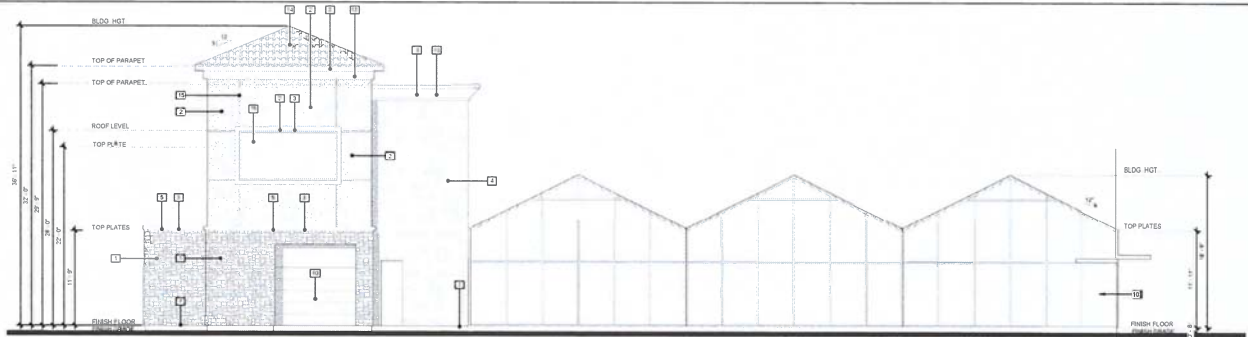
FUTRON ENGINEERING, INC

CITY OF PERRIS CALIFORNIA

FRONT - REAR ELEVATIONS

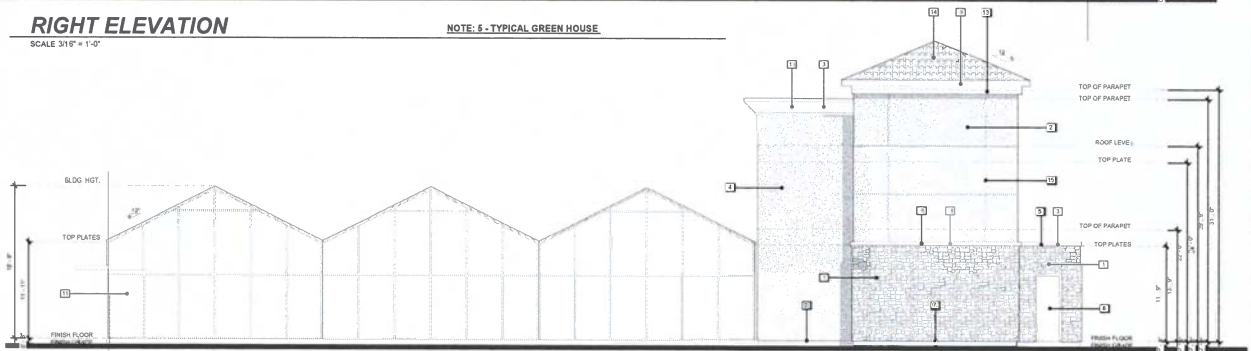
Address 1261 W. Olsander, Perris, CA 92571
 Owner CalCC Group, Inc.
 Applicant Brian Carter, Eng.

AS SHOWN
 03-04-2021



RIGHT ELEVATION
SCALE 3/16" = 1'-0"

NOTE: § - TYPICAL GREENHOUSE



LEFT ELEVATION
SCALE 1/4" = 1'-0"

NOTE: § - TYPICAL GREENHOUSE

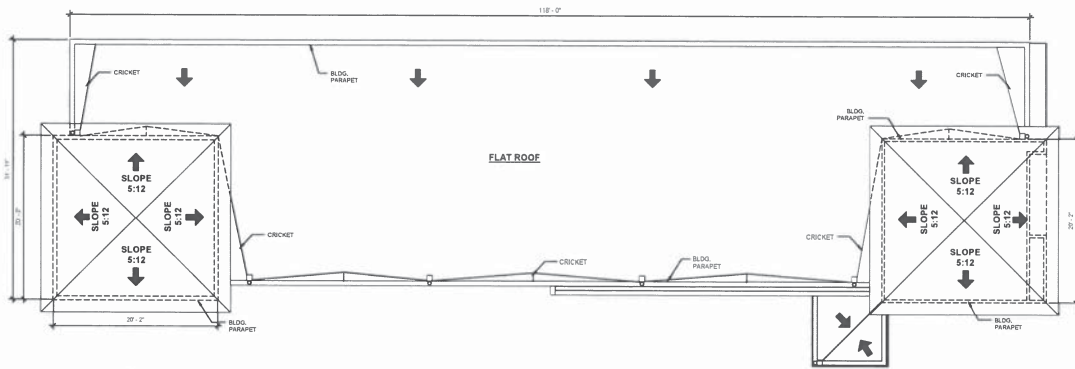
NUMBERED KEY NOTES			
1	NEW CULTURED STONE VENEER "EL DORADO STONE CUT-COURSE UNRESTONE"	12	FINISH CONCRETE SLAB
2	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA-1488A # 60	13	FOAM BOARD CORNISE
3	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA-1488A # 41 FRABLOC	14	CONCRETE TILE ROOF (CLASS "X" SINGLE 310-HRD BURDET 16-8 PPT LIES EVALUATION REPORT # 1405 OVER 206 ASTM D 225 TYPE I FELT PAPER 1/8" CONCRETE ROOF-TILE SINGLE LITE
4	STUCCO 7/8" EXTERIOR STUCCO PLASTER (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA-1488A # 41 ALAMO	15	REVEAL LINE
5	FOAM TRIM	16	FALSE WINDOW
6	STOREFRONT		
7	METAL WEB SCREEN		
8	DOOR PER DOOR SCHEDULE		
9	WINDOW PER WINDOW SCHEDULE		
10	ROLL-UP DOOR		
11	CONELY GREENHOUSE OR (EQ)		



DATE: 04/22/21
 PROJECT: 1261 W. Olander, Perris, CA 92571
 DRAWING NO: 04-04-2021
 SHEET NO: A-5

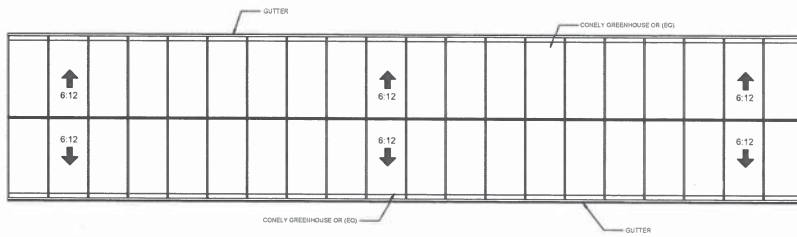
FUTROVO ENGINEERING, INC
 1261 W. Olander, Perris, CA 92571
 (951) 438-8888
 www.futrovo.com

CITY OF PERRIS CALIFORNIA
RIGHT - LEFT ELEVATIONS
 Address: 1261 W Olander, Perris, CA 92571 AS SHOWN
 Owner: Cal CC Group, Inc.
 Applicant: Brian Carter, Esq.
 04-04-2021



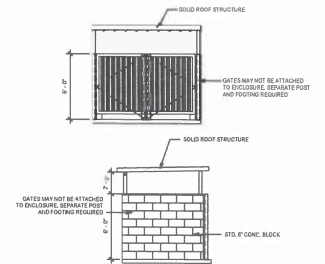
ROOF PLAN

SCALE 3/16" = 1'-0"



GREEN HOUSE ROOF PLAN

SCALE 3/16" = 1'-0"



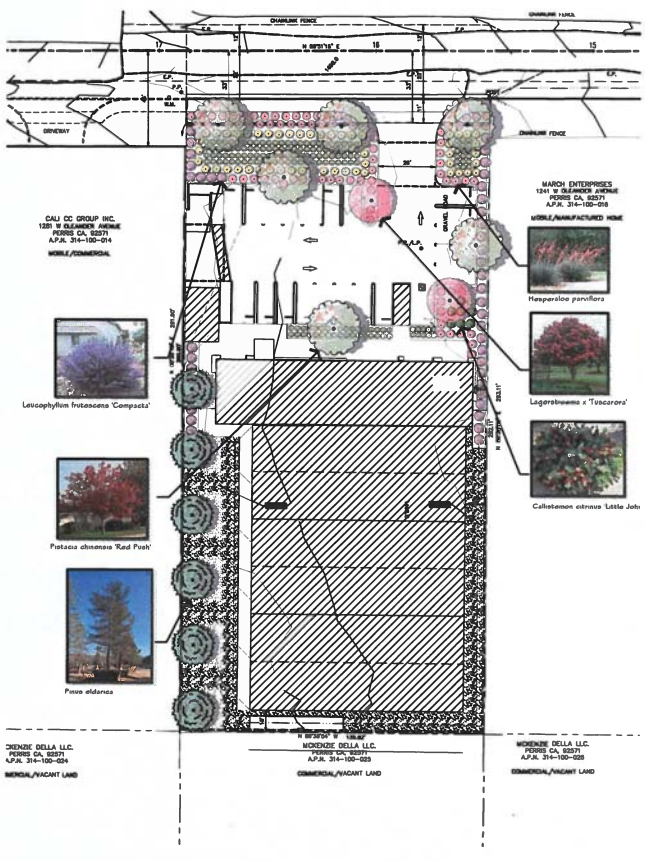
TRASH ENCLOSURE

SCALE 1/4" = 1'-0"

	FUTRON ENGINEERING, INC. 1261 W. Alexander, Perris, CA 92571 (951) 221-1111 www.futron.com		CITY OF PERRIS CALIFORNIA ROOF PLAN Address: 1261 W. Alexander, Perris, CA 92571 Owner: Cal CC Group, Inc. Applicant: Brian Carter, Eng.		AS SHOWN 03-04-2021
					A-6

CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN

FOR 1261 W. OLEANDER AVE. PERRIS, CA 92571



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY	DETAIL	REMARKS	View	Low	Medium	High
	LAG RED	Lagerstroemia x Tuscana	Red Crab Myrtle Mulu-Trunk	---	2				X		
	PN ELD	Pinus edulis	Alphina Pine	---	6				X	X	
	PN RED	Panicum chlorostachy	Red Push Chinese Parasol	---	6				X		
	CAL CIT	Callistemon citrinus	Little John Dwarf Bottlebrush	---	6				X		
	CAR TUN	Cereus thomsonii	Fuchsia Sedge	1 gal	102					X	
	HES PAR	Hesperaloe parviflora	Red Yucca	---	83				X		
	LEU COM	Leucophyllum frutescens	Compact Texas Ranger	---	42				X		
	MUH RIG	Muhlenbergia rigens	Over Grass	1 gal	52					X	



LANDSCAPE CONCEPT THEORY

THE DESIGN FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES BEAUTY AND VISUAL INTEREST. ALL OF THE PROPOSED PLANT MATERIAL WILL BE INSTALLED WITH ENOUGH ROOM TO GROW INTO FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF DECORATIVE ROCK GRAVEL AND WOOD MULCH WILL PREVENT EXCESSIVE WEED GROWTH AND CONSERVE WATER. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE EXISTING SURROUNDINGS AND WILL PROVIDE CURB APPEAL OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES AND FORMS WHICH WILL ACCENT AND BEAUTIFY THE DEVELOPMENT. THE PROJECT WILL COMPLY WITH STATE OF CALIFORNIA AND LOCAL WATER AGENCY WATER USE EFFICIENCY ORDINANCE BY USING A DRAINAGE IRRIGATION CONTROLLER ALONG WITH RAIN AND FLOW SENSORS.

LANDSCAPE DATA

PERMEABLE GRAVEL AREA +	5 238 SQ.FT.
IRRIGATED LANDSCAPE AREA +	5 313 SQ.FT.

