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8 Attorneys for Dynamic Meds

9 CITY OF PERRIS
10 DEVELOPMENT SERVICES DEPARTMENT
11 PLANNING DIVISION

12 Dynamic Meds

13 Appellant,

14 vs.

15 City of Perris,

16 Respondent.

17 Case #:

18 **NOTICE OF APPEAL OF
19 PURPORTED REVOCATION
20 OF CONDITIONS OF
21 APPROVAL FOR A
22 DISPENSARY PERMIT (NO. 17-
23 05171) AND THE MINOR
24 MODIFICATION (No. 18-05038)
25 MEMORANDUM OF POINTS
26 AND AUTHORITIES;
27 EVIDENCE IN SUPPORT
28 THEREOF**

[Perris Muni. Code, §5.54.180;
5.58.170]

21 **TO THE CITY OF PERRIS: PLEASE TAKE NOTICE** that Dynamic Meds,
22 Inc hereby hereby appeals the City of Perris' purported notice terminating the "permits"
23 described above. A true and correct copy of the notice is attached as exhibit 1.

24 **I. Grounds for appeal**

25 The reasons for the appeal include, but are not limited to:

- 26 1. No permits have been issued so there is nothing to revoke.
27 2. The alleged abandonment of the applications due to inactivity is objectively
28 false.

- 1 3. The application was not completed improperly-in fact, the application with minor
2 modification was approved.
- 3 4. Dynamic Meds has not been operating since August 5, 2021, so Dynamic Meds
4 had already complied with the demand that applicant cease operations as of
5 September 7, 2021.
- 6 5. Dynamic Meds has been diligently complying with the developments
7 requirements of the application. However, COVID limitations at the city and
8 with licensed contractors, architects and others has caused delay not attributable
9 to applicant.
- 10 6. The purported revocation is conflicting, confusing and not based on facts or law.
- 11 7. The purported revocation constitutes a due process violation under State and
12 Federal laws.
- 13 8. The purported revocation is arbitrary.

14 **II. Facts constituting basis for appeal**

15 Given the extremely tight deadline to appeal, Dynamic Meds has not had time to
16 organize all of the relevant material. There have been around 100 or more
17 communications between the parties; plan submittals, tens of thousands of dollars paid
18 by Dynamic Meds for permits, not to mention far more to development experts. A
19 highlight of some of the relevant facts, with reference to specific documents follow.

20 **September 22, 2017** – Dynamic Meds submitted its application. (Ex. 2.)

21 **November 13, 2018** – City approved the application with minor modification.
(Ex. 3.)

22 **January 25, 2019** –HDL/City of Perris reviewed the regulatory permit
23 application. (Ex. 4.)

24 **February 5, 2019** – City approves permit application 18-05353, subject to
25 appalication PLN 17-0571 and minor mod 18-05038.

26 **January 1, 2020** – City of Perris issues business license to Dynamic Meds. (Ex.
27 5.)
28

1 **February 13, 2020** – City of Perris provides notice of a “compliance inspection”
2 by City and HDL for Feb. 25, 2020. (Ex. 6.)

3 **February 25, 2020** – Dynamic Meds and its attorney are ready for an inspection,
4 but City never appears. (Ex. 6.)

5 **March 14, 2020** -- Governor of California issues state-wide shut-down for
6 virtually all activity due to COVID.

7 **March-Dec. 2020** --Despite city’s limited hours; lack of outside development
8 specialist and inability to meet in person or conduct business normally, Dynamic
9 submits multiple plans to city. City has demanded extensive street improvements
10 changes to original plans.

11 **July 1, 2020** – Grading and street improvement plans submitted.

12 **July 20, 2020** – City approved grading and street improvement plans.

13 **November 16, 2020** – Application for address assignment submitted. (Ex. 7.)

14 **November 20, 2020** –Dynamic submits electrical plans.

15 **January 6, 2021** – City approves electrical plans (PMT 20-01840.)

16 **January 27, 2021** – Dynamic waiting for City and EMWD to designate site
17 addresses for public electric meter prior to pulling permits. (Ex. 8.)

18 **March 19, 2021** – Dynamic emails City requesting update from Edison regarding
19 address assignment. Nothing can proceed without the assignment. (Ex. 9.)

20 **April 5, 2021** – Nathan Perez, senior planner, for city writes to Dynamic stating
21 “inquiring on status of TI building plans and acknowledges Dynamic operating by
22 threatening that “we will have to call the State Controller (tax controller) and the state
23 cannabis license control. Dynamic’s permit consultant immediately requests clarification
24 as to what TI plans were expected. (Ex. 10.)

25 **April 6, 2021** – City confirms effort to finalize permits. (Ex. 11.)

26 **April 19, 2021** – Application for building permits (street improvements)
27 submitted to City. (Ex. 12.)

28 **April 22, 2021** – City emails Dynamic to describe annexation process. (Ex. 13.)

1 May 5, 2021 – City engineer dept. emails Dynamic stating that plans are
2 approved and ready for pick-up. (Ex. 14.)

3 July 20, 2021 – Willdan annexation project manager provides invoice. It is paid
4 August 3, 2021. (Ex. 15.)

5 August 27, 2021 – Dynamic requests that offsite landscape plans that were to
6 have been mailed were never received and that LMD meter address not received from
7 City or Edison. (Ex. 16.)

8 August 31, 2021 – EWMD responds that there is no comment regarding water
9 meter location. (Ex. 17.)

10 September 1, 2021 – Dynamic requests information from State Water Resources
11 Control Board regarding NOI. (Ex. 18.)

12 September 3, 2021 – EMWD finally issues reference # for project. (Ex. 19.)

13 September 5, 2021 – Dynamic ceases operation to focus on construction.

14 **III. Additional documents**

15 Dynamic has over one hundred pages of emails, plans and other documents.
16 Rather than attach all of those to this appeal within the 10 day limit, Dynamic expressly
17 reserves its right to present additional documentation regarding this matter. Appellant is
18 diligently pursuing the required planning, building engineering, annexation and
19 numerous other requirements to obtain the permit. The COVID pandemic closed many
20 offices and made plan preparation and submittal virtually impossible. Revocation is
21 premature at this time.

22 September 17, 2021

23 Law Offices of Lawrence R. Bynum, A Prof. Corp.
24 attorneys for Dynamic Meds, Inc. appellant

25 
26 _____
27 By: Lawrence R. Bynum, Esq.
28



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-8379

September 7, 2021

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED & U.S. MAIL

Lawrence R. Bynum, Esq.
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A Professional Corporation
6700 Indiana Avenue, Suite 240
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Business Owner of Dynamic Meds, Inc. and
Property Owner
c/o Alfonso Luera
4605 Wade Ave.
Perris, CA 92571
lucraenterprises@gmail.com

Residential Address:
Alfonso Luera
31101 Montgomery Ave
Nuevo, CA 92567

Re: Notice of Violations of Perris Municipal Code and Revocation of Permits
(Dynamic Meds, Inc. 4605 Wade Ave., Perris, CA 92571)

Dear Mr. Bynum:

The City of Perris is officially revoking the Medical Marijuana Dispensary Permit Application and Adult Use Regulatory Retailer Permit Application for Dynamic Meds, Inc. ("Dynamic Meds") located at the above-referenced property due to abandonment of the renewal application per the history outlined below. Additionally, the City notes several possible violations of the Perris Municipal Code ("PMC"), at the above-referenced property.

The following provides a timeline of events which led to the revocation of Dynamic Meds' Medical Marijuana Dispensary and Adult Use Regulatory Retailer permits:

1. On **August 22, 2017**, Salvador Hernandez submitted a Medical Marijuana Dispensary Permit (No. 17-05171) application to the City.
2. On **October 17, 2017**, the City sent correspondence to Dynamic Meds (to Alfonso Luera) informing of items that needed to be corrected or clarified in order to deem the application as "complete."

3. On **November 17, 2017**, the following building comments were listed upon Administrative Development Plan Review of ADPR Marijuana (No. 17-05171):
 - Must Comply with the Latest Adopted Version of the California Fire Code 2016 Edition.
 - Must Have Proper Fire Access to the Building facility and around the facility.
 - A proper all-weather road will be required for Fire Department access to the facility.
 - The new proposed use will have to comply with the 2016 California Building Code Access regulations for the parking areas, access ramps, this will include the proper placement of the required signs for access and parking.
 - The parking lot will have to be paved and re-stripped.
 - Handicapped parking will have to be provided for the site.
 - The Building MIGHT have to have commercial fire sprinklers installed depending on the existing fire flow for the proposed facility.
 - The location of any existing fire hydrant will have to be identified on the plans and the size of the existing hydrant will also have to be identified.
 - The distance to the proposed structure from the fire hydrant will have to be provided.
 - Proper fire flow will also have to be provide for the proposed commercial use. Proof of the required fire flow will have to be provided.
 - Any proposed addition and remodel to the exterior of the modular, will have to comply with the latest adopted version of the 2016 California Electrical Code, Mechanical Code, Plumbing Code, Building Code, and Energy Codes.
 - Any interior remodels or additions will have to be reviewed, approved, and inspected through HCD.
4. On **December 21, 2017**, Alfonso Luera submitted for a business license to HDL the City's business license contractor, although the application permit was still in process .
5. On **February 27, 2018**, Alfonso Luera submitted a Minor Modification (No. 18-05038) for site improvements to operate the dispensary to the City.
6. On **August 28, 2018**, the City sent correspondence to Dynamic Meds (to Alfonso Luera) for abandonment of the application due to inactivity for both the Medical Marijuana Dispensary Permit (No. 17-05171) application and the Minor

Modification (No. 18-05038). Applicant was notified that progress must be made on the project or it will be abandoned.

7. On **October 23, 2018**, Dennis Grubb & Associates, LLC performed a development review for 4605 Wade Avenue to assess compliance with Minor Modification (No. 18-05038), and provided the following conditions:

- Prior to the to the issuance of a building 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 ("CFC"), Chapter 5.
- 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.
- All required fire hydrants shall be installed and operational prior to building construction.
- All fire hydrants shall remain operational during construction.
- 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.
- 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.
- All buildings shall be provided with fire alarm systems including smoke detectors throughout. Construction plans shall be submitted to the City for review and approval to the City of Perris prior to installation.
- 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.
- 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/ChemicalClassificationPackaaeQ1-17.pdf>
- Prior to the use of any flammable gas for extraction processing plans shall be submitted to the City for review and approval for the required flammable gas detection system. Ensure that the flammable gas detection system shall be listed or approved and shall be calibrated to the types of fuels or gases used for the extraction process. The gas

detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammable limit (LFL).

- Prior any extraction processing a Technical Report by a California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) shall be provided to the City for review and approval. The report shall cover all aspects of the oil extraction process and the equipment use. The technical report shall contain at a minimum, but not limited to, all of the following:
 - Manufacturer information (name, company, phone/email contacts).
 - Preparer of record on technical report.
 - Date of review and report revision history.
 - Signature page shall include all of the following, Author, Date, Seal and Signature of the Engineer
 - Model number of the item evaluated. If the equipment is provided with a serial number, the serial number shall be included for verification at time of site inspection.
 - Methodology of the design or peer review process used to determine minimum safety requirements. Methodology shall consider the basis of design and shall include a code analysis and code path to demonstrate the reason as to why specific code or standards are applicable or not.
 - Equipment description. A list of every component and sub-assembly (fittings, hose, quick disconnects, gauges, site glass, gaskets, valves, pumps, vessels, containers, switches, etc.) of the system or equipment, indicating the manufacturer, model number, material, and solvent compatibility. Include manufacturers' data sheets.
 - A general flow schematic or general process flow diagram of the process. Post-processing or winterization shall be included in this diagram. All primary components of the process equipment shall be identified and match the equipment list above. Operating temperatures, pressures, and solvent state of matter shall be identified in each primary step or component. A piping and instrumentation diagram (P&ID).
 - Record of any pressure vessels, and spec sheets. Indicate if pipe is used for fabricated components.
 - Structural analysis for the frame system supporting the equipment.
 - Process safety analysis of the extraction system, from the introduction of raw product to the end of the extraction process.
 - Comprehensive process hazard analysis (PHA) considering failure modes and points of failure throughout the process. The process

hazard analysis shall include a review of emergency procedure information provided by the manufacturer of the equipment or process, assembly instructions, operation and maintenance manuals provided by the manufacturer.

- Identify the location of all Class I & II, Division 1 & 2, zones, and a review of all electrical components verifying they are listed for the hazardous environment in which they are located.
 - List of references used in the analysis. CFC § 3804.3.
 - NOTE: Prior to contracting with the FPE or RDP obtain the City of Perris Fire Marshal Office approval for the proposed firm/individual. Resumes and or other supporting documentation shall be provided that demonstrates that they are experts in the oil extraction process and equipment and the associated hazard. Exception: Pressure Safety Inspectors LLC (Chris Witherell) is a pre-approved RDP.
- Prior to the operation of any extraction processing a site inspection shall be performed by Technical Report California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) who prepared the Technical Report once the extraction equipment is installed. Once the inspection is completed the FPE/RDP shall prepare a report on their findings. The report shall include the serial number of the equipment used in the process and shall confirm the equipment installed is the same model and type of equipment identified in the technical report. The Finding Report shall be provided to the Perris Fire Marshal Office for review and approval prior to fire department final inspection.
8. On **November 9, 2018**, the City prepared Conditions of Approval for the Medical Marijuana Dispensary Permit (No. 17-05171) application and the Minor Modification (No. 18-05038) which included the following required modifications to the site:
- The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
 - The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drainage to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
 - Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.

- Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping.
 - This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
 - The applicant shall submit to City Engineer the following for his review;
 - Onsite Grading Plan and Erosion Control Plans
 - Water and Sewer Plans
 - The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.
 - All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
 - Nance Street along the property frontage shall be improved with concrete curb and gutter located 20 feet south of centerline within 30 feet half width dedicated right-of-way and minimum of 32 feet of new pavement per County of Riverside Standard No. 105 Section "C" (60'/40').
 - Wade Avenue along the property frontage shall be improved with concrete and gutter located 22 feet east of centerline within 33 feet half width dedicated right-of-way and minimum of 34' of new pavement per County of Riverside Standard No. 104 Section "A" (66'/44').
 - 6' concrete sidewalk and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
 - A streetlight shall be installed along perimeter street adjacent to this site as approved by City Engineer per City of Perris standards. Streetlights shall be prepared by Electrical Engineer and shall be LS3, LED.
 - Pavement transition shall be provided per Caltrans standards.
9. On November 13, 2018, the City approved the Medical Marijuana Dispensary Permit (No. 17-05171) application and the Minor Modification (No. 18-05038) and sent the approval to Salvador Hernandez. The site required modifications to be able to begin operating. These improvements were noted under Minor Modification 18-05038 and included the following:
- City Ordinances and Business License. The subject business shall maintain compliance with Ordinance Nos. 1330 and 1339 of the City of Perris, Chapter 5.54 "Medical Marijuana Dispensary Regulatory Program" and Chapter 3.40 "Marijuana Tax" of the Perris Municipal

Code ("PMC"), and all other local and City Ordinances, and State Law, including but not limited to an annual fire inspections and maintenance of a City business license.

- **State of California Requirements:** The medical marijuana dispensary shall be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing medical marijuana dispensaries, including without limitation the Compassionate Use Act as set forth in California Health & Safety Code Section 11362.5, the Medical Marijuana Regulation and Safety Act of 2015, and the Medical Marijuana Program Act as set forth in the California Health and Safety Code Sections 11362.7 et seq.
- **Conformance to Approved Plans.** Development of the project site plan and floor plan shall conform substantially to the approved set of plans dated **November 2018**. Any deviation shall require appropriate Planning Division review and approval. Prior to start of business, all improvements as shown on the approved site plan shall be completed.
- **Term of Approval.** This approval shall be valid for a period of one (1) year from the date of permit approval/issuance. The holder of the medical marijuana dispensary permit may apply for the renewal of the permit no less than 60 days prior to the permit's expiration date.
- **Minor Modification.** All conditions of Minor Modification (Minor Mod) **PLN18-05038** shall be adhered to and remain in effect with the approval of this permit.
- **Operational Requirements.** Prior to operations and business license issuance, all floor plan improvements as shown on the approved floor plan on file with this application shall be completed. All appropriate building permits and/or Tenant Improvement permits shall be obtained and finalized prior to Certificate of Occupancy and Business License Issuance.
- **Conditions of Approval PLN 17-05171**
 - **Hours of Operation:** Business hours shall be limited between the hours of 6:00 a.m. PST to 9:00 p.m. PST, 7 days of week.
 - All operations shall be in conformance with the submitted business plan, security plan, lighting plan, odor control plan, employees/operators listed on file with this permit. Any changes shall require written notification to the Planning Division for review and approval.
- **Compliance Reviews and Financial Audits**
 - The City of Perris and/or its designee shall conduct quarterly (4) compliance reviews to review business practices, procedures, and internal controls to ascertain the level of risk assessment.