REFERENCE NOTES SCHEDULE

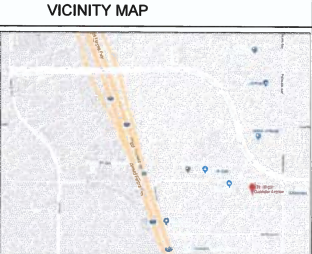
SYMBOL	AGGREGATE SURFACE	QTY	DETAIL
	Decorative Gravel		
	Path Springs Gold 2 1/2\"/>		

PROJECT DATA

A.P.N.	314-100-015
ZONING	INDUSTRIAL
OWNER	CALL CC GROUP INC.
APPLICANT	BRIAN CARTER, ENCL.
SITE ADDRESS	1261 W. OLEANDER AVE PERRIS, CA 92571
CONTACT PERSON	EDUARDO LARACA PHONE NO. (951) 211-4874
DESIGNER	FUTRONO ENGINEERING 1432 E. COLBY DR., STE. 220 COLTON, CA 92324 PHONE NO. (951) 211-4874
LEGAL DESCRIPTION	LOT 13 BLOCK 1 MAP BOOK 314 PAGE 10
CITY	PERRIS
COUNTY	RIVERSIDE
STATE	CALIFORNIA
FIRE SPRINKLERS	TYPE V-8
OCCUPANCY GROUP	YES
APPLICABLE CODES	B. F. 2018 CALIFORNIA BUILDING CODE 2018 CALIFORNIA PLUMBING CODE 2018 CALIFORNIA ELECTRICAL CODE 2018 CALIFORNIA MECHANICAL CODE 2018 CALIFORNIA FIRE CODE 2018 CALIFORNIA ENERGY CODE 2018 CALIFORNIA GREEN BUILDING STANDARDS CECS

SCOPE OF WORK

CONSTRUCT A NEW 2-STORY BUILDING AND 3 GREEN HOUSES FOR CANNABIS CULTIVATION, EXTRACTION, PACKAGING AND DISTRIBUTION



1261 W. Oleander Ave.
LANDSCAPE ARCHITECTURE PLANS

PROJECT ADDRESS:
1261 W. Oleander Ave.
Perris, CA 92571

DATE:
02/04/2021

PROJECT NO:
2021-001

SCALE:
AS SHOWN

SHEET NO:
CLP-1



UNDERGROUND SERVICE ALERT

CALLTOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

SHEET TITLE:
CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN

DATE:
02/04/2021

SCALE:
AS SHOWN

SHEET NUMBER:
CLP-1



PERSPECTIVE VIEW



WALL STUCCO FINISH
 LA HABRA #43 ALAMO



WALL STUCCO FINISH
 LA HABRA #42 TRABUCO



WALL STUCCO FINISH
 LA HABRA #50 ASPEN



CULTURED STONE VENEER
 "EL DORADO STONE CUT COURSE - LIMESTONE"



FOAM BOARD CORNISE



ROOF FINISH
 EAGLE ROOF TILE, 3/16" HILD SUNSET
 CLASS 'A', SEE REPORT #1960



ROLL-UP DOOR



CONELY GREENHOUSE

MATERIAL BOARD

FIRE DEPARTMENT ACCESS PLAN

OWNER OF RECORD: CALI CC GROUP INC.
 8380 MIRAMAR MALL STE. 222
 SAN DIEGO, CA 92121

PREPARED FOR: BRIAN CARTER, ESQ.

APPLICANT:

PREPARED BY: ACTION SURVEYS
REPRESENTATIVE: GABRIEL D. YBARRA
 1045 MAIN STREET, STE 102
 RIVERSIDE, CA 92501
 (951) 686-6168
 action@actionglobal.net

PROJECT SCOPE: CONSTRUCT A NEW 2-STORY BUILDING AND 5 GREEN HOUSES FOR CANNABIS CULTIVATION, EXTRACTION, PACKAGING AND DISTRIBUTION

PROPERTY ADDRESS: 1261 W OLEANDER AVENUE
 PERRIS, CA 92571

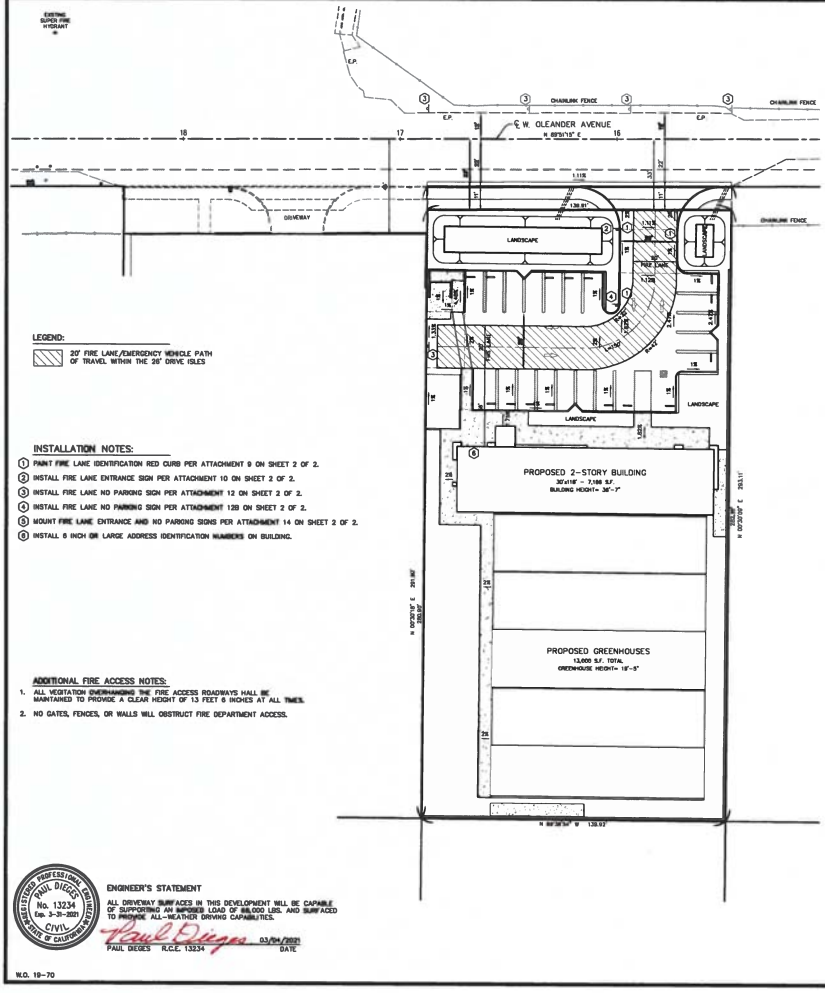
LEGAL DESCRIPTION: LOT 14 IN BLOCK 1 OF THE GOLDEN VALLEY FARMS UNIT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 15 OF MAPS, AT PAGE 10, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.: 314-100-015

OCCUPANCY GROUP: B, F

CONSTRUCTION TYPE: TYPE V-B

SPRINKLER SYSTEM TYPE: NFPA 13



LEGEND:

20' FIRE LANE/EMERGENCY VEHICLE PATH OF TRAVEL WITHIN THE 20' DRIVE ISLES

- INSTALLATION NOTES:**
- PAINT FIRE LANE IDENTIFICATION RED CURBS PER ATTACHMENT 9 ON SHEET 2 OF 2.
 - INSTALL FIRE LANE ENTRANCE SIGN PER ATTACHMENT 10 ON SHEET 2 OF 2.
 - INSTALL FIRE LANE NO PARKING SIGN PER ATTACHMENT 12 ON SHEET 2 OF 2.
 - INSTALL FIRE LANE NO PARKING SIGN PER ATTACHMENT 13B ON SHEET 2 OF 2.
 - MOUNT FIRE LANE ENTRANCE AND NO PARKING SIGNS PER ATTACHMENT 14 ON SHEET 2 OF 2.
 - INSTALL 6 INCH OR LARGER ADDRESS IDENTIFICATION NUMBERS ON BUILDING.

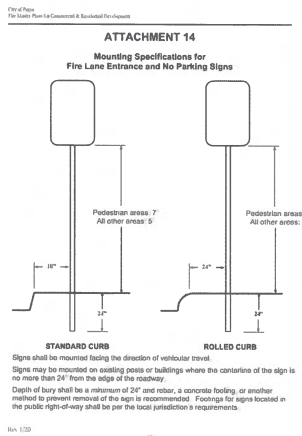
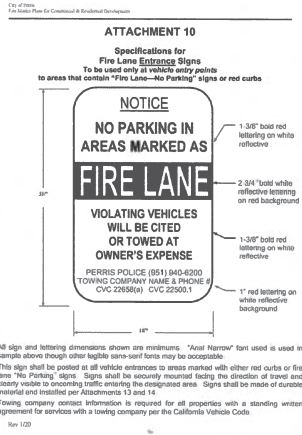
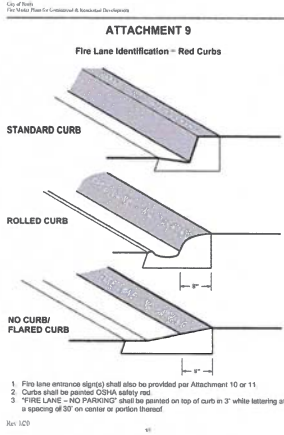
- ADDITIONAL FIRE ACCESS NOTES:**
- ALL VEGETATION OVERHANGING THE FIRE ACCESS ROADWAYS SHALL BE MAINTAINED TO PROVIDE A CLEAR HEIGHT OF 13 FEET 6 INCHES AT ALL TIMES.
 - NO GATES, FENCES, OR WALLS WILL OBSTRUCT FIRE DEPARTMENT ACCESS.

- FIRE DEPARTMENT ACCESS AND WATER NOTES:**
- INSPECTION REQUIREMENTS**
- PERRIS SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL (951) 443-1029 TO SCHEDULE AN INSPECTION.
 - A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO MIXING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE PILES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING LOADS TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
 - FOR PROJECTS WITH FUEL VENTILATION, A VENTILATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VENTILATION CLEARANCE INSPECTION.
 - PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT (951) 443-1029 TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
 - AN ORIGINAL APPROVED, SIGNED, WET-STAMPED PERRIS FIRE ACCESS & WATER PLAN SHALL BE AVAILABLE ON-SITE AT THE TIME OF INSPECTION.
 - ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES BEFORE AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LINES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
 - TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OFFICE OF THE FIRE MARSHAL, CITY OF PERRIS PRIOR TO USE.
 - THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
 - ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
 - BUILDINGS OF FOUR OR MORE STOREYS SHALL BE PROVIDED WITH STAIRS AND A STANDOFF BEFORE REACHING 40 FEET IN HEIGHT.
- GENERAL REQUIREMENTS**
- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LINES WITH STANDARD BARS AND OUTSIDE FROM FURNISH TO FURNISH FOR FIRE LINES WITH MODIFIED CURB DESIGN (E.G., ROLLOFF, SHARPOD, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC VEHICLES OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PAVED GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS FOR THE APPROVED PERRIS FIRE DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN PERRIS FIRE DEPARTMENT ACCESS & WATER SCHEDULE FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
 - PERMANENT, TEMPORARY AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPROVED LOAD OF 8,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN PERRIS FIRE DEPARTMENT ACCESS & WATER SCHEDULE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD OBSERVATIONS.
 - ALL FIRE HYDRANTS SHALL HAVE A "TRUE REFLECTIVE PAVEMENT MARKING" INDICATING THEIR LOCATION FOR THE PERRIS STANDARDS. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED BY GOOD CONDUCT BY THE PROPERTY OWNER.
 - ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS SERVED IN ACCORDANCE WITH PERRIS FIRE DEPARTMENT ACCESS & WATER SCHEDULE.
 - ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND PERRIS FIRE DEPARTMENT ACCESS & WATER SCHEDULE.
 - APPROVED ACCESS ROADWAYS SHALL BE PROVIDED TO ALL REQUIRED BUILDINGS AND ALL RESCUE WINDOWS.
 - VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, FALL STATIONS, JETTING/SUCKERS, SPRINKLER ROSES, ALARM CONTROL PANELS, INSIDE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BRUSH FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONALITY OF ALARM BELLS, HORN, OR SIRENS.
 - SWIMMING POOLS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
 - ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED LIMITS, TURNING RADIUS, GATES OR OTHER OBSTRUCTIONS SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OFFICE OF THE FIRE MARSHAL, CITY OF PERRIS.
 - APPROVAL OF THIS PLAN SHALL NOT BE CONSIDERED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN PERRIS FIRE DEPARTMENT ACCESS & WATER SCHEDULE AND RELATED PORTIONS OF THE CFC AND CDE. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

ENGINEER'S STATEMENT

ALL DRIVEWAY SURFACES IN THIS DEVELOPMENT WILL BE CAPABLE OF SUPPORTING AN IMPROVED LOAD OF 8,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

Paul Diego
 PAUL DIEGO, R.C.E. 13334
 DATE: 03/04/2021



OWNER ACKNOWLEDGEMENT LETTER
January 11, 2021

Alta Dasso Grubb
Dasso Grubb & Associates
6565 Van Duzer Boulevard, Suite 10
Riverside, CA 92503

Re: 19P 18-00612, 1261 W. Alexander Avenue, Forns, CA
Fire Department Access Plan

Dear Mr. Grubb:

At the time the project is in the conceptual stage of design and we understand that the Fire Department Access Plan submitted exceeds the standard 150' pull requirements for fire access. During the development stage of the project, we will provide a Fire Department Access Plan and I'll fire system design that meets local jurisdiction and state minimum fire fire protection.

We will be incorporating Alternate Means & Method submittals to the fire system, which may include use of fire-rated building applications, fire suppression units, and standpipes, hand hydrants and potentially having fire-escape of the adjacent parcel-adjacent City fire department equipment as well as to provide both of which would provide satisfactory alternative fire access, ensuring that the safety of employees and public welfare remain uncompromised.

Sincerely,

 ELITA FAJ (SEPT. 2011 11:38 PM)
 Elita Faj, Principal
 C&C Group, Inc.