- b. The City of Perris and/or its designee shall conduct one (1) financial audit during the term of the permit to verify the accuracy of the gross receipts reported to the City and to ensure regulatory compliance with state and local laws. This audit shall verify the accuracy of the annual gross receipts reported by the Medical Marijuana Dispensary to the City of Perris for purposes of calculating the amount of business tax due.
 - **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
 - **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, Medical Marijuana Dispensary Permit (MMDP) PLN17-05171 and Minor Modification (Minor Mod) 18-05038. 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.
 - **City Engineer.** The Medical Marijuana Dispensary shall comply with the City of Perris City Engineer conditions dated November 9, 2018.
 - **Fire.** The Medical Marijuana Dispensary shall comply with the City of Perris Fire conditions dated October 23, 2018.
 - **Building.** The Medical Marijuana Dispensary shall comply with the City of Perris Building Official comments dated November 27, 2017.
10. However, the applicant failed to conduct these improvements and opened their business anyways.
11. A valid Certificate of Occupancy was never received. **PMC §16.20.090.**
12. On **December 14, 2018**, Salvador Hernandez submitted an Adult Marijuana Dispensary Permit (17-05171) application to the City.
13. On **February 5, 2019**, the City approved Dynamic Meds' Adult Marijuana Dispensary Permit (18-05353) application with the following Conditions of Approval.
- **City Ordinances and Business License.** The subject business shall maintain compliance with Ordinance Nos. 1330 and 1339 of the City of Perris, Chapter 5.54 "Medical Marijuana Dispensary Regulatory

Program," Chapter 5.58 "Adult-Use Marijuana Retailer Regulatory Program," and Chapter 3.40 "Marijuana Tax" of the Perris Municipal Code, and all other local and City Ordinances, and State Law, including but not limited to an annual fire inspections and maintenance of a City business license.

- **State of California Requirements:** The medical marijuana dispensary and adult use marijuana retailer shall be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing medical marijuana dispensaries, including without limitation the Compassionate Use Act as set forth in California Health & Safety Code Section 11362.5, the Medical Marijuana Regulation and Safety Act of 2015, and the Medical Marijuana Program Act as set forth in the California Health and Safety Code Sections 11362.7 et seq.
- **Conformance to Approved Plans.** Development of the project site plan and floor plan shall conform substantially to the approved set of plans dated February 5, 2019. Any deviation shall require appropriate Planning Division review and approval. Prior to start of business, all improvements as shown on the approved site plan shall be completed.
- **Term of Approval.** This approval shall be valid for a period of one (1) year from the date of permit approval/business license issuance. The holder of the medical marijuana dispensary permit may apply for the renewal of the permit no less than 60 days prior to the permit's expiration date.
- **Minor Modification.** All conditions of Medical Marijuana Dispensary (MMD) Permit PLN17-05171 and Minor Modification 18-05038 shall be adhered to and remain in effect with the approval of this permit.
- **Operational Requirements.**
 - Prior to operations and business license issuance, all floor plan improvements as shown on the approved floor plan on file with this application shall be completed. All appropriate building permits and/or Tenant Improvement permits shall be obtained and finalized prior to Certificate of Occupancy and Business License Issuance.
 - **Hours of Operation:** Business hours shall be limited between the hours of 6:00 a.m. PST to 9:00 p.m. PST, 7 days of week.
 - All operations shall be in conformance with the submitted business plan, security plan, lighting plan, odor control plan, employees/operators listed on file with this permit. Any changes shall require written notification to the Planning Division for review and approval.

- **Compliance Reviews and Financial Audits.**
 - The City of Perris and/or its designee shall conduct quarterly (4) compliance reviews to review business practices, procedures, and internal controls to ascertain the level of risk assessment
 - The City of Perris and/or its designee shall conduct one (1) financial audit during the term of the permit to verify the accuracy of the gross receipts reported to the City and to ensure regulatory compliance with state and local laws. This audit shall verify the accuracy of the annual gross receipts reported by the Medical Marijuana Dispensary and adult-use marijuana retailer establishment to the City of Perris for purposes of calculating the amount of business tax due.
- **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
- **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, **Adult-Use Retailer Regulatory Permit 18-05353.** 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..
- **Adult-Use Regulations.**
 - **Security.** Adult-use retailers shall maintain the following security measures:
 - Entrances to the dispensing area and any storage area shall be locked at all times, shall be only accessible by employees, and shall be under the control of only employees
 - The interior premises of the adult-use retailer shall be equipped with and, at all times during which it is open to the public, shall remain illuminated with overhead lighting fixtures of sufficient intensity to illuminate every place to which members of the public or portions thereof are permitted access with an illumination of not less than two foot-candles as measured at the floor level.
 - **Location and distance restrictions.** The adult-use retailer shall be located at and operated within the same location and premises for

which the applicant's current and valid medical marijuana dispensary has been issued.

○ **Sale Restrictions**

- Adult-use retailers shall not sell or dispense marijuana or marijuana products to individuals under the age of 21.
- Adult-use retailers shall not sell or dispense more than 28.5 grams of marijuana in any singular transaction

➤ **Records.** Adult-use retailers shall maintain records reflecting:

- The source (including name, location, and contract information) of all marijuana dispensed, sold, or stored by the adult-use retailer.
- The dates upon which all customers are sold marijuana and the amount sold.
- The delivery of marijuana, from the adult-use retailer by an employee, to a customer located outside of the adult-use retailer location, including but not limited to the identity of the recipient, the amount delivered, the date of the delivery, the address of the delivery, the name of the employee making the delivery, and a written receipt from the customer confirming the delivery.
- Proof of a valid and current permit issued by the City in accordance with this chapter. Every adult-use retailer shall display at all times during business hours the permit issued pursuant to the provisions of this chapter in a conspicuous place so that it may be readily seen by all persons entering the location of the adult-use retailer.

➤ **Employees**

- An adult-use retailer shall maintain results of live scans conducted annually by the adult-use retailer on all employees with the written results of such live scans being maintained at the location of the adult-use retailer.
- All owners and managers must have a current and valid identification card.

➤ **Only marijuana products.** Consistent with this Chapter and State law, Adult-use retailers shall only dispense, offer to sell, or provide marijuana, marijuana products, and marijuana-related products. Marijuana-related products include, but are not limited to, pipes used for the consumption of marijuana, rolling papers for the consumption of marijuana, etc.

➤ **No alcohol.** Adult-use retailers shall not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages

- **No lounge or cafe.** Adult-use retailers shall not operate as a lounge, cafe or restaurant serving food or drinks for consumption on-site. There shall be no seating area, tables, couches, or chairs for the gathering or congregating of individuals.
- **Site Management**
 - The adult-use retail permit holder shall take all reasonable steps to discourage and correct conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if related to the operation of the adult-use retailer
 - Reasonable steps shall include immediately calling the police upon observation of the activity and requesting that those engaging in activities that constitute a nuisance or are otherwise illegal to cease those activities unless personal safety would be threatened in making the request.
 - Nuisance includes but is not limited to disturbances of peace, open public consumption of marijuana, alcohol or controlled substances, excessive pedestrian or vehicular traffic, including the formation of any pedestrian lines outside the building, illegal drug activity, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct or police detentions and arrests.
 - The adult-use permit holder shall make available to customers who are dispensed, sold, or provided with marijuana or marijuana products a list of the rules and regulations governing marijuana use and consumption within the City.
- **Delivery of marijuana.**
 - All employees who provide delivery of marijuana from an adult-use retailer to a customer located outside the adult-use retailer location must have a valid identification card at all times with the employee while the delivery is being made.
 - All deliveries must be recorded by the adult-use retailer and maintained in the regular records of the adult-use retailer. These records shall include but not be limited to the identity of the recipient, the amount delivered, the date of the delivery, the address of the delivery, and the name of the employee making the delivery.
 - Upon receipt of a delivery outside of the location of the adult-use retailer, a customer must sign for the delivery on a written identifiable receipt to be kept in the regular records of the adult-use retailer.

- All deliveries must leave the adult-use retailer in sealed containers whose seals will not be broken until receipt of the delivery by the customer.
- **Suspension and Revocation**
 - The Director is authorized to suspend and/or revoke a medical marijuana dispensary permit and or adult-use marijuana retailer permit issued pursuant to this chapter upon the determination through written findings of a failure to comply with any provision of this chapter, any condition of approval, or any agreement or covenant as required pursuant to this chapter.
 - The Director may suspend or revoke a medical and adult marijuana dispensary permit if any of the following occur:
 - The Director determines that the medical marijuana dispensary or adult-use marijuana retailer has failed to comply with any aspect of this chapter, any condition or approval, or any agreement or covenant as required pursuant to this chapter; or
 - Operations cease for more than 180 calendar days (including during any change of ownership, if applicable); or
 - Ownership is changed without securing a new medical marijuana dispensary permit or adult-use marijuana retailer regulatory permit; or
 - The medical marijuana dispensary and or adult-use marijuana retailer fails to maintain required security camera recordings; or
 - The medical marijuana dispensary and adult-use retailer fails to allow inspection of the security recordings, the activity logs, the records, or of the premise by authorized City officials.

14. On January 1, 2020, Dynamic Meds' official business license was issued in error.
15. On January 14, 2020, City's Code Enforcement Department inspected Dynamic Meds to verify that they were operating 24/7. A violation of PMC § 5.54.110 was observed.
16. On January 24, 2020, a Notice of Violation of PMC § 5.54.110 was issued by the City's Code Enforcement Department.
17. On February 6, 2020, the City's Code Enforcement Department determined that Dynamic Meds was operating without a valid City Business License. PMC § 5.54.110.

18. On **March 6, 2020**, the City Prosecutor's Office sent (via certified mail) the 1st Notice of Criminal Violations of:
- Failing to obtain a business license for Dynamic Meds prior to operating on the property. **PMC § 5.04.010.**
 - Operating a business without first obtaining a certificate of occupancy. **PMC § 16.20.090.**
19. On **April 1, 2020**, the City Prosecutor's Office sent (via certified mail) Lawrence Bynum, counsel for Dynamic Meds, a final Notice of Criminal Violations of:
- Failing to obtain a business license for Dynamic Meds prior to operating on the property. **PMC § 5.04.010.**
 - Operating a business without first obtaining a certificate of occupancy. **PMC § 16.20.090**
20. On **June 12, 2020**, the City revoked Dynamic Meds' business license. This action was taken because a Certificate of Occupancy was never obtained for Dynamic Meds, Inc.
21. On **July 1, 2020**, Dynamic Meds submitted grading and street improvement plans to the City Engineer's office.
22. On **July 10, 2020**, the City sent correspondence informing you that the City of Perris had revoked the business license issued to Dynamic Meds operating at the above-referenced property. This letter clarified that there is no appeal process and corrected the municipal code citation for the provisions for an appeal. This letter mandated that Dynamic Meds immediately cease the operation of the unlicensed medical marijuana dispensary located at the property.
23. On **July 14, 2020**, correspondence was sent to Dynamic Meds to provide Notice of Criminal Violations of:
- Failing to obtain a business license for Dynamic Meds prior to operating on the property. **PMC § 5.04.010.**
 - Operating a business without first obtaining a certificate of occupancy. **PMC § 16.20.090**
24. On **July 20, 2020**, Engineering approved of the grading and street improvement plans.
25. On **November 4, 2020**, Dynamic Meds submitted electrical plans to the City's Building Department.

26. On January 6, 2021, the City's Building Department approved the electrical plans (PMT 20-01840). The plans expired on 7/6/21, as the electrical plans are valid for six months.

27. As of September 3, 2021, the grading and street improvement plans, along with the electrical plans have yet to be paid for and issued.

Since Dynamic Meds failed to meet the requisite conditions, both the **Medical Marijuana Dispensary Permit and Adult Use Regulatory Retail Permit are revoked**. The PMC is clear that operation of a medical marijuana dispensary and adult use retail dispensary without the proper permits and licenses is unlawful. See PMC §§ 5.54.020, 5.54.040, 5.58.020.

Additionally, per PMC § 5.54.080(b), upon determination that the applicant has completed the application improperly, the applicant shall have 30 days to provide a complete application or it will be deemed abandoned. Although the City timely notified Dynamic Meds of the deficiencies within the application, Dynamic Meds failed to submit a new application for a new review.

As such, **Dynamic Meds' Medical Marijuana Dispensary Permit and Adult Use Regulatory Retail Permit are both revoked** pursuant to the City's authority to do so under PMC §§ 5.54.150 and 5.58.150. Further, since the revocation is subject to the provisions of PMC § 5.54.150 and PMC § 5.58.150, the appeal process outlined in section 5.58.170 does not apply to this revocation.

Further, since the requisite conditions have not been met, Dynamic Meds' license has expired pursuant to PMC § 5.58.150. Consequently, operation of Dynamic Meds' medical marijuana and adult use retail dispensary is considered unlawful. See PMC § 5.54.100(c).

Accordingly, Dynamic Meds, Inc. is operating **illegally and must cease its operations immediately**. Failure to do so may result in Code Enforcement action and referral to the City Attorney's Office for legal action.

If you have any further questions, please contact the City's legal counsel, Eric Dunn, at (951) 241-7338 or email at edunn@awattorneys.com.

Very truly yours,



Kenneth Phung, Planning Manager

cc: Ms. Clara Miramontes, City Manager (via email)
Mr. Robert Trejo, Code Enforcement Supervisor (via email)
Mr. Nathan Perez, Senior Planner (via email)
Mr. Daniel Soares, Senior Code Enforcement Officer (via email)
Mr. Eric Dunn, City Attorney (via email)
Mr. G. Ross Trindle, III, Senior Litigation Counsel (via email)



Completed applications must be submitted to
 Development Services Department at:
 135 N 'D' Street Perris, CA 92570
 Telephone (951) 943-5003

OFFICE USE ONLY	
Case No.	PLN 17-05171
Application Submittal Date	8/22/2017
Fee	\$13,008.45
Accepted By	<i>[Signature]</i>

MEDICAL MARIJUANA DISPENSARY REGULATORY PERMIT APPLICATION

Pursuant to City of Perris Ordinance Nos. 1330 and 1339

Upon receipt of a completed application and payment of the application and fee, the Director of Development Services shall investigate the information contained in the application to determine whether the applicant shall be issued the requested permit. The purpose of the review is to ensure that the medical marijuana dispensary will be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing medical marijuana dispensaries, including without limitation the Compassionate Use Act as set forth in California Health & Safety Code Section 11362.5, the Medical Marijuana Regulation and Safety Act of 2015, and the Medical Marijuana Program Act as set forth in the California Health and Safety Code Sections 11362.7 et seq.

Check one only:

- Check here if **NEW** Medical Marijuana Dispensary
 Check here if **RENEWAL** of a Medical Marijuana Dispensary

PROJECT LOCATION: 4605 Wade Ave, Perris, CA 92571

ASSESSORS' PARCEL NO.: (<http://www.cityofperris.org/city-hall/zoning.html>): 3141000 68

EXISTING LAND USE OF PROPERTY: C-1 LI Perris Valley Commerce Center Specific plan

ZONING: Permitted medical marijuana dispensaries may locate and/or operate in either the Commercial Neighborhood (CN) Zone (Section 19.36 of the Perris Municipal Code), the Commercial Community (CC) Zone (Section 19.38 of the Perris Municipal Code), or the Industrial Zone (Section 19.44 of the Perris Municipal Code), as defined more fully in Title 19 (Zoning) of the Perris Municipal Code.

EXISTING ZONING OF PROPERTY: C-1 LI - PVCCSP

LOCATION

Is the site and/or property located within 1,000 hundred feet of a school, park, place of worship, youth-oriented facility or community center, as defined in PMC Section 5.54.030?

YES NO

Is the site and/or property located within 600-feet of a residential zone, as defined in PMC Section 5.54.030?

YES NO

STAFF USE ONLY:

	Signature	Complies	Notes
Zoning Verified	<i>[Signature]</i>	yes	
Location Verified	<i>[Signature]</i>	yes	

A. APPLICANT INFORMATION (to be completed by applicant):

APPLICANT: Alfonso Lvera, SR.

Mailing Address: 31101 Montgomery Ave Phone No. 951-415-0904

City, State, Zip: Nuevo, CA 92567 E-Mail: DM Inc. perris@gmail.com

OWNER (IF DIFFERENT FROM APPLICANT): _____

Mailing Address: _____ Phone No. _____

City, State, Zip: _____ E-Mail: _____

LEGAL REPRESENTATIVE: Glew + KIM

Mailing Address: 1851 E 1st St, #840 Phone No. 714) 648-0004

City, State, Zip: Santa Ana, CA 92705 E-Mail: jmagatomey@gmail.com

(Attach additional sheets as necessary)

B. PROPERTY OWNER CONSENT:

In the event that neither the applicant or owner are the legal owners of the subject property contemplated by this application, the application must be accompanied with a "MEDICAL MARIJUANA DISPENSARY REGULATORY PERMIT APPLICATION PROPERTY OWNER'S STATEMENT OF CONSENT" stating and acknowledging that a medical marijuana dispensary will be operated on the subject property contemplated by this application and containing the notarized signature from the legal owner of the property.