EXHIBIT E
RESOLUTION 21-01

RESOLUTION NUMBER NO. 21-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT PER CEQA ARTICLE 15332 (CLASS 32) FOR IN-FILL DEVELOPMENT; AND APPROVING DEVELOPMENT PLAN REVIEW 18-00012 TO FACILITATE CONSTRUCTION OF A 7,080 SQUARE FOOT INDUSTRIAL BUILDING AND GREENHOUSE ACCESSORY STRUCTURES TOTALING 13,000 SQUARE FEET ON 0.86-ACRE SITE LOCATED AT 1261 W. OLEANDER AVENUE, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant filed Development Plan review 18-00012, a proposal to construct a 7,080 sq. ft. two-story industrial and three greenhouse structures totaling 13,000 square feet located at 1261 Oleander Avenue (0.86-acre site) within the Light Industrial zone of the PVCC Specific Plan. (APN's: 314-100-015); and

WHEREAS, the proposed use is in accordance with the objectives of the Perris Valley Commerce Center specific plan; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, on March 3, 2021, the Planning Commission conducted a legally noticed public hearing on Development Plan Review 18-00012, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, on the March 3, 2021, Planning Commission meeting, the Planning Commission voted to continue the item to the March 17, 2021, Planning Commission meeting to resolve a discrepancy in the floor plan and landscaping percentage prior to making a recommendation; and

WHEREAS, on March 17, 2021, the Planning Commission conducted a legally noticed public hearing on Development Plan Review 18-00012 and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission has determined that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill development.

Section 3. 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) 18-00012:

- 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 0.86-acre site is a relatively flat, rectangular parcel with frontage along Oleander Avenue. Utilities already exist within the adjacent streets that will serve this industrial development. This is a suitable site for the industrial 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 industrial 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 northwest across Oleander Avenue is a new distribution industrial 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 industrial building. Furthermore, the Conditions of Approval prepared for the Project will ensure 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 earth tone colors ranging from soft beige to shades of brown that are used around the building base and to further accentuate the corner and pop-out façade elements. A cultured 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 PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone. The conceptual landscape plan proposes a total of 5,315 square feet of onsite landscaping for the Project, which is 13.49% 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 4. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development, and approves Development Plan Review 18-00012 a proposal to establish a 7,080 sq. ft. two-story

industrial and three greenhouse structures totaling 13,000 sq. ft., located on a 0.86-acre site in PVCCSP Light Industrial zone at 1261 Oleander Avenue, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 5. The Planning Commission declares 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 6. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 17th day of March 2021.

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 21-01 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on March 17 2021, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Building and Public Works) –
See Exhibit A

Planning Commission Agenda

**CITY OF PERRIS
March 17, 2021**

Item 7B

**Development Plan Review (DPR) 17-00008;
Mitigated Negative Declaration (MND) 2349**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: March 17, 2021

SUBJECT: **Development Plan Review (DPR) 17-00008 (Regional Compassionate Center); Mitigated Negative Declaration (MND) 2349** – A proposal to construct three buildings, one with an estimated 3,000 square feet retail/office space for dispensing cannabis, and two estimated at 15,000 square feet each of climate-controlled indoor cultivation and processing of cannabis products totaling approximately 33,000 square feet on 2.61 acres located on the north side of Malbert Street west of Goetz Road. **Applicant:** Kevin Fox, Colorado West Construction.

REQUESTED ACTION: **Adopt Resolution No. 21-02** adopting MND 2349; and approving Development Plan Review 17-00008 to construct three buildings totaling approximately 33,000 square feet on approximately 2.6 acres of land located on the north side of Malbert Street west of Goetz Road for the purpose of dispensing medical marijuana, and cannabis cultivation; and subject to the Conditions of Approval.

RELATED CASES: Dispensary Permit Number 17-05245

CONTACT: Candida Neal, Interim Director Development Services Department

PROJECT DESCRIPTION AND BACKGROUND:

The proposed Regional Compassionate Center project is a request to develop a new 33,000 square foot facility for the dispensing of medical marijuana and the indoor cultivation, processing, and packaging of cannabis and cannabis products in three industrial buildings on a 2.6-acre site (APN: 330-040-062) located on the north side of Malbert Street, west of Goetz Road. The dispensary will be in a 3,000-square-foot building located closest to Malbert Street (Building A). The remaining two buildings (Buildings B and C) are 15,000 square feet each and will house future cannabis cultivation and processing activities. Surface parking spaces are provided adjacent to each building totaling 90 vehicle spaces. The site is fenced with an 8-foot-tall chain link fence with privacy slats on all but the street side of the property. Six (6) loading spaces are provided, three adjacent to each of Buildings B and C on the west side of the buildings. Delivery of product to the dispensary (Building A) will occur at the rear of the building from a small parking area that is proposed to be fenced and gated with a 6-foot-tall security fence that includes pointed pickets and ¼-inch 18-gauge mesh. Landscaping, overall, equals 10.3 percent of the site.

Currently, the project is expected to be phased. The dispensary will be built first along with the required parking and landscaping for the dispensary, and all site improvements including underground water quality and septic systems for the entire project. Conditions of approval address this approach to phased construction by requiring that parking and landscaping are adequate for each phase. In addition, a condition of approval requires that any pad or other area left undeveloped for longer than one month is treated in such a fashion as to avoid dust and/or erosion due to storms.

The proposed dispensary facility is expected to operate Monday through Sunday 8:00 AM – 9:00 PM, but in no case shall it operate longer hours than specified in the Bureau of Cannabis Control (BCC) regulations (California Code of Regulations Title 16 Div. 42, Section 5403) for retail operations (6:00 AM to 10:00 PM). Based on the information provided by the project applicant, approximately 12 staff members would be present on site during typical operating hours, including one (1) general manager, one (1) front desk staff, two (2) budtenders, two (2) security staff, three (3) growers, and three (3) miscellaneous staff. The project may also have up to 30 customers during the peak period and approximately one visitor or delivery per hour during regular operating hours for a maximum of approximately 43 people on-site at any one time. The cultivation and distribution of medical marijuana in this facility will require staff to be present on the premises 24 hours per day. All staff will be subject to a thorough background check as per City regulations. Only authorized staff and delivery personnel will be allowed to enter the premises outside of business operating hours.

In November of 2017, a Medical Marijuana Dispensary Regulatory Permit Application was filed in conjunction with DPR 17-00008 pursuant to City Ordinance Nos. 1330 and 1339. The dispensary application requires staff level review and was deemed complete and ready for approval, pending approval of this project, DPR 17-00008. Medical Marijuana Dispensary Permits and state permits with the California Board of Cannabis Control regulate aspects of a project that are not within the purview of the Planning Commission. These permits include, but are not limited to, a security plan which security cameras with at least 30 days of digitally recorded documentation in a format approved by the Police Department, a centrally-monitored fire and burglar alarm system monitored by an alarm company properly licensed by the State of California whose agents are properly licensed and registered under applicable law, locked entrances and windows to the dispensing area and any storage areas, both interior and exterior security lighting, and secured storage of all marijuana present or kept at the premises against both unauthorized access as well as theft. (PMC 5.54.050(B)(6))

ANALYSIS:

Zoning and General Plan Consistency

The existing site is vacant with a General Plan designation and Zoning of General Industrial. The proposed project is consistent with this designation. This land use designation is intended for an industrial development that supports a wide range of manufacturing and nonmanufacturing uses, from warehousing and distribution facilities to industrial activities, such as the proposed operation. Information about adjacent properties is as follows:

Surrounding Zoning:

North: General Industrial (GI)
 South: General Industrial (GI)
 East: General Industrial (GI)
 West: General Industrial (GI)

Surrounding Land Uses:

North: Industrial (Salvage Yard)
 South: Vacant
 East: Industrial
 West: Vacant

Development Standards

The project site is subject to the General Industrial Zone development standards. The proposed project complies with all development standards of the zoning for the General Industrial designation. See the table below for development standards compliance.

Table 1. General Industrial Development Criteria

	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	50% max.	29%	Yes
Building FAR	0.75	0.29	Yes
Bldg. Height	50 feet max.	24 feet	Yes
Front Setback (Malbert Street) Structures 20 feet tall or less on the public right-of-way shall be set back as follows: <ul style="list-style-type: none"> Local/Collector Streets = 10 feet^{1, 2} 	10 feet min.	22 ft.-11 in.	Yes
Side & Rear Yards: <ul style="list-style-type: none"> Adjoining non-residential 	None	31 feet min.	Yes

1. Setback requirements are for structures on the public right of way. Project structures are accessed from a private road/drive.
 2. Front yards for structures shall be increased by 5-feet for each 10 feet of structure height greater than setback from property line/right-of-way to maximum structure height.

Access & Circulation

The project buildings are accessed via two 30-foot-wide driveways from Malbert Street, which is on a cul-de-sac street to the west side of the site. Both driveways are for two-way traffic and include enhanced concrete paving. The easterly driveway serves the automobile parking lot and delivery access. Vehicles may circulate between Buildings B and C, and at the rear of Building C. The parking area between the dispensary (Building A) and Building B is fenced and gated for security, so no through circulation is allowed behind the dispensary. Malbert Street frontage is conditioned to include dedication of the 30-foot half-width including 20 feet of pavement, curb and gutter, and 6-foot sidewalk and streetlights. Typically, a lot on an industrial street with only 180 feet of frontage is allowed one access point. Therefore, the project's westerly entrance driveway has been conditioned by the Engineering Department to be gated, including Knox Box access for emergency vehicles only. See the section on Fencing and Screening, below, for details regarding additional gates on site.

Parking

A parking analysis was prepared for the project. The parking requirements for the proposed project were analyzed under three scenarios in order to present a conservative (worst-case) analysis. First,

two different land use configurations based on City codes were evaluated, then an evaluation was conducted based on the expected numbers of employees, customers, and deliveries. Table 2, below compares the parking requirements for all three scenarios. There are a total of 90 parking spaces provided on the site; therefore, at a minimum, there is an excess of 47 spaces. In addition, six (6) loading spaces are provided, three adjacent to each of Buildings B and C. Per Section 19.69 of the Zoning Code, only one (1) loading space is required for the site. Therefore, the project meets City parking requirements.

Table 2. Parking Analysis

Land Uses/Persons	Square feet/No.	Parking Requirement ¹ /Calculation ²	Spaces Required	Spaces Provided
Scenario 1 - Warehousing				
Dispensary	1,613	1 space per 200 SF	8	
Office	1,387	1 space per 300 SF	5	
Warehousing	20,000	1 space per 1,000 SF (first 20,000 SF)	20	
Warehousing	10,000	1 space per 2,000 SF (over 20,000 SF)	5	
TOTAL	33,000 SF		38	90
Scenario 2 – Nursery				
Dispensary	1,613	1 space per 200 SF	8	
Office	1,387	1 space per 300 SF	5	
Nursery	5,000	1 space per 500 SF (up to 10 spaces)	10	
Nursery	25,000	1 space per 2,000 SF (over 10 spaces)	13	
TOTAL	33,000 SF		36	90
Scenario 3 – Employment Estimates				
Staff	12	1 space per person	12	
Customers	30		30	
Other ³	1		1	
TOTAL	43		43	90

1. Parking requirements per City Code.
2. Calculation assumes 1 space (vehicle) per person to present a worst-case estimate.
3. Includes 1 peak-hour delivery or site visitor.

Landscaping and Lighting

The applicant has submitted a conceptual landscape plan that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 11,735 square feet or approximately 10.3% of the site, which meets the minimum 10% landscape requirement of the General Industrial zoning district. Landscaping has been provided throughout the parking area along the east property line, around the dispensary adjacent to Malbert Street and along the rear property line. Staff worked with the applicant to provide green screens on the side of the dispensary building to break up the expanse of wall seen from the street and auto entrance. The landscape setback area adjacent to the street includes decorative rock, succulent groundcover and shrubs accented with 36-inch-box Palo Verde and Dessert Willow trees. All plants are drought tolerant and/or native species. Landscaping on Malbert Street, around the dispensary, and adjacent to parking is required as it is installed with Phase I construction and then additional landscaping for each building commensurate with the phasing of the project.

All exterior security lighting will be shielded and downward facing per City standards.

Fencing and Screening

A new 8-foot tall, chain link fence with privacy slats is proposed on the sides and rear property lines. Sliding tubular steel gates and 6-foot-tall tubular steel fencing are proposed to secure the rear parking area of Buildings A (dispensary). Per conditions of approval, the westerly driveway entrance is required to be gated emergency vehicles only. The easterly driveway is required to be gated for security, but the gate will be installed in a location that maintains at least 30 dispensary customer parking stalls to be outside the gate. All gates on the property will include Knox Box access for emergency vehicles.

Building Elevations/Architecture

The architectural style proposed is modern industrial with a color palette in the sand to umber earth tone range. The building base is painted a deep brown (Umbre) that is broken up with stone veneer accent areas surrounding the front entry and defining the visible sides of the dispensary. Staff worked with the applicant to add green screens to the east and west facades to create additional interest and variation in the façade. Two additional horizontal bands of color in "Oak Barrel" and "Sand Beach" are capped with "Umbre roof cap" at the roofline and top of the stone veneer. A medium bronze metal canopy shades the clear anodized storefront entrance.