If either applicant or owner are the legal owners of the subject property contemplated by this application, then evidence of such legal ownership shall be submitted in a form that is satisfactory to the Director.

PROPERTY OWNER: Laurie Barres and Cherokee Funding, LLC

Mailing Address: 26786 Ironwood Ave Phone No. 951-212-3406

City, State, Zip: Moreno Valley, CA 92555 E-Mail: socalmhc2@msn.com

(Attach additional sheets as necessary)

C. BUSINESS OPERATIONS:

Estimated Number of Qualified Patients and Primary Caregivers (as defined in PMC Section 5.54.030): 4,000

Days/Hours of Operation: 9:00 AM to 10:00 P.M.

Delivery Service to be provided: Yes No Not at this time

Hours of Delivery Service: _____

Name of all owners, employees, and managers, as defined in PMC Section 5.54.030 (attach additional sheets if necessary):

1. NAME/TITLE: Alfonso Luera - Sr / ^{owner} Manager PHONE NO.: 951-415-0904
ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
2. NAME/TITLE: ERIC Luera / ^{assistant} office Manager PHONE NO.: 951-532-8977
ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
3. NAME/TITLE: Thomas Cody Bills / Floor Manager PHONE NO.: _____
ADDRESS: 229103 Via Santana, Nuevo, CA 92567
See attached.

D. APPLICANT AUTHORIZATION

I hereby authorize and consent to the City Manager and the Director of Development Services of the City of Perris, including their designees, to seek verification of the information contained in this application and any attachments.

NAME OF APPLICANT: Alfonso Luera, SR

SIGNATURE OF APPLICANT: *Alfonso Luera* DATE: 8-4-17

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

E. TERMS AND CONDITIONS

I hereby certify that I have reviewed the contents of Chapter 5.54 of the Perris Municipal Code and acknowledge, understand, and agree to be bound by its terms and conditions.

NAME OF APPLICANT: Alfonso Luera, SR

SIGNATURE OF APPLICANT: *Alfonso Luera* DATE: 8-4-17

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

Exhibit 2

F. FURTHER INFORMATION AND INSPECTIONS

I agree to submit any additional and further information as deemed necessary by the City Manager or the Director of Development Services, including their designees, in order to process this application.

I further agree to permit the City Manager, Director of Development Services, the Perris Police Department, and their respective designees to conduct reasonable inspections, for the purpose of ensuring compliance with local and State laws, of the proposed medical marijuana dispensary at the discretion of the City, including inspection of:

- Security recordings made by security cameras required by Chapter 5.54 of the Perris Municipal Code,
- Security records and files,
- Inventory records and files, and
- Other written records and files pertaining to the proposed medical marijuana dispensary.

NAME OF APPLICANT: Alfonso Luera SR.

SIGNATURE OF APPLICANT: Alfonso Luera DATE: 8-4-17

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

G. INDEMNIFICATION AND RELEASE

I release the City of Perris, its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from (a) any repeal or amendment of Chapter 5.54 of the Perris Municipal Code or any provision of the Planning and Development Code relating to medical marijuana dispensaries and/or deliveries, and (b) any arrest or prosecution of me, my managers, employees, or members for violation of State or federal laws; and I will defend, indemnify, and hold harmless the City of Perris and its agents, officers, elected officials, and employees from and against any and all claims or actions: (a) brought by adjacent or nearby property owners or any other parties for any damages, injuries, or other liabilities of any kind arising from operations at the subject property contemplated by this application, and (b) brought by any party for any problems, injuries, damages, or other liabilities of any kind arising out of the distribution of marijuana produced at the subject property contemplated by this application.

NAME OF APPLICANT: Alfonso Luera, SR.

SIGNATURE OF APPLICANT: Alfonso Luera DATE: 8-4-17

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

Exhibit 2

H. APPLICANT CERTIFICATION

I certify under penalty of perjury, under the laws of the State of California, that I have personal knowledge of the information contained in this application and its attachments, if any, and that the information contained herein is true and correct.

NAME OF APPLICANT: alfonso Luera, SR.

SIGNATURE OF APPLICANT: Alfonso Luera DATE: 8-4-17

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

SUBMITTAL REQUIREMENTS

(Must be submitted at time of application submittal)

INCOMPLETE APPLICATION SUBMITTALS WILL NOT BE ACCEPTED

SUBMITTED		
YES	NO	
1. <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Fee:</u> Payment for the application fee.
2. G <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property Owner's Statement of Consent:</u> A statement and acknowledgement from the legal owner of the subject property contemplated by this application consenting to the proposed operation of a medical marijuana dispensary at his/her property as contemplated by this application shall be submitted. If either applicant or owner are the legal owners of the subject property contemplated by this application, then evidence of such legal ownership shall be submitted in a form that is satisfactory to the Director. (PMC 5.54.050(B)(8))
3. H <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Background Investigation:</u> Results of City of Perris background investigation for all owners, current or prospective employees, and current or prospective managers, as defined in PMC Section 5.54.030 and in compliance with State law requirements. Application for each personnel must be submitted concurrently with the MMD permit application at the time of filing. Fee for each background investigation application is \$300.00 payable to the City of Perris.
4. H <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification:</u> For each applicant/owner, current or prospective employee, and current or prospective manager (as those terms are defined in PMC Section 5.54.030), a color photocopy of a valid government-issued photo identification, such as a valid California Driver's License, as approved by the Director. (PMC 5.54.050(B)(2))
5. I <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Compliance with State Law:</u> Evidence satisfactory to the Director of Development Services with all state law requirements governing medical marijuana dispensaries. (PMC 5.54.050(B)(3))
6. J <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Insurance:</u> Evidence satisfactory to the Director showing compliance with all insurance requirements, minimum \$1,000,000 General Liability policy. (PMC 5.54.050(B)(4))
7. A <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Interior Site/Floor Plan:</u> Drawn to scale and fully dimensioned, showing the proposed use of areas on the premises, including storage, exterior lighting, restrooms, and signage. (PMC 5.54.050(B)(5))
8. A <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Site Plan:</u> A site plan and floor plan of the premises denoting all the use of areas on the premises of the medical marijuana dispensary, including storage, exterior lighting, restrooms, air treatment system and signage. (PMC 5.54.050(B)(5)) See attached page 9 for site plan information requirements.
9. <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Business Plan:</u> Management staff with experience and skills relevant to this project; primary applicants experience and ability to manage operations of proposed facility, scheduling of work, cost estimating and budget management plan; a 3-year performance plan, a point of sale and management inventory system of all products; and a track and trace system per State requirements.
10. C <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Odor Control Plan:</u> A medical marijuana dispensary shall have an air treatment system that ensures off-site odors shall not result from its operations. This requirement at a minimum means that the medical marijuana dispensary shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location of the medical marijuana dispensary is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the medical marijuana

11. ✓
see
attached
E

Security Plan: A security plan which includes the following measures:

- a. Security cameras shall be installed and maintained in good condition, with at least 30 days of digitally recorded documentation in a format approved by the Police Department. The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras include storage areas, all doors and windows, and such other areas required by the Police Department.
- b. The lease/business space site shall be alarmed with a centrally-monitored fire and burglar alarm system, and monitored by an alarm company properly licensed by the State of California Department of Consumer Affairs Bureau of Security and Investigative Services in accordance with Business & Professions Code section 7590 et seq. and whose agents are properly licensed and registered under applicable law.
- c. Entrance to the dispensing area and any storage areas shall be locked at all times, and under the control of employees.
- d. Interior Lighting. The premises within which the medical marijuana dispensary is operated shall be equipped with and, at all times during which is open to the public, shall remain illuminated with overhead lighting fixtures of sufficient intensity to illuminate every place to which members of the public or portions thereof are permitted access with an illumination of not less than two foot-candles as measured at the floor level.
- e. Exterior Lighting. The exterior of the premises upon which the medical marijuana dispensary is operated shall be equipped with and, at all times between sunset and sunrise, shall remain illuminated with fixtures of sufficient intensity and number to illuminate every portion of the property with an illumination level of not less than one foot-candle as measured at the ground level, including, but not limited to, landscaped areas, parking lots, driveways, walkways, entry areas, and refuse storage areas.
- f. All windows on the building that houses the dispensary shall be secured against entry from the outside.
- g. All marijuana present or kept at the premises shall be securely stored against both unauthorized access as well as theft. (PMC 5.54.050(B)(6))

**MEDICAL MARIJUANA DISPENSARY REGULATORY PERMIT APPLICATION
PROPERTY OWNER'S STATEMENT OF CONSENT**

If the applicant/owner is not the property owner of record of the subject site, the following Statement of Consent must be completed by the property owner of record or the property owner's authorized representative, granting the applicant permission to apply for a medical marijuana dispensary regulatory permit. This form must be notarized.

To: City of Perris
Planning Division
135 N 'D' Street
Perris, CA 92570

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Alfonso Lvera Phone: 951)415-0904

Mailing Address: 31101 Montgomery Ave., Nuevo, CA 92567

to operate a medical marijuana dispensary on the property described below

The subject property is located at: 4605 Wade Ave, Perris CA 92571

Assessor's Parcel Number: 314 100068

Printed Name of Owner of Record: Laurie Barnes and Cherokee Funding, LLC

Address of Owner of Record: 26786 Ironwood Ave, Moreno Valley, CA

Phone: 951-212-3406 Email address: SocalMHC2@msn.⁹²⁵⁵⁵com

Signature of Owner of Record: see attached Date: _____

Notarized document
and Lease agreement
Exhibit G

Plans attached to exhibit "A"

INFORMATION REQUIRED ON SITE PLAN

Additional information may be required on site plan if deemed appropriate by the Director of Community Development

Site Plan Requirements

- Assessor's parcel no.
- Acreage
- Building eaves, canopies
- Building foot prints and gross building area by use
- Drainage plan to control both on and off site drainage (if new development)
- Driveways, parking backup (dimensioned)
- Easements
- Employee amenity areas
- Fences, walls (location & design)
- Fire - Location of fire hydrants
- Land - Existing land uses adjacent to the site
- Landscape - Area calculation of landscaped areas, common open space
- Landscape percentage of parking area, excluding setbacks and parking overhang (max 2' into landscaped area)
- Loading area/spaces (include dimensions)
- Lot - Percentage of lot coverage
- Lot Dimensions
- North arrow & Scale (no. of feet per inch)
- Open space areas
- Applicant name and address
- Parking spaces (include dimensions) parking overhang maximum 2 feet
- Paved areas delineated
- Patios, Balconies (show square footage)
- Pedestrian walkways and paseos
- Power poles
- Recreational amenities
- School District(s)
- Scale of plans
- Setback dimensions
- Signature & license number of architect, landscape architect, civil engineer or land surveyor (where required)
- Street lights (existing if any)
- Street status (adjacent)
- Streets, names, locations and widths of rights-of-way of proposed streets, street cross sections, alleys and easements,
- Trash - Location of trash enclosures
- Utility lines, sewer access
- Utility Purveyors
- Zoning



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-8379

November 13, 2018

Sal Hernandez
4605 Wade Avenue
Perris, CA 92570

Subject: **Medical Marijuana Dispensary (MMD) Permit PLN17-05171 and Minor Modification 18-05038 – 4605 Wade Avenue**

Dear Applicant:

The City of Perris Planning Division approved the above referenced project on November 13, 2018, subject to the enclosed Conditions of Approval. Medical Marijuana Dispensary Permit PLN17-05171 (Minor Modification 18-05038) is a request to establish and operate a Medical Marijuana Dispensary located at 4605 Wade Avenue within the *Perris Valley Commerce Specific Plan*. Prior to operating, all Conditions of Approval attached to this letter shall be in compliance. Applicant shall sign the attached conditions of approval and return signed copy to the Planning Division prior to start of business. By signing and agreeing to the conditions of approval, the project applicant acknowledges the requirements of the City.

The decision regarding this approval or conditions of approval may be appealed to the Planning Commission by an applicant, a permit holder or interested party. The appellant must file a written appeal with the Perris City Clerk within ten calendar days of the decision. The written appeal shall specify the person making the appeal, the decision appealed from, shall state the reasons for the appeal, and shall include any evidence in support of the appeal which the applicant seeks to be considered by the Planning Commission.

If you have any questions or require additional information, please do not hesitate to contact me at (951) 943-5003, extension 279.

Sincerely,

Nathan Perez

Nathan Perez
Planning Division

Attachment: Conditions of Approval PLN17-05171

Exhibit 3

SRC TRANSMITTAL
ADMINISTRATIVE DEVELOPMENT
REVIEW APR 17-05171
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 around the facility.
3. A PROPER ALL WEATHER ROAD WILL BE REQUIRED FOR Fire Department access to the facility.
4. The new proposed use will have to comply with the 2016 California Building Code Access regulations for the parking areas, access ramps, this will include the proper placement of the required signs for access and parking.
5. The parking lot will have to be paved and re-stripped.
6. Handicapped parking will have to be provided for the site.
7. The Building MIGHT have to have commercial fire sprinklers installed depending on the existing fire flow for the proposed facility.
8. The location of any existing fire hydrant will have to be identified on the plans and the size of the existing hydrant will also have to be identified.
9. The distance to the proposed structure from the fire hydrant will have to be provided.
10. Proper fire flow will also have to be provide for the proposed commercial use. Proof of the required fire flow will have to be provided.
11. Any proposed addition and remodel to the exterior of the modular, will have to comply with the latest adopted version of the 2016 California Electrical Code, Mechanical Code, Plumbing Code, Building Code, and Energy Codes.
12. Any interior remodels or additions will have to be reviewed, approved and inspected through HCD.

Brian Muhu

David J. Martinez/Interim Building & Fire Official

Date: 11-27-17

Exhibit 3



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

November 9, 2018

Minor Modification 18-05038, Medical Marijuana Dispensary 17-05171
4605 Wade Avenue

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

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

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

Exhibit 3

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

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

7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
8. Nance Street along the property frontage shall be improved with concrete curb and gutter located 20 feet south of centerline within 30 feet half width dedicated right-of-way and minimum of 32 feet of new pavement per County of Riverside Standard No. 105 Section "C" (60'/40').
9. Wade Avenue along the property frontage shall be improved with concrete and gutter located 22 feet east of centerline within 33 feet half width dedicated right-of-way and minimum of 34' of new pavement per County of Riverside Standard No. 104 Section "A" (66'/44').
10. 6' concrete sidewalk and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
11. A streetlight shall be installed along perimeter street adjacent to this site as approved by City Engineer per City of Perris standards. Street lights shall be prepared by Electrical Engineer and shall be LS3, LED.
12. Pavement transition shall be provided per Caltrans standards.

Habib Motlagh
Habib Motlagh
City Engineer

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

Exhibit 3



CITY OF PERRIS
ADULT-USE MARIJUANA RETAILER REGULATORY PERMIT
APPLICATION REVIEW SHEET

Review Date:

January 25, 2019

Reviewer Name:

David McPherson, Elizabeth Eumurian, Teresa Schneider, HdL Companies

Applicant Name:

Dynamic Meds, Inc.

Proposed Location:

4605 Wade Ave
Perris, CA, 92571
PLN Number 18-05353

	Requirement	SUBMITTED	HdL Comments
1.	Fee	Yes	Criteria verified
2.	<u>Medical Marijuana Dispensary Permit</u>	Yes	Criteria verified
3.	<u>Property Owner's Statement of Consent</u>	Yes	Criteria verified
4.	<u>Background Investigation</u>	Yes	Criteria verified
5.	<u>Identification</u>	Yes	Criteria verified
6.	<u>Compliance with State Law</u>	Yes	Criteria verified
7.	<u>Insurance</u>	No	The application contained a letter of intent to provide insurance for the business from So Cal's Best Insurance Services, however it was dated August 2, 2017 and was effective for only one year. Applicant should provide proof of current insurance coverage.
8.	<u>Interior Site/Floor Plan</u>	Yes	Criteria verified
9.	<u>Site Plan</u>	Yes	Criteria verified
10	<u>Business Plan</u>	No	Although the application contained a general Day to Day Operations Plan, it did not provide detail or acknowledge how they were going to adhere to scheduling of work as required by local and state law. The application only stated "Per PMC. And Per BCC."
11	<u>Odor Control Plan</u>	Yes	Criteria verified
12	<u>Security Plan</u>		
	a. Security Cameras	No	Although the application met or exceeded

			requirements of PMC, including the storage of video recording for 60 days, it failed to meet state requirements of 90 days per BCC 5044 (5)(i). Also, per Item 12A, titled "Security Cameras and Record," it was stated this application is only a renewal application, when in fact, it's a new request for an Adult-Use license.
	b. Fire and Burglar Alarm	Yes	Criteria verified
	c. Secured Entrances	Yes	Criteria verified
	d. Interior Lighting	Yes	Criteria verified
	e. Exterior Lighting	Yes	Criteria verified
	f. Secured Windows	Yes	Criteria verified
	g. Product Storage	Yes	Criteria verified

CITY OF PERRIS

BUSINESS LICENSE CERTIFICATE

"For Services Provided in the City of Perris, California Only"

Business Name DYNAMIC MEDS, INC.
Business Location 4605 Wade Ave
Perris, Ca 92571-7494
Business Owner(s) DYNAMIC MEDS, INC.