Building B, the first of the two larger buildings toward the back of the lot, utilizes the same color palette, stone veneer, roof caps and metal awnings as the dispensary. Building C, which will have little visibility from the street, includes the same palette of color banding with roof cap and awning, but without the stone veneer material. Together, the combination of varying materials, colors, and banding patterns with roof cap and metal awnings provide visual interest to the buildings. The building will be conditioned to meet the City's standard conditions for Green Building Design.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

CEQA Compliance Process and Determination

The potential environmental impacts associated with the project were evaluated in Draft Initial Study Mitigated Negative Declaration No. 2349/State Clearinghouse No. 2020110106 (IS/MND) that was circulated to state and local agencies, property owners within 300 feet of the site, and was posted on the City's website for a 30-day public review period from November 6, 2020 to December 7, 2020. Comments were received from the California Department of Food and Agriculture and the California Department of Fish and Wildlife. Responses to the comments were prepared for inclusion in the Final MND. It has been determined that all potential effects of the proposed project will be reduced to less than significant levels with implementation of mitigation measures.

AIRPORT LAND USE COMMISSION

Due to the proximity of Perris Valley Airport operations, the project plans were submitted to

Riverside County Airport Land Use Commission (ALUC) for review and determination of consistency with the Perris Valley Airport Land Use Compatibility Plan. On July 23, 2020 the ALUC Director found the project consistent with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air reserve Base/Inland Port Airport Land Use Compatibility Plans, subject to conditions of approval which are included in the City's Conditions of Approval for the project.

RECOMMENDATION:

Adopt Resolution No. 21-02 to adopt MND 2349; and approve Development Plan Review 17-00008 to construct three buildings totaling approximately 33,000 square feet on approximately 2.6 acres of land located on the north side of Malbert Street west of Goetz Road for the purpose of dispensing medical marijuana, and cannabis cultivation subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the Applicant.

Prepared by: Cathy Perring for Mary Blais, Contract Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Exhibits: Exhibit A - Resolution 21-02 including Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
 Exhibit B - Vicinity Map
 Exhibit C - Aerial Map
 Exhibit D - Project Plans (Site, Landscape, and Floor Plans, Elevations, Perspective)

Final Initial Study/Mitigated Negative Declaration #2349, including Responses to Comments, is available online at the following link:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-242>

EXHIBIT A

Resolution and Conditions of Approval

RESOLUTION NUMBER 21-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NUMBER 2349 AND APPROVING DEVELOPMENT PLAN REVIEW DPR 17-00008 TO DEVELOP A NEW 3,000 SF FACILITY FOR THE DISPENSING OF CANNIBIS AND TWO 15,000 SF BUILDINGS FOR INDOOR CULTIVATION AND PROCESSING OF CANNABIS IN THREE INDUSTRIAL BUILDINGS TOTALING 33,000 SQUARE FEET ON 2.6 ACRES ON THE NORTH SIDE OF MALBERT STREET, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

A proposal to.

WHEREAS, the applicant Kevin Fox, Colorado West Construction (“Applicant”) proposes to construct three buildings, one 3,000 S.F. retail/office space for dispensing cannabis, and two 15,000 S.F. climate-controlled buildings for indoor cultivation and processing of cannabis, totaling approximately 33,000 S.F. on 2.61 acres vacant acres located on the north side of Malbert Street west of Goetz Road; and

WHEREAS, a Development Plan Review application (DPR 17-00008) was submitted for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 17-00008 is considered a “Project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, an Initial Study and Mitigated Negative Declaration #2349 was prepared for the above-mentioned application and petition, which includes Development Plan Review 17-00008, (“the Project”) and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 6, 2020 to December 7, 2020; and

WHEREAS, the project is located within Compatibility Zone D of the Perris Valley Airport Influence Area (PVAIA) southerly of Ellis Avenue where non-residential intensity is restricted to an average of 100 people per acre and a maximum of 300 people in any given single-acre area; and

WHEREAS, the project is also located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area where the intensity of non-residential uses is unrestricted; and

WHEREAS, ALUC (Airport Land Use Commission) Director reviewed the project and determined the project to be consistent with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan; and

WHEREAS, a duly noticed public hearing was held on March 17, 2021, 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 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. Recitals.

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

Section 2. Environmental Determination.

The Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that based upon on the Initial Study prepared for the project in accordance with the City of Perris (“City”) guidelines for implementing the CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City, therefore a Mitigated Negative Declaration (2349) has been prepared, with findings that:

- A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment, and a Mitigated Negative Declaration (2349) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Airport Analysis.

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 PVAIA:

- A. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- B. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - 1. 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.
 - 2. 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.
 - 3. 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.)
 - 4. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - 5. Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
- C. 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.
- D. Detention basin(s) (above-ground or underground) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more). And to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “Landscaping Near Airports” brochure, and the the “Airports, Wildlife and Stormwater Management” brochure available at RCALUC.ORG which lists acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazzard Management at Riverside County Airports: Background and Policy.
- E. The Federal Aviation Administration (FAA) has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-AWP-10921-OE, an 2020-AWP-10926-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if

marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

- F. The proposed buildings shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 1,489 feet above mean sea level.
- G. The maximum height and the top point elevation shall not be amended without further review by the ALUC and the FAA; provided, however, that reduction in structure height or elevation shall not require further review by ALUC.
- H. Temporary construction equipment used during actual construction of the structures(s) shall not exceed 24 feet in height and maximum elevation at top point of 1,489 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through Form 7460-1 process.
- I. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

Section 4. Development Plan Review.

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) 17-00008:

- 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 Perris Municipal Code (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 and the Zoning Code. The development standards for General Industrial (GI) development including use, setbacks, height of buildings, lot coverage, architecture, lighting, parking and landscaping are provided in the Zoning Code Chapter 19.44. Staff determined the proposed Project meets or exceeds all development standards of the Zoning Code for General Industrial (GI) land use. In addition, the Project has been deemed consistent with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan.

- 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 Project site is a relatively flat, rectangular parcel with frontage on/access from Malbert Street. Utilities already exist within Malbert Street that will serve this industrial development. This is a suitable site for cannabis cultivation, processing and dispensing within the buildings proposed. As dispensing, cultivation and storage require few employees and since no sensitive receptors such as residential or schools are nearby, this is a suitable site.

- 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 buildings and the conditions under which they 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. Adjacent properties include general industrial and/or cannabis-related users. This development will be an improvement to the area as it will hide views of the salvage yard to the north from Malbert Street. There will be no large trucks generated from these small-scale buildings. Furthermore, the Conditions of Approval prepared for the Project and City Codes 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.*

The Project is adjacent to similar industrial development to the east. 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 and green screens to further accentuate and break-up blank walls.

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

The Zoning Code requires landscaping to be provided at a minimum rate of 10% for the entire site. The conceptual landscape plan proposes a total of 11,735 square feet of onsite landscaping for the Project, which equates to 10.3% of the overall site area. Landscaping is provided around the dispensary, including green screens, and at the pedestrian entrances to the rear buildings. Shade trees are also required to be provided throughout car parking areas at the rate of one shade tree for every six (6) vehicles. All trees meet or exceed size requirements at 24-inch or 36-inch boxes.

- 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 and the security system and personnel to be provided onsite.

Section 5.

Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, such statements and reports presented at its public hearing on March 17, 2021, the Planning Commission hereby adopts Mitigated Negative Declaration 2349 and mitigation measures; and approves Development Plan Review DPR 17-00008 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 6.

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 7.

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

ADOPTED, SIGNED, and APPROVED this 17th day of March 2021.

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 21-02 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 16th day of December 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Planning Commission

March 17, 2021

PROJECT: Development Plan Review (DPR) 17-00008 (Regional Compassionate Center) – Proposal to construct three buildings, one with an estimated 3,000 S.F. of retail/office space for dispensing cannabis, and two estimated at 15,000 S.F. each of climate controlled indoor cannabis cultivation and processing, totaling approximately 33,000 S.F. on 2.61 acres of land located on the north side of Malbert Street within the General Industrial zone. **Applicant:** Kevin Fox (Colorado West Construction)

General Requirements:

1. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
2. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the March 17, 2021 Planning-Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise, it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **Mitigation Monitoring Reporting Program (MMRP).** To reduce potential biological, cultural, paleontological and hazards impacts, the mitigation measures listed in the MND Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
6. **Building Official.** The project shall comply with all requirements of the Building Official Conditions of Approval dated January 1, 2018.
7. **Fire Consultant.** The project shall comply with all requirements of the Fire Consultant Conditions of Approval February 23, 2020.
8. **Engineering Conditions.** The project shall comply with all requirements of the City

Engineer Conditions of Approval dated February 18, 2019.

9. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated March 5, 2020.
10. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
11. **Exterior Downspouts.** Exterior downspouts are not permitted on the west or the north elevations or where exposed to public view. Interior downspouts shall be incorporated.
12. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
13. **Notice of Determination.** 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 \$2,530.25 for staff to file the Notice of Determination in compliance with CEQA. (Contact Planning Division Planning Manager to determine protocol during pandemic restrictions.)
14. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
15. **Trash Enclosure.** Add a trash enclosure for each of Buildings B and C. All three trash enclosures shall include a trellis cover. Since access to the trash enclosures may be limited by the required gates, the applicant shall work with Planning staff to locate the trash enclosure(s) for easiest access for building tenants and CR&R, the City's waste collection contractor.
16. **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, **Development Plan Review 17-00008**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
17. **Prohibited Uses.** The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - a. 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.
- b. 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.
 - c. 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.)
 - d. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e. Highly noise-sensitive outdoor nonresidential uses and hazards to flight.
- 18. Detention Basin(s).** Detention basin(s) (above-ground or underground) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more). And to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.
- Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “Landscaping Near Airports” brochure, and the “Airports, Wildlife and Stormwater Management” brochure available at RCALUC.ORG which lists acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.
- 19. Electromagnetic Radiation.** The 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 communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- 20. Rooftop Solar.** 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.
- 21. Aviation Lighting.** The Federal Aviation Administration (FAA) has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-AWP-10921-OE, a 2020-AWP-10926-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting

shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

22. **Building Height Limitations.** The proposed buildings shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 1,489 feet above mean sea level. The maximum height and the top point elevation shall not be amended without further review by the ALUC and the FAA; provided, however, that reduction in structure height or elevation shall not require further review by ALUC.
23. **Construction Equipment FAA Notification.** Temporary construction equipment used during actual construction of the structures(s) shall not exceed 24 feet in height and maximum elevation at top point of 1,489 feet above mean sea level unless separate notice is provided to the Federal Aviation Administration through Form 7460-1 process.

Prior to Grading Permit Issuance:

24. **Pesticide Testing.** The applicant shall consult with the City of Perris Planning Department regarding the Phase I ESA conclusions and recommendations for onsite assessment to determine if there are organochlorine pesticides (OCPs), organophosphorous pesticides (OPPs) organochlorine herbicides (OCHs) and metals on the subject site. If determined to be present, and prior to ground disturbance, the applicant shall have the assessment conducted on the site and based on the results of the sampling, provide the Planning Department with a soil management plan, if required, so that impacted soils are properly managed and disposed of prior to, or at the onset of site preparation and ground disturbing activities to the satisfaction of the City of Perris Planning Department.
25. **Water Quality Management Plan.** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.
26. **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.
27. **Pad Stabilization if Project Phased:** Grading plans shall identify long-term soil stabilization and erosion control measures for any building pads left undeveloped for longer than 30 days, to the satisfaction of the Planning and Building Departments.

Prior to Building Permit Issuance:

28. **Avigation Easement.** The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
29. **Landscaping Plans and Pavement Enhancements.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the

appropriate filing fee. 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 location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan and include upgrading the landscaping area for the existing developed site. The following shall apply:

- a. **Parking Area.** A minimum of 30 percent of trees shall be 36-inch box or larger. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation (except of detention basins).
 - c. **Water Conservation.** Landscaping must comply with AB 325 for water conservation. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
 - d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - e. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
 - f. **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 all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.
30. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.
31. **Phasing of Site Improvements.** All project onsite infrastructure that is required to serve all three buildings such as, but not limited to, drainage, water quality and septic systems shall be completed with the construction of the first building. Perimeter fencing for the entire site shall also be completed with the first building. Landscaping along Malbert St., adjacent to the building and commensurate parking lot landscaping shall be installed with the Phase 1 building. Required parking and loading spaces, and building-adjacent landscaping may be completed commensurate with the requirements of each subsequent building, but no less than 30 spaces shall be built with the dispensary.
32. **Gates.** To ensure that the western driveway serves as emergency vehicle access only, the five (5) auto parking spaces located on the west side of Building A (dispensary) shall be removed. The western driveway shall include an 8-foot tall, gated entry to the western driveway pursuant to Engineering Dept. Condition of Approval #6. The gate shall be located between the front property line and the northwest corner of Building A, as approved by Planning Division. To provide site security to Buildings B and C, the eastern

access drive aisle shall include an 8-foot tall, gated entry fence from the southeast corner of Building B to the eastern property fence in a location that allows no less than 30 parking spaces to be accessible outside the gate for dispensary customers. All gates on the property shall include Knox Box access as required for Fire Department access.

33. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
34. **Fees.** The developer shall pay the following fees prior to issuance of building permit:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. City Development Impact Fees;
 - c. Multi-Species Habitat Conservation Plan fees;
 - d. Statutory school fees in effect at issuance of building permits to all appropriate school districts;
 - f. Road Bridge Benefit District (RBBB) fees; and
 - g. Perris Valley Master Drainage Plan fees.
35. **Signage.** The proposed project does not include signage. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

Prior to Issuance of Occupancy Permits:

36. **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. Maintenance District No. 84-1;
 - c. Flood Control Maintenance District No. 1;
 - d. South Perris Community Facilities Assessment District;
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 pertinent conditions of approval have been met.
38. **On-Site 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 all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall

be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.

39. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping, and automatic irrigation installed and in good condition.
40. **Final Technical Reports.** Any required final monitoring and mitigation reports concerning items recovered as part of a cultural or paleontological investigation shall be submitted to the appropriate lead agency (City of Perris), and will signify satisfactory completion of the project program to mitigate impacts to any found paleontological or cultural resources.

Construction and Operational Requirements:

41. **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. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter, or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.
 - 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.
 - 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.
42. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

- 43. Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Condition of Approval No. 7 dated March 5, 2020.
- 44. 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).



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625
February 18, 2019
DPR 17-00008 – Compassionate Center
24 Malbert Street, Pcl 24 – RS 16/14

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 their omission may require the site plan 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 occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to issuance of Grading Permit:

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

3. The developer/property owner shall sign the consent and wavier form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
4. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – all pads shall be graded to be a minimum of 1' above adjacent finished grade. Plans shall show the approved WDID No.
 - b. Final Drainage Plan, Hydrology and Hydraulic Report
 - c. Final WQMP (for reference)
 - d. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

The design shall be in compliance with EMWD, Riverside County Flood Control and Conservation District (RCFCD), Riverside County Transportation Department (RCTD), Caltrans, City of Perris and ADA most recent standard, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

5. The driveways shall be per County of Riverside Standard No. 207A.
6. The westerly driveway on Malbert Street shall be restricted for Fire Access only. The driveway shall be gated and equipped with a knox box.

Prior to issuance of Building Permit:

7. Water Plan – Fire Department and Eastern Municipal Water District (EMWD) approvals of onsite and offsite water plan is required prior to the City Engineer's review and approval of the plan.
8. The proposed development is in the EMWD sewer service area. Construction of offsite sewer facilities to serve this site and adjacent projects is a priority of the City Council. The developer/property owner will be required to join the City to ensure construction of the sewer facilities and pay its fair share as determined by the City. In the event that the sewer infrastructure is not in place, septic system may be used as approved by the Building and Safety Department and Health Department, install onsite gravity sewer line and pay to the City the sewer connection

fee and fair share of the construction cost of the sewer line in Goetz Road.

9. All weather access per Fire Department standards shall be provided to the proposed building per the Precise Grading Plan.
10. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to issuance of Certificate of Occupancy:

11. Malbert Street (Local - 60'/40') along the project frontage within the 30-foot half width dedicated right-of-way shall be improved to provide for 6-foot wide sidewalk and street light, subject to the results of photometric study.
12. Existing power poles (under 66 kv) on Malbert Street shall be removed and cables undergrounded or pay appropriate in-lieu undergrounding fee.
13. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
14. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

. NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: March 5, 2020

To: Cathy Perring Planner

From: Public Works

Subject: Conditions of Approval: Conditional Use Permit# 17-00008 – APN-330-040-062. Proposal to construct a total of 3 ware house buildings totaling 33,000 square feet for the purpose of growing and distribution of marijuana products.

-
1. **Dedication and Landscape Easement** - Offer of Dedication and/or Landscape Easements for City Maintenance shall be provided as follows:
 - a. **Malbert Street:** Provide Offer of Dedication, as needed to provide for full half width street, curb and gutter, sidewalk, lighting and off-site landscaping requirements, per City General Plan, identifying Caltrans right of way (if applicable). **Developer to contact all applicable agencies and make himself knowledgeable and responsible to all of their requirements including but not limited to Caltrans, EMWD, SCE etc., having jurisdiction over the Project.**

 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# 17-00008," 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:

1. **Malbert Street**

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** – Architect shall submit a copy of all project specifications, Landscaping and Irrigation Plans to EMWD and Caltrans 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 Supervisor 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 Supervisor. 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-Builts. 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.
- 9. Streetlights** - Prior to acceptance into Lighting District 84-1, coordinate turn over information pertaining to street lights, and traffic signal electrical/SCE service meters with City's Special Districts Supervisor at (951) 657-3280 ext. 617. (i.e. provide electrical meter number, photo of pedestal, pole number, and a completed Riverside County Transportation Department Punch List). As-Builts of streetlights must be provided, to include one (1) hard copy and a Flash Drive containing As-Builts. 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:**

Attn: Daniel Louie
Willdan Financial Services

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

- e. Additional information related to the annexation process can be obtained by contacting Willdan Financial Services.
- f. 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 CUP# 18-05248”. 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, and/or City Engineer. The Developer shall obtain a Final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval 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 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.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

February 23, 2020

City of Perris
Attn: Mary Blais
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for DPR17-00008

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

1. 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.
2. All required fire hydrants shall be installed and operational prior to building construction.
3. All fire hydrants shall remain operational during construction.
4. 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.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. 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.
7. All buildings shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

8. 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.
9. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
10. 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>
11. A fire alarm system shall be provided that includes smoke detection throughout all areas where cannabis is located
12. There shall not be any cannabis oil extraction processing at this facility without prior City of Perris Building Department and Office of the Fire Marsal approval

Respectfully,

Dennis Grubb, CFPE

SRC DEVELOPMENT PLAN REVIEW 17-00008

BUILDING COMMENTS

-
1. Must Comply with the Latest Adopted Version of the California Fire Code 2016 Edition
 2. Must Have Proper Fire Access to the Building facility and the parking areas around the building.
 3. Buildings 2 and 3 will be required to install fire sprinklers.
 4. Must Comply with the Latest Adopted Version of the California Building Code 2016 Edition
 5. Must Comply with the Latest Adopted Version of the California Electrical Code 2016 Edition
 6. Must Comply with the Latest Adopted Version of the California Mechanical Code 2016 Edition
 7. Must Comply with the Latest Adopted Version of the California Plumbing Code 2016 Edition
 8. Must Comply with the State of California Title 24 Energy Regulations
 9. Must Comply with the State of California Title 24 Access Regulations.
 10. Must comply with the latest adopted version of the California Green Code 2016 Edition.

PLANNER – BRIAN MUHU

David J. Martinez/Interim Building & Fire Official

Date: 1-05-18

Table 1: Mitigation Monitoring Program

Section Number	Mitigation Measures	Responsible Party	Timing	Impact After Mitigation
IV. Biological Resources	<p>BR-1: The project proponent shall ensure that the applicable Western Riverside County Multi Species Habitat Conservation Plan (WRC MSHCP) Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 19.68). The precise fee is adjusted periodically and will be determined at the time of permit issuance. Currently, the fee is \$7,382 per acre for industrial developments as of July 1, 2019.</p>	<p>Building Department Developer</p>	<p>Prior to building permits</p>	<p>Less than significant.</p>
	<p>BR-2: The site supports suitable BUOW habitat and BUOW surveys yielded negative results. Preconstruction BUOW clearance surveys will be required within 30 days prior to ground disturbance at the site in accordance with the <i>Burrowing Owl Survey Instructions for the MSHCP Area</i>. If burrowing owls or any other special-status species are detected on the Project site or off-site improvement area during the pre-construction survey, project activities shall not commence until the City of Perris Planning Division and Western Riverside County Regional Conservation Authority (RCA) are consulted and appropriate avoidance, minimization, and mitigation measures have been prepared and executed pursuant to the MSHCP and approved by the City and RCA. Detected special status species shall be reported to the California Natural Diversity Database (CNDDDB) on the field survey form.</p>	<p>Developer Qualified Biologist</p>	<p>Prior to ground disturbing activities</p>	<p>Less than significant.</p>
	<p>BR-3: Under the Federal MBTA and the California Fish and Game Code (§3503), it is unlawful for the parcel development to have any direct impacts to raptors and/or any native/migratory birds. Removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (January 31 to September 15), or the parcel must have a pre-construction nesting bird survey performed by a qualified biologist within three (3) days prior to ground disturbing</p>	<p>Developer Qualified Biologist</p>	<p>Prior to ground disturbing activities</p>	<p>Less than significant.</p>

	<p>activities, including grubbing or vegetation removal. A letter report summarizing the methods and results of the survey shall be submitted to the City of Perris Planning Division prior to commencement of project activities. Any active nests discovered would require a construction avoidance buffer and would be left intact until the young have fledged or the nest is confirmed to be no longer active. If active nests are found during the preconstruction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair's behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.</p>			
V. Cultural Resources	<p>CR-1: The presence of a qualified Archaeologist and Native American Monitor shall be required during all ground disturbing activities that penetrate undisturbed native soils. In the event of potentially significant archaeological materials being discovered, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can assess the significance of the find, and its potential eligibility for listing in the California Register of Historical Resources (CRHC). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California, Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.</p>	<p>Planning Department</p> <p>Qualified Archaeologist</p>	<p>During ground disturbing activities</p>	<p>Less than significant.</p>
	<p>CR-2: A qualified Project Paleontologist should attend the pre-construction meeting to consult with grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A paleontological monitor should be on-site</p>	<p>Planning Department</p> <p>Qualified Paleontologist</p>	<p>During ground disturbing activities</p>	<p>Less than significant.</p>

	<p>during all earthwork operations at or exceeding 5 feet below surface grade (i.e., trenching for deep utilities and excavations for the storm water detention chambers) that directly impact Quaternary very old alluvial fan deposits. If fossils are discovered, the Project Paleontologist (or paleontological monitor) should make an initial assessment to determine their significance. Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be housed in an established, accredited museum repository with permanent, retrievable paleontological storage (e.g., Western Science Center). A final summary report should be completed that outlines the results of the mitigation program.</p>			
	<p>CR-3: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p>	<p>Planning Department</p> <p>Qualified Native American Monitor</p>	<p>During ground disturbing activities</p>	<p>Less than significant.</p>

EXHIBIT B
Vicinity Map

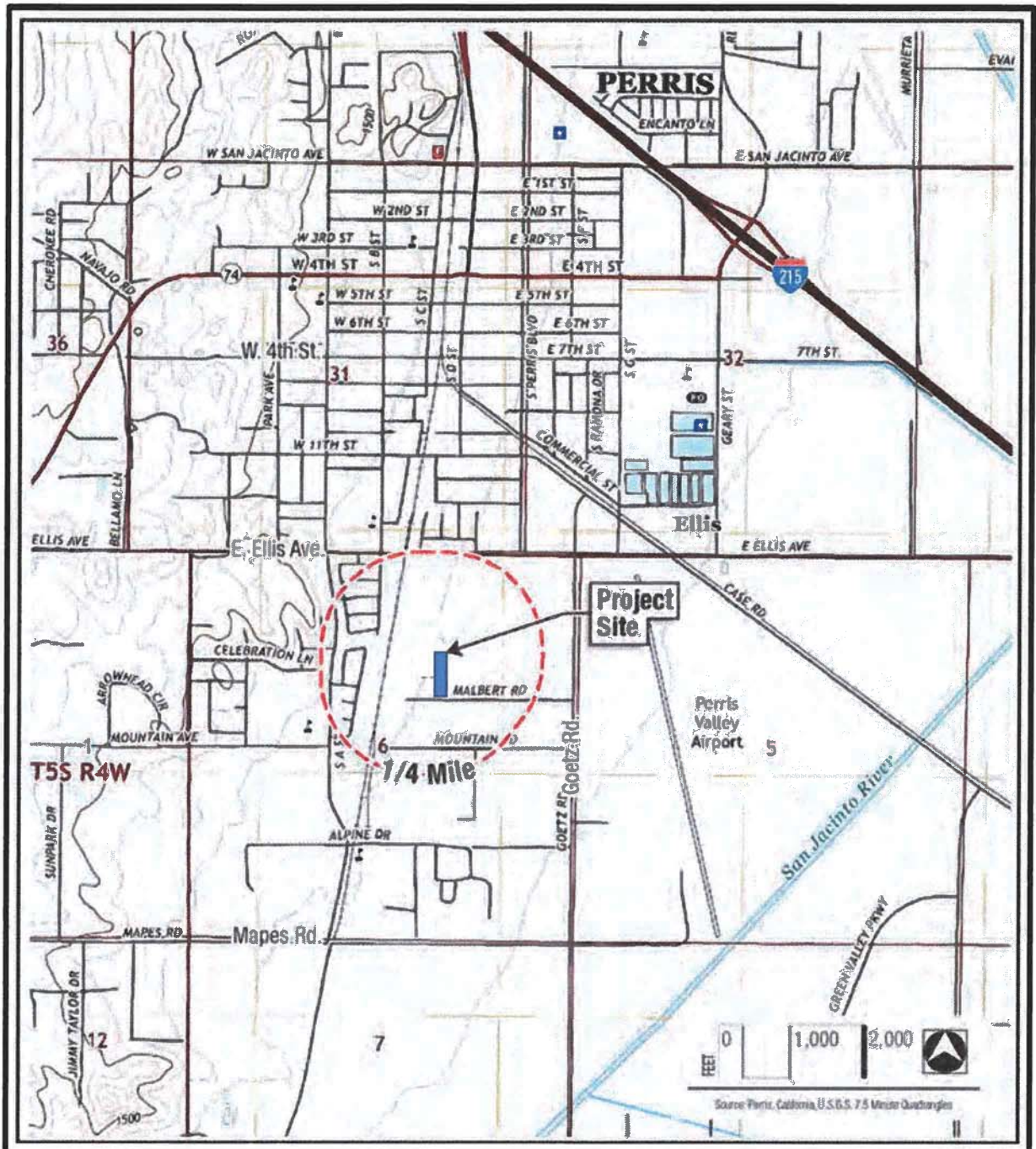


EXHIBIT C
Aerial Map



EXHIBIT D
Project Drawings

PERRIS REGIONAL BUSINESS AND STORAGE CENTER



BUILDING DEPARTMENT NOTES

1. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA FIRE CODE 2016 EDITION.
2. MUST HAVE PROPER FIRE ACCESS TO THE BUILDING FACILITY AND THE PARKING AREAS AROUND THE BUILDING.
3. BUILDINGS 2 AND 3 WILL BE REQUIRED TO INSTALL FIRE SPRINKLERS.
4. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA BUILDING CODE 2016 EDITION.
5. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA ELECTRICAL CODE 2016 EDITION.
6. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA MECHANICAL CODE 2016 EDITION.
7. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE 2016 EDITION.
8. MUST COMPLY WITH THE STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS.
9. MUST COMPLY WITH THE STATE OF CALIFORNIA TITLE 24 ACCESS REGULATIONS.
10. MUST COMPLY WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA GREEN CODE 2016 EDITION.