DYNAMIC MEDS, INC.
4605 WADE AVE
PERRIS, CA 92571-7494

**THIS BUSINESS LICENSE DOES NOT PERMIT A
BUSINESS THAT IS OTHERWISE PROHIBITED.**



2020

TO BE POSTED IN A CONSPICUOUS PLACE
AND
NOT TRANSFERABLE OR ASSIGNABLE.

Business Type Medical Marijuana Dispensary
Description MEDICAL AND ADULT USE
DISPENSARY
Certificate Number 08604301
Effective Date January 01, 2020
Expiration Date December 31, 2020

For all inquiries regarding this license, contact HdL
Business License Division at (951) 404-0586.

DYNAMIC MEDS, INC. :

Thank you for your payment on your City of Perris Business License. **ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business license, contact the Business Support Center via email at: perris@hdlgov.com or by telephone at: (951) 404-0586.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

This certificate does not entitle the holder to conduct business before complying with all requirements of the Perris Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the City of Perris please display the Business License above in a conspicuous place at the premises. Otherwise, every Business License holder not having a fixed place of business in the City shall keep the Business License upon his or her person, or affixed in plain view any cart, vehicle, van or other movable structure or device at all times if required by the Collector.



BUSINESS LICENSING
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832



City of Perris

BUSINESS TAX CERTIFICATE

DYNAMIC MEDS, INC.
4605 WADE AVE
PERRIS, CA 92571-7494

Certificate Number: 08604301

Date of Issue: 01/01/2020

Exhibit 5



February 13, 2020

Joshua D. Naggar
Dynamic Meds, Inc.
4605 Wade Ave.
Perris, CA 92571

RE: Notice of Compliance Inspection

Dear Joshua D. Naggar,

To effectively carry out the duties of the Planning Division Department in accordance with the City of Perris Municipal Code Chapter 5.58 - Commercial Marijuana Operations Regulatory Program, this letter is to notify Dynamic Meds, Inc. that the City of Perris has retained the services of HdL Companies (HdL) to conduct a compliance inspection of your commercial marijuana business.

Compliance Inspection

Please be advised that on February 25, 2020 at 1:00 pm-2:30 pm, HdL and City staff will conduct an inspection of your facility to review compliance with State and Local cannabis business regulations. Please be prepared to produce business records and participate in interviews as needed. Photographs may be taken of the facility, equipment, and inventory for documentation purposes. Photographs will not include identifiable features of employees or customers.

Please return to Kenneth Phung at kphung@cityofperris.org.

The City of Perris values its business relationship with Dynamic Meds, Inc. and looks forward to your cooperation and the opportunity to complete the compliance inspection in the most expeditious manner. If you have any questions or require additional information, please contact me at (951) 943-5003 x257.

Sincerely,

Kenneth Phung
Planning Manager, City of Perris

cc: Matthew Eaton, Compliance Deputy Director, HdL Companies

Sent from my iPhone

Fw: Dynamic Meds

LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>

Tue 3/10/2020 10:49 AM

To: kphung@cityofperris.org <kphung@cityofperris.org>

Cc: ERojas@realpropertyattorney.net <erojas@realpropertyattorney.net>

Bcc: [REDACTED]

Dear Mr Phung: As you may recall, on February 25, 2020, we spoke about the compliance inspection. At that time, you notified me that no inspection would take place and stated that a notice canceling the inspection was sent out. However, since I was new to the matter, I did not receive it. I am requesting a copy of the cancellation notice.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Lawrence R. Bynum, Esq.

Law Offices of Lawrence R. Bynum, A Professional Corporation

6700 Indiana Avenue, Suite 240,

Riverside CA 92506-4258

Telephone (951) 682-2345 Fax (951) 682-2324

Confidentiality Notice: This electronic mail contains information that is privileged and/or confidential, intended only for use of the individual(s) or entity named. If you are not the intended recipient, any dissemination, copying, use or actions reliant on the information contained herein is strictly prohibited. If you have received this transmission in error please delete it immediately from your system and inform me by return email or telephone (951) 682-2345 and destroy the original message.

From: LBynum@realpropertyattorney.net

Sent: Tuesday, February 18, 2020 11:56 AM

To: kphung@cityofperris.org <kphung@cityofperris.org>

Cc: ERojas@realpropertyattorney.net <erojas@realpropertyattorney.net>

Subject: Dynamic Meds

Dear Mr Phung: Please be advised that Dynamic Meds, Inc has retained this office to assist during this inspection process. Accordingly, please include my office with any correspondence relating to this matter. My clients and I will be ready for your inspection on February 25, 2020, at 1:30 pm, at its location, 4605 Wade Ave, Perris. Please provide me with a list of information that you expect you may want to review prior to the inspection, so my client will be able to start marshaling the evidence.

Thank you for your time and attention. I look forward to meeting with you soon.

Sincerely,

Lawrence R. Bynum, Esq.

Law Offices of Lawrence R. Bynum, A Professional Corporation

6700 Indiana Avenue, Suite 240,

Riverside CA 92506-4258

Telephone (951) 682-2345 Fax (951) 682-2324

Confidentiality Notice: This electronic mail contains information that is privileged and/or confidential, intended only for use of the individual(s) or entity named. If you are not the intended recipient, any dissemination, copying, use or actions reliant on the information contained herein is strictly prohibited. If you have received this transmission in error please delete it immediately from your system and inform me by return email or telephone (951) 682-2345 and destroy the original message.

Re: 4605 Wade Ave revisions

Kenneth Phung <Kphung@cityofperris.org>

Fri 3/27/2020 6:55 PM

To: Blackstarcorp2 <blackstarcorp2@aol.com>

Cc: dminc.perris@gmail.com <dminc.perris@gmail.com>; LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>; Nathan Perez <NPerez@cityofperris.org>; Ana Jacquez <AJacquez@cityofperris.org>

Hi Salvador,

All the plans you requested for review goes directly to the engineering office for review. We don't get involved unless engineering has specific feedback they need from us.

The city does not allow for certificate of occupancy until all the improvements are completed. In some cases the city approves temporary certificate of occupancy, but you will need to make this request with the building department. Only if all the departments concur that the improvements necessary is not a public safety hazard would the the city approve, subject to appropriate bonding.

Kenneth

Sent from my iPhone

On Mar 27, 2020, at 4:37 PM, Blackstarcorp2 <blackstarcorp2@aol.com> wrote:

Hello Mr. Phung,

My name is Salvador Hernandez fm a consultant with Dynamic Meds at 4605 Wade Ave, we have had numerous hurdles with the Public Improvements portion of the application.

We opted to retain Engineering services with a different firm, causing time delay. We now have our revised set per the meeting minutes that we had signed by Stuart from engineering which I included as well. We are sending them to you at Planning Dept for review, its the sidewalk, curb, gutter and R/W. We are also sending proposals for the street improvements and traffic control. Hopefully we can now move on to obtaining a certificate of occupancy. We will also be sending our business license app to HDL and Ana Jacquez for review. We wanted to walk all this in but we saw the notice of no walk ins at this time hopefully this will suffice.

Thank You,
Salvador Hernandez

<202001-2nd Submittal_200326 (2) DBA PLANS.pdf>

<TRAFFIC_DYNAMIC MEDS NANCE ST. -PERRIS, CA..pdf>

<street improvement nance st and wade ave revised 032720.pdf>

<Stuarts Meeting Minutes (4).jpg>

----- Forwarded message -----

From: <perris@hdlgov.com>

Date: Fri, Mar 27, 2020 at 6:05 PM

Subject: City of Perris - Business License Application Received

To: <dminc.perris@gmail.com>

Dynamic Meds, Inc.,

Thank you for submitting your Business License Application for the City of Perris. We are currently reviewing the information submitted. Please allow up to three business days for your application to be processed. Once processed, you will receive an email detailing the next step towards obtaining your Business License. If any additional information is required, a member of our staff will contact you.

If you have any questions or concerns, you may contact our office by phone at (951) 404-0586, or by sending an email to perris@hdlgov.com. Staff is available to assist you Monday through Friday from 8:00 A.M. to 5:00 P.M. (PST).

Thank you for doing business in the City of Perris.