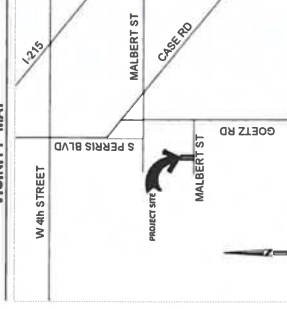
SHEET INDEX

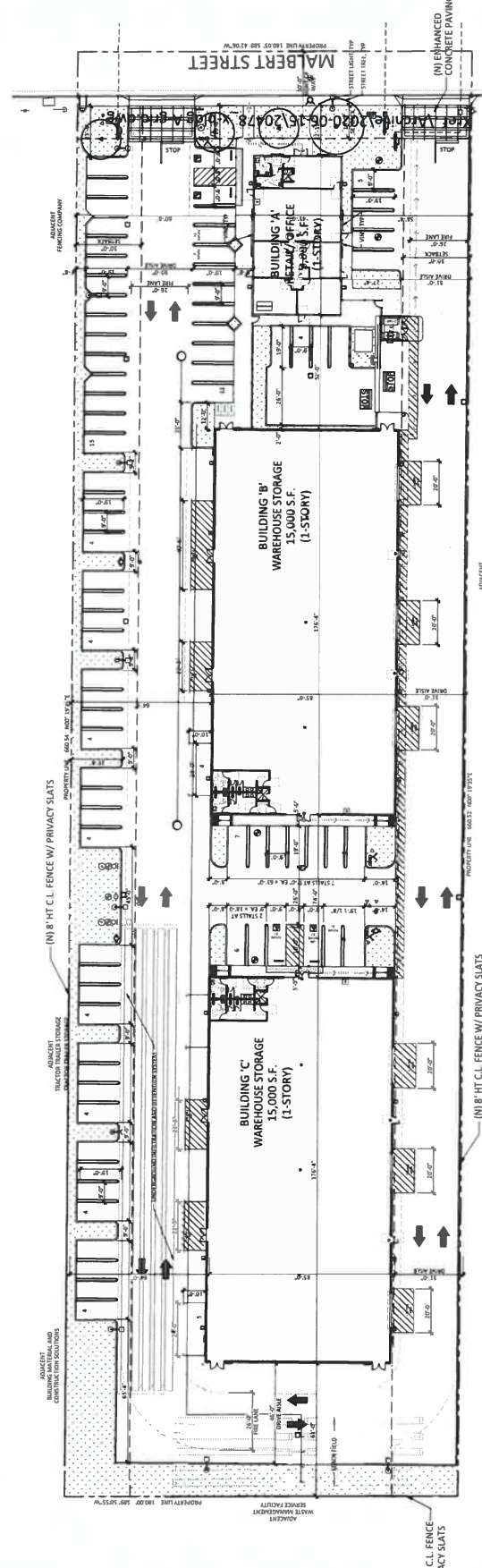
1. COVER SHEET
2. CONCEPTUAL SITE PLAN
- 2.1 SITE PLAN DETAILS
3. BUILDING 'A' CONCEPTUAL FLOOR / ROOF PLAN
4. BUILDING 'B' CONCEPTUAL FLOOR / ROOF PLAN
5. BUILDING 'C' CONCEPTUAL FLOOR / ROOF PLAN
6. BUILDING 'A' CONCEPTUAL ELEVATIONS
7. BUILDING 'B' CONCEPT ELEVATIONS
8. BUILDING 'C' CONCEPT ELEVATIONS
9. CONCEPTUAL LANDSCAPE PLAN
10. FIRE ACCESS PLAN

CIVIL SHEETS

- 1 OF 1 - CONCEPTUAL GRADING PLAN
- 1 OF 1 - CONCEPTUAL UTILITY PLAN
- 1 OF 1 - CONCEPTUAL STORM DRAIN PLAN

VICINITY MAP





PROJECT DESCRIPTION

CONSTRUCT TWO WAREHOUSES AND AN OFFICE/RETAIL BUILDING FOR THE CULTIVATION AND DISPENSING OF MARIJUANA.

PROJECT INFORMATION

PROJECT ADDRESS: 24 MALBERT STREET, PERRIS, CA 92570
 SITE #PN: 330-040-062 OR 2.61 ACRES
 NET SITE AREA: 113,692 SQ. FT.
 ZONE: G-H HEAVY INDUSTRIAL
 USE: MARIJUANA CULTIVATION, DISTRIBUTION, & RETAIL DISPENSARY
 F.A.R. PROPOSED: 0.75
 COVERAGE MAX: 50%
 COVERAGE PROPOSED: 29.0%
 SETBACKS REQUIRED:
 FRONT: 15'-0"
 SIDE: 0'-0"
 REAR: 30'-0"
 SETBACKS PROVIDED:
 FRONT: 22'-11"
 SIDE: 31'-1" & 63'-11"
 REAR: 50'-0"
 HEIGHT PROPOSED: 24'-0"

LANDSCAPE

REQUIRED LANDSCAPE 10%: 11,369 S.F.
 PROVIDED LANDSCAPE (10.3% PROVIDED; 366 SURPLUS): 11,735 S.F.

BUILDING AREA

PROPOSED BUILDING: 1,387 S.F.
 BUILDING 'A' OFFICE: 1,613 S.F.
 BUILDING 'B' WAREHOUSE STORAGE: 15,000 S.F.
 BUILDING 'C' WAREHOUSE STORAGE: 15,000 S.F.
 TOTAL: 33,000 S.F.

PARKING ANALYSIS

PARKING REQUIRED:
 CULTIVATION (PARKING STUDY TO BE PROVIDED): 0 SP
 MEDICAL MARIJUANA DISPENSARY: 8 SP
 COMMERCIAL RETAIL 1 SP FOR EVERY 200 S.F. (1,613 S.F. / 200 S.F. = 8 SP)
 WAREHOUSING FOR 1ST 20,000 S.F.: 20 SP
 12,000 FOR THE REMAINING (10,000 S.F. / 2,000 S.F. = 5 SP)
 OFFICE: 5 SP
 TOTAL REQUIRED: 38 SP
 CAL GRN EV PRKG REQD: 5 SP
 ADA PARKING REQD: 4 SP
 PARKING PROVIDED:
 ADA STANDARD: 1 SP
 EV VAN PRKG (FUTURE): 1 SP
 EV ADA STANDARD PRKG: 1 SP
 PARALLEL PARKING (P724): 9 SP
 STANDARD PARKING (P721): 7 SP
 TOTAL: 30 SP

LOADING SPACES

LOADING SPACES (10' X 20'):
 RATIO FOR COMMERCIAL 17/10,000-20,000
 RATIO FOR INDUSTRIAL 1/20,000-50,000
 TOTAL REQUIRED:
 1 LOADING SPACE
 2 LOADING SPACES
 6 LOADING SPACES

BUILDING CODE ANALYSIS

BUILDING CLASSIFICATION: F-1
 OCCUPANCY GROUP: B
 ACCESSORY: B
 CONSTRUCTION TYPE: III-B
 FIRE SPRINKLERS: YES
 ROOFING CLASSIFICATION: CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT = 75' FULLY SPRINKLERED (TABLE 504.3)
 ALLOWABLE HEIGHT = 24'-0"
 ALLOWABLE # OF STORES = 3 STORIES ALLOWED (TABLE 504.4)
 ABOVE GRADE = 3 STORIES ALLOWED (TABLE 504.4)

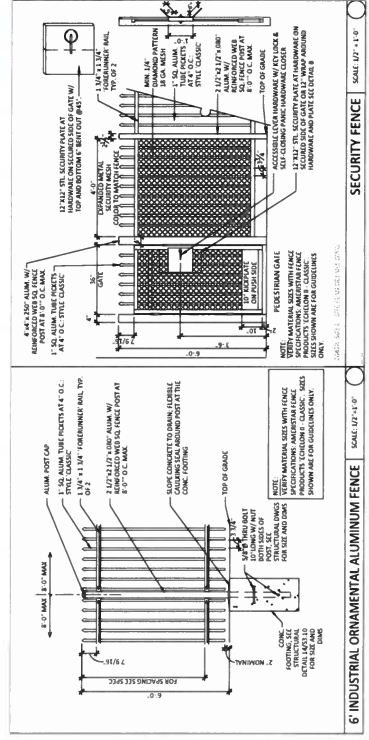
UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 POWER: SOUTHERN CALIFORNIA EDISON

COLOR REMEDIATION

THE FACILITY WILL UTILIZE EITHER A CLOSED LOOP/NOX EXHAUST SYSTEM OR A NEGATIVE PRESSURE SYSTEM TO KEEP OZONATED AIR FROM ENTERING THE FACILITY. THE PROPOSED FACILITY WILL UTILIZE CAN OR TUBE CARBON FILTERS FOR THE MITIGATION OF THE CANNABIS ODORS. TO REMOVE THIS ODOR, THE FACILITY WILL HAVE A CONSTANT SUPPLY OF CAN/TUBE FILTERS ON HAND OR UTILIZE A CARBON FILTRATION SYSTEM. THE FACILITY WILL HAVE A CONSTANT SUPPLY OF CAN/TUBE FILTERS ON HAND OR UTILIZE A CARBON FILTRATION SYSTEM. THE FACILITY WILL HAVE A CONSTANT SUPPLY OF CAN/TUBE FILTERS ON HAND OR UTILIZE A CARBON FILTRATION SYSTEM. THE FACILITY WILL HAVE A CONSTANT SUPPLY OF CAN/TUBE FILTERS ON HAND OR UTILIZE A CARBON FILTRATION SYSTEM.

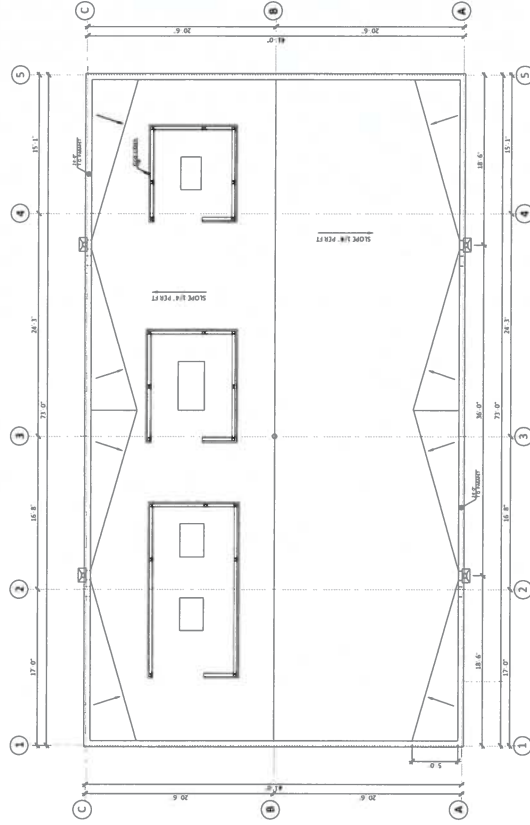
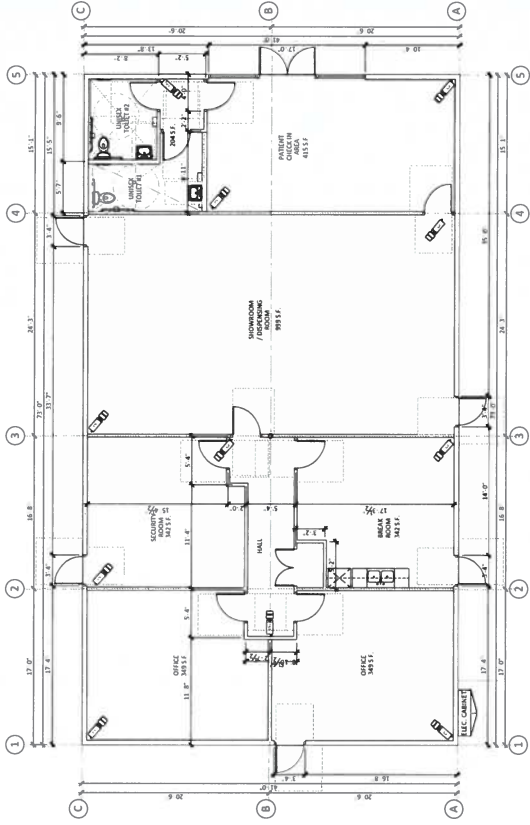


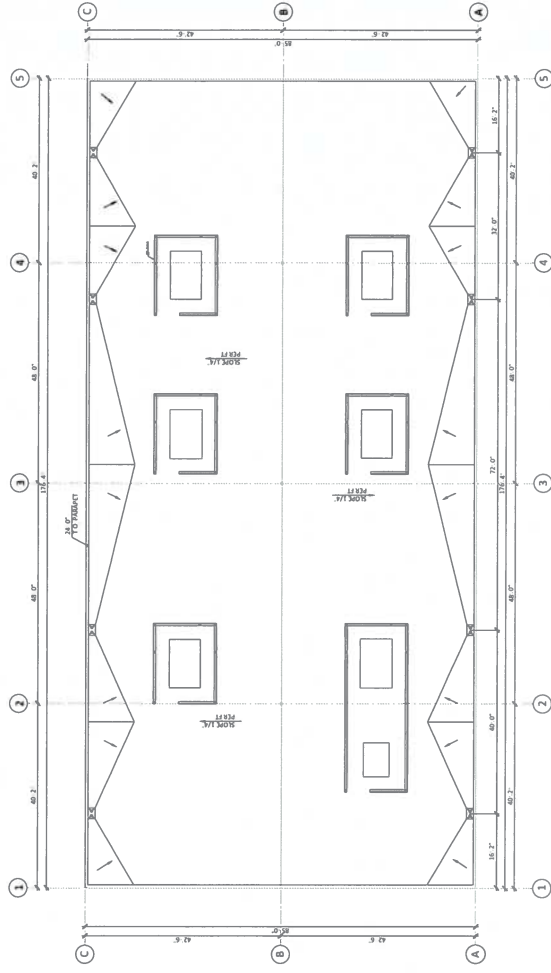
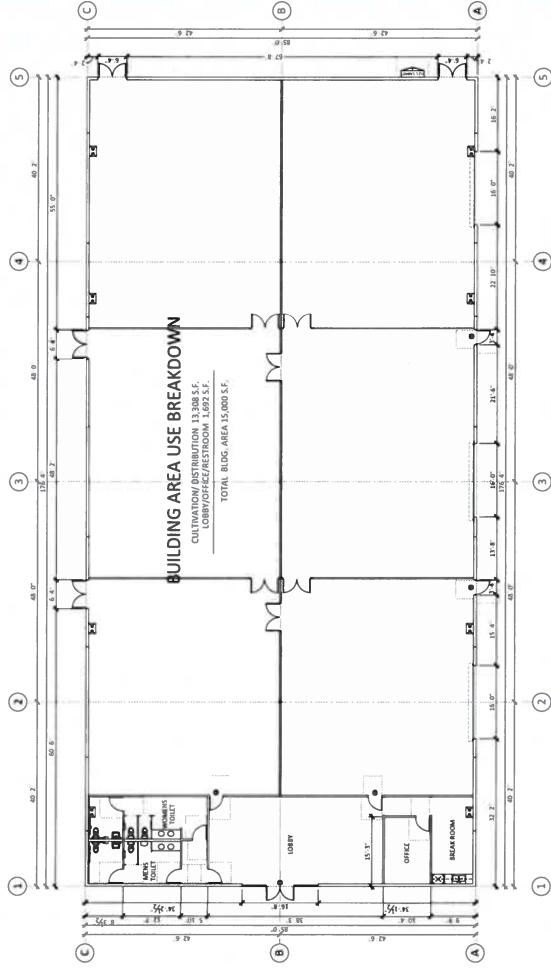


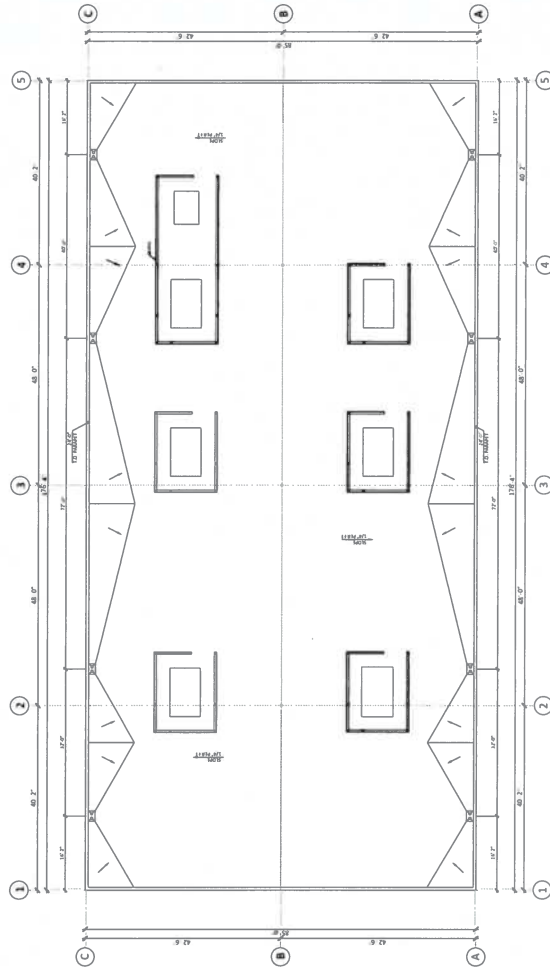
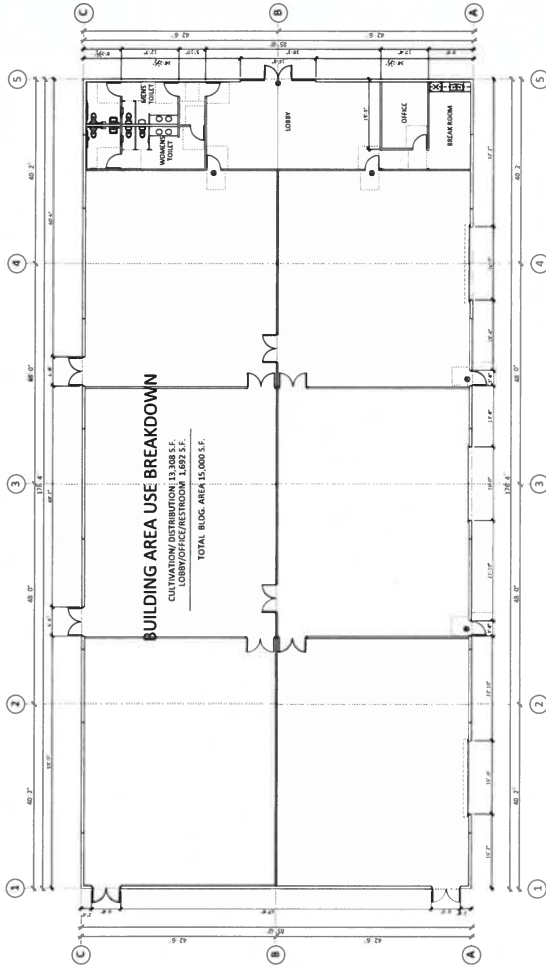
6' INDUSTRIAL ORNAMENTAL ALUMINUM FENCE SCALE 1/2" = 1'-0"
SECURITY FENCE SCALE 1/2" = 1'-0"

BUILDING AREA BREAKDOWN

RECEPTION AREA	155 S.F.
PATIENT CHECK-IN AREA	205 S.F.
RESTROOM	95 S.F.
SHOWROOM/DISPENSING ROOM	995 S.F.
HALL	342 S.F.
BREAK ROOM	342 S.F.
OFFICES	688 S.F.
TOTAL BLDG AREA	3,000 S.F.



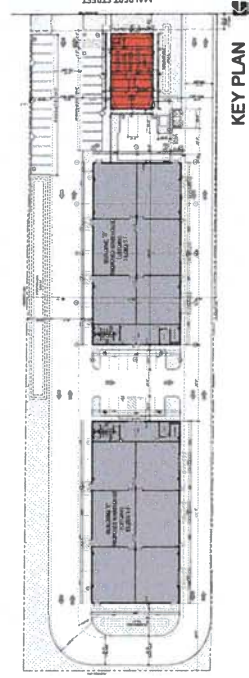
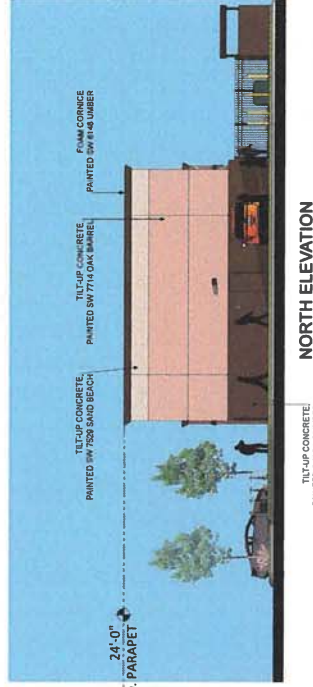
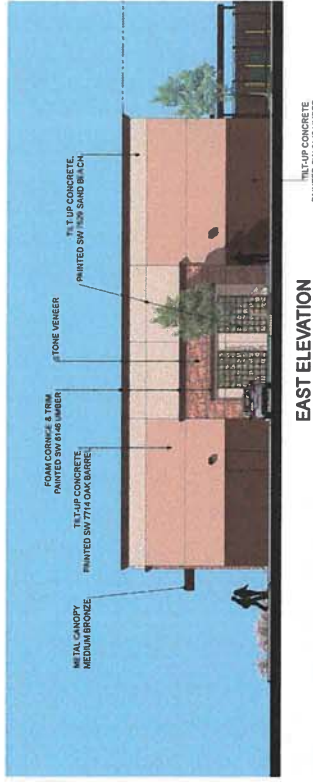
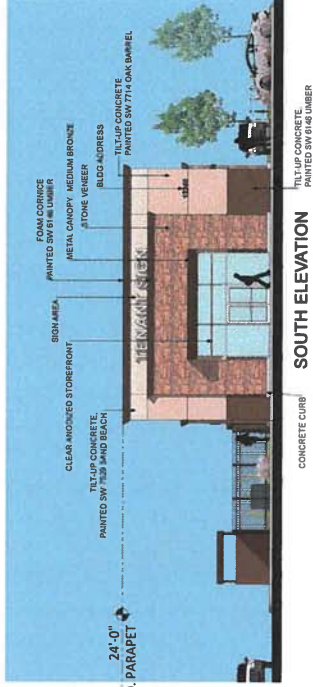
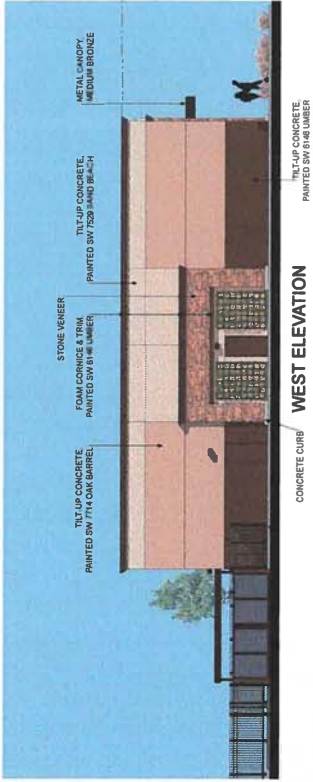


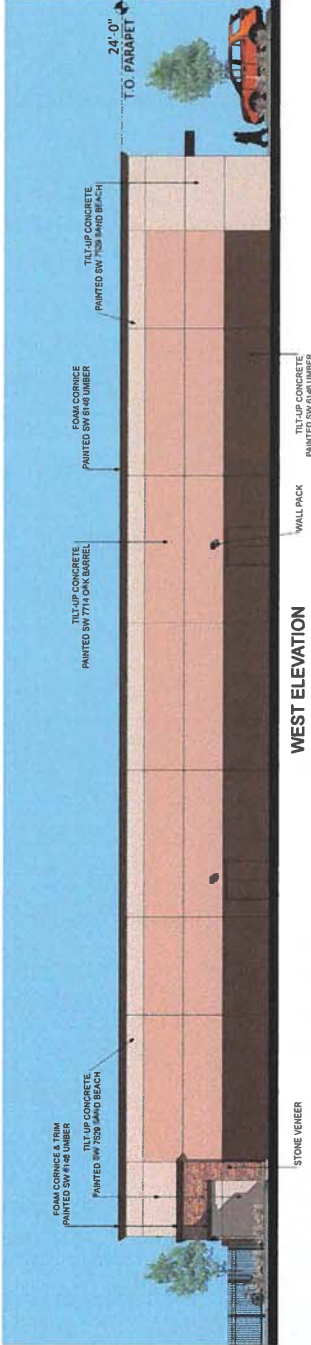


APN# 330-040-062
 24 MALBERT STREET | PERRIS, CA

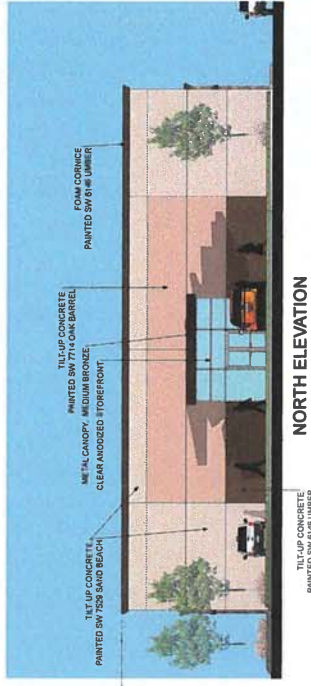
BUILDING 'C' - CONCEPTUAL FLOOR & ROOF PLAN
 01.22.20

KSP PROJECT NO. 20478

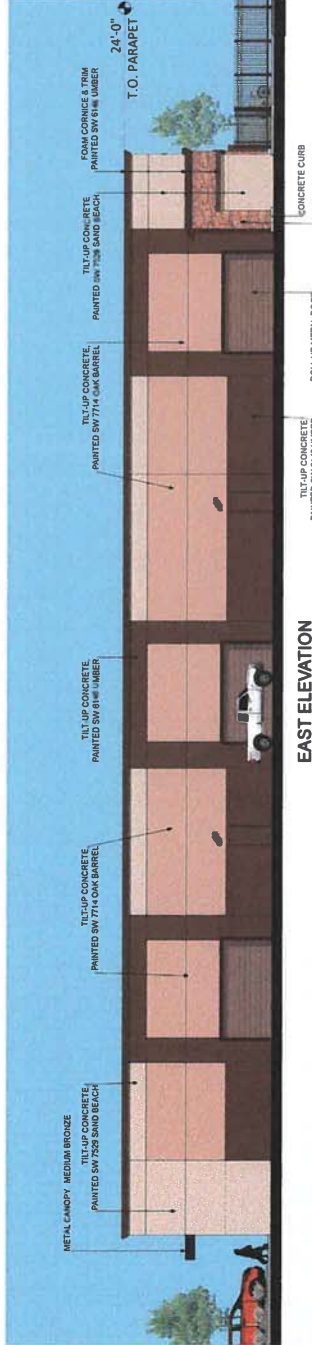




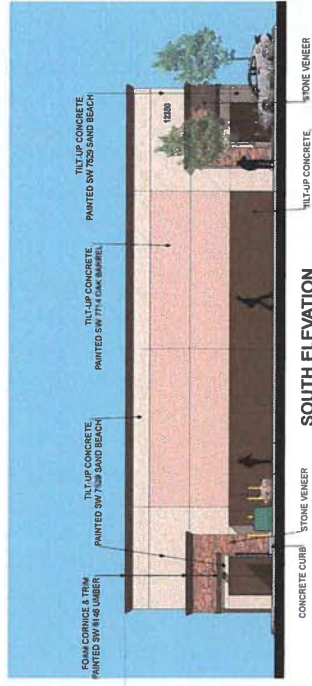
WEST ELEVATION



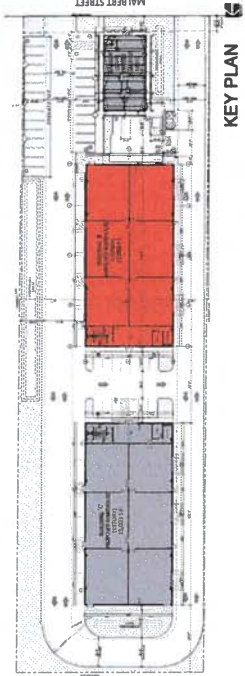
NORTH ELEVATION

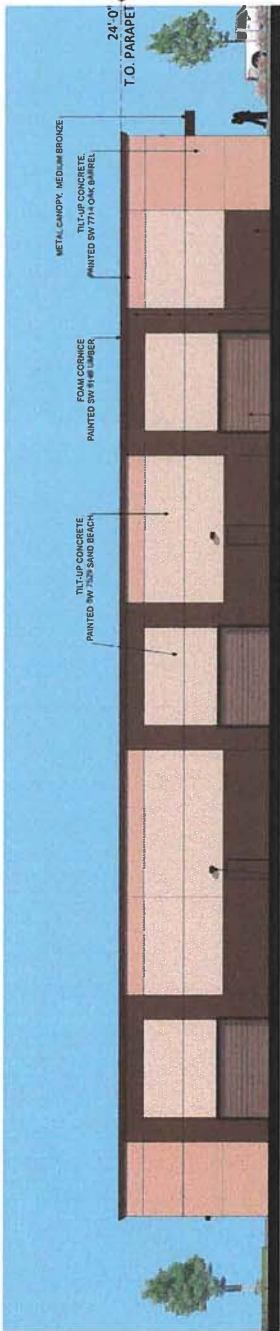


EAST ELEVATION

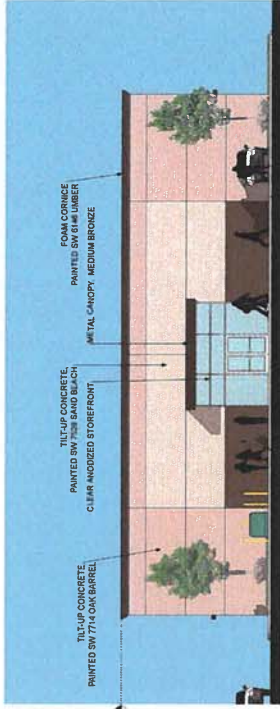


SOUTH ELEVATION

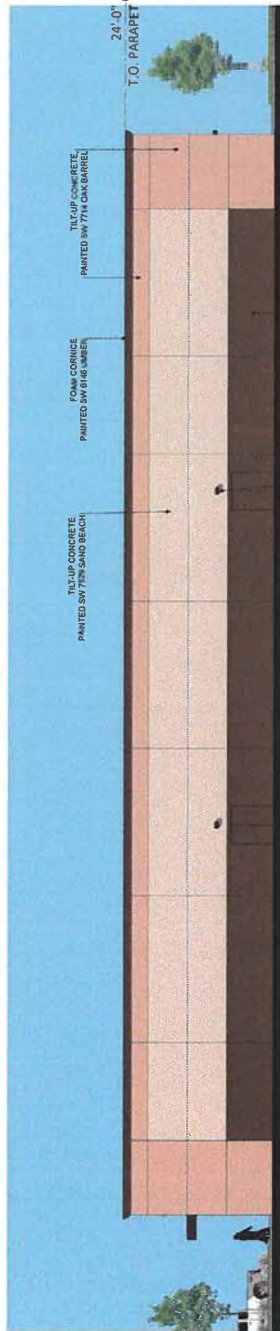




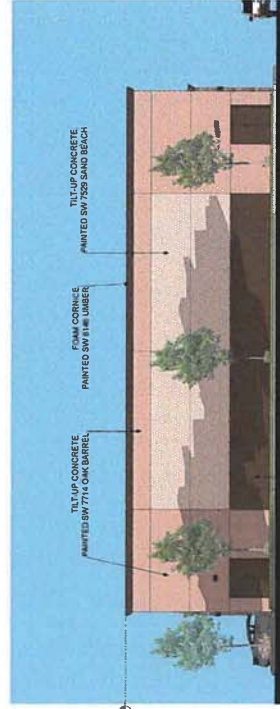
WEST ELEVATION



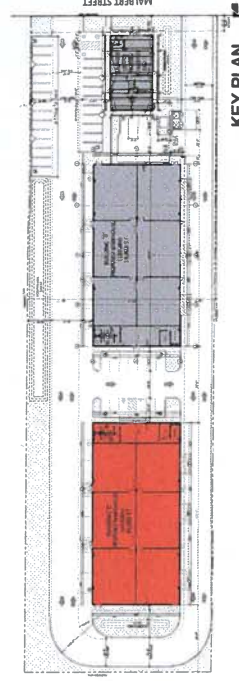
SOUTH ELEVATION



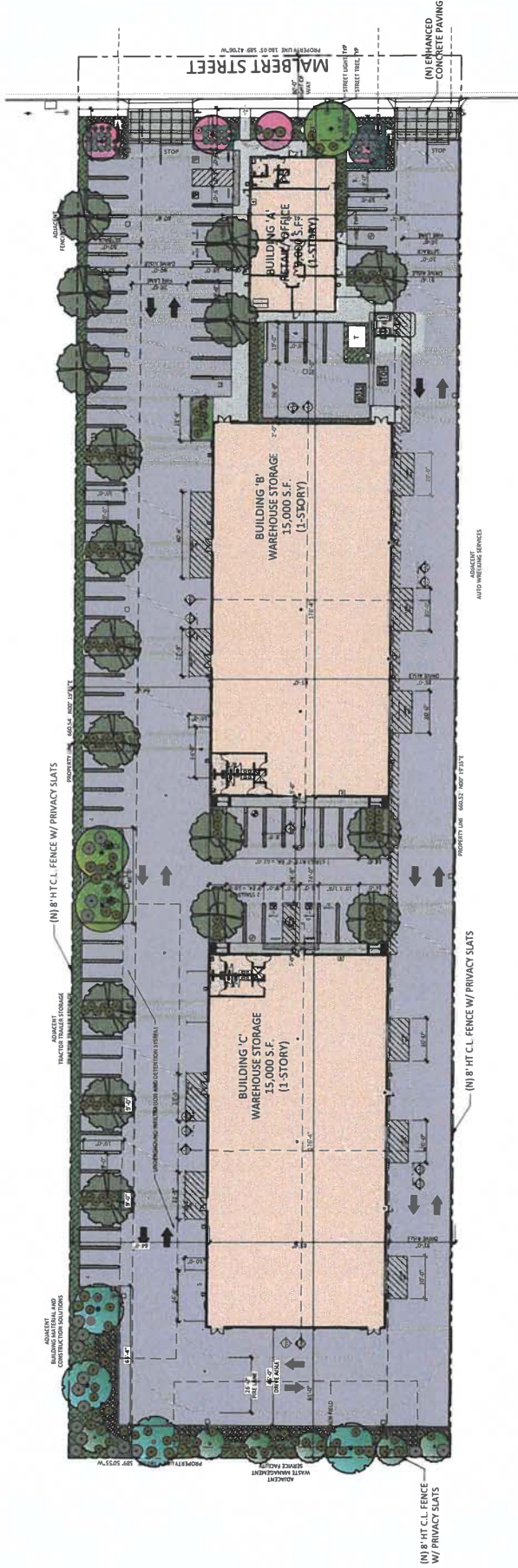
EAST ELEVATION



NORTH ELEVATION



KEY PLAN



PLANTING LEGENDS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	W/COLS	REMARKS
	Blackberry	36" Box	4	L	Standard
	Blackberry	36" Box	4	L	Multi-Trunk
	Blackberry	24" Box	6	L	Standard
	Blackberry	36" Box	3	L	Multi-Trunk
	Blackberry	24" Box	17	L	Standard

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	W/COLS	REMARKS
	Blackberry	5 Gal	8' O C	L	
	Blackberry	5 Gal	4' O C	L	
	Blackberry	5 Gal	24" O C	L	
	Blackberry	5 Gal	4' O C	L	
	Blackberry	5 Gal	4' O C	L	
	Blackberry	5 Gal	48" O C	L	

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	W/COLS	REMARKS
	Blackberry	5 Gal	8' O C	L	
	Blackberry	1 Gal	4' O C	L	
	Blackberry	1 Gal	24" O C	L	
	Blackberry	1 Gal	4' O C	L	
	Blackberry	5 Gal	30" O C	L	
	Blackberry	1 Gal	48" O C	L	

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	W/COLS	REMARKS
	Blackberry	5 Gal	37	L	
	Blackberry	2 Gal	16	L	
	Blackberry	4" Post	305 S F	L	

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
	3" Layer Decorative Rock	2,000 S F	1" 3" Above

LANDSCAPE TABLE		PERCENT	TOTAL
REQUIRED	113,689 S F	100%	113,689 S F
PROVIDED	113,689 S F	100%	113,689 S F
TOTAL			368 S F

PLANT MATERIAL	QTY	MIN. NO. N	PROVIDED
TREES	10	30%	30%
SHRUBS	33	5%	5%
GROUND COVERS	1,000	100%	100%

GENERAL NOTES:

- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.
- All trees shall be 1" calipers or less, 1" top lines, 1" top lines.