Best Regards,

HdL Business Support Center
City of Perris

Exhibit 6

SEARCH

COMPOSE

Reply Reply All Forward Delete More

Search Mail

LMD Address application

Today on AOL

Inbox

Drafts

Sent

Spam

Trash

Contacts

Calendar

Folders

Saved Mail

Archive

Saved Links

Blackstarcorp2 (blackstarcorp2@aol.com)

Thu, Jun 7, 2021 9:30 am

To: kcaiv@cityofparris.org

LMD address application

Hello Keri,
Here is the LMD Motor Address application that we had discussed for Dynamic Meds 4605 Wade Ave. Please confirm that you did receive.
Have a great day. Sel Hernandez 851 733 7228

Reply Reply All Forward

Quick Contacts

- Luera, Alfonso
- Luera, Alfonso (Bl...
- Com, Ben Ogcarn...
- Luera, Beto
- Muhu, Bryan
- Luera, Carmen
- Louis, Daniel



CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 443-1029 FAX: (951) 943-3293

Application for Address Assignment

To: City of Perris Building Division Date of Request: 11/16/20
Project Title: DYNAMIL MEDS INC.
From: SALVADOR L. HERNANDEZ
(Contact Person for Project)
Phone No. (951) 733 7226

Tract No: _____ Tract Name: _____
(Required if Applicable)
Building Frontage: WADE AVE
Assessor's Parcel Number: 314100069
(Required)

Attached is:
One (1) 8 1/2" x 11" site plan showing lot layout and adjacent frontage. Also included are the building(s) footprint as well as all possible tenant spaces.

Please note: All new tenant spaces will receive an individual address as opposed to a suite letter. For existing buildings, tenant spaces will be addressed according to past practice in that area. Separate addresses are not provided for residential secondary dwelling units. Should you need any clarification, feel free to contact the Building Division at 951-443-1029 between 8 a.m. and 6 p.m., Monday through Thursday

-Office Use Only-

Permit Number: _____ Assigned Engineer: _____
Temporary Address: _____
Routed by: _____ Date: _____

Exhibit 7

DYNAMIC MEDS INC.
4605 WADE AVE.

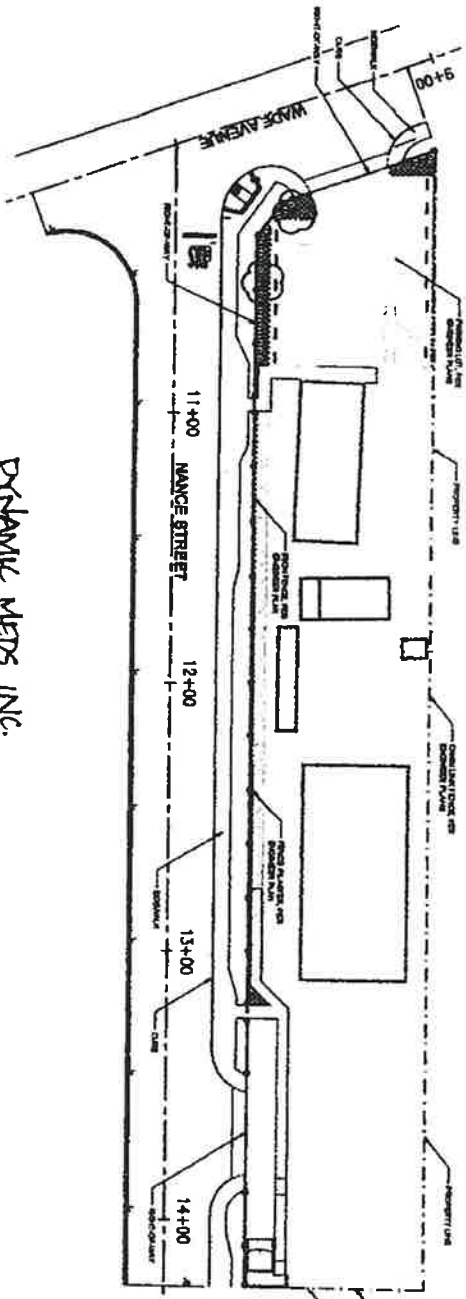


Exhibit 7

SEARCH

COMPOSE

Reply Reply All Forward Delete More

Search Mail

Meter Location



Today on AOL

Thu, Jan 7, 2021 10:02 am

Inbox 1:17

Blackstarcorp2 (blackstarcorp2@aol.com)

To: localvillo@cityofperris.org Details

11/17/2020 10:02 am (Sat) 10:02 AM

Drafts

Thank you Karl

Sent

Reply Reply All Forward

Spam

Trash

Contacts

Calendar

Folders

Saved Mail

Archive

Saved Mail

Quick Contacts

Luera, Alfonso

Luera, Alfonso (Bl...

Com, Ben Ogcan...

Luera, Belo

Muiz, Bryan

Luera, Carmen

Louis, Denial

DYNAMIC MEDS INC.
4605 WADES AVE.

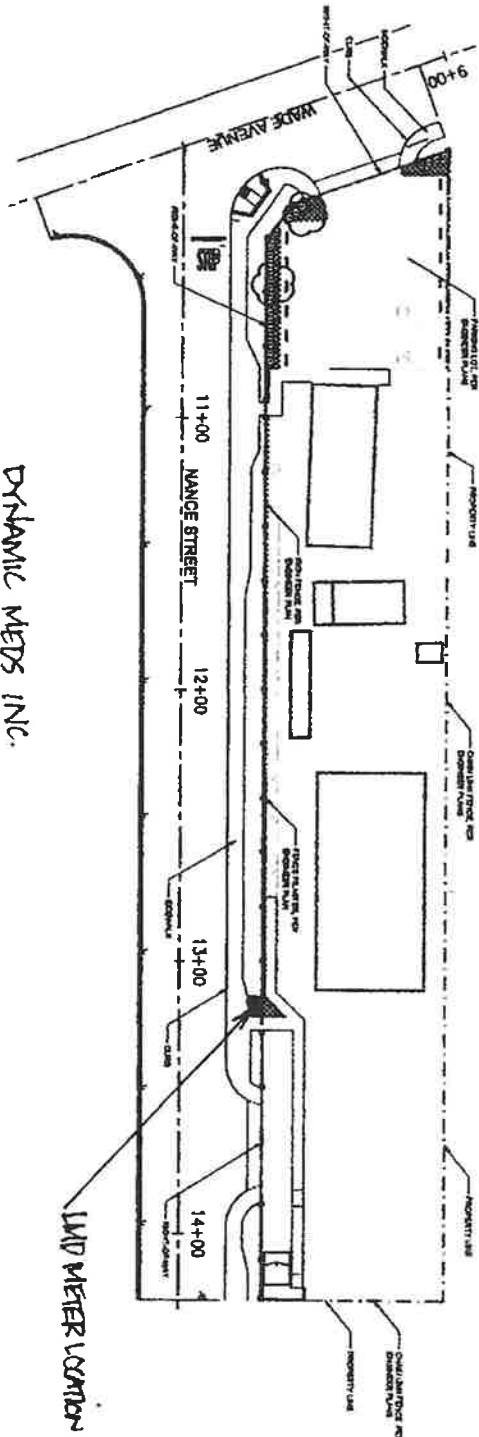


Exhibit 7

9/11/21, 2:32 PM

Re: 4605 Wade Ave prints

From: eifren@abercalandscape.com
To: blackstarcorp2@aol.com
Subject: Re: 4605 Wade Ave prints
Date: Wed, Jan 27, 2021 2:14 pm

Great, thanks for the update. Sounds good sir.

On Wed, Jan 27, 2021, 12:51 PM Blackstarcorp2 <blackstarcorp2@aol.com> wrote:

Hello Eifren,
We are still going ahead with the project, we are waiting for the City and EMWD to designate our address for our public electric meter then we can pull the required permits. Thank you for following up, I will keep you informed on a week to week basis now that I know we are getting closer.
Sal

-----Original Message-----
From: Eifren Contreras <eifren@abercalandscape.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wed, Jan 27, 2021 11:33 am
Subject: Re: 4605 Wade Ave prints

Hey sal,
Its Eifren Contreras with Aberca landscape. I wanted to follow up regarding the project and see if you had moved forward with the project or if you still needed my assistance.
Thank you

On Thu, Jan 11, 2020, 2:14 PM Blackstarcorp2 <blackstarcorp2@aol.com> wrote:
Hello Eifren, Here is a full set PDF. Hope to here from you guys soon. Hopefully do business, thanks for meeting at the sight this morning. Please confirm via email or text that you did receive prints.
Thanks,
Salvador L. Hernandez

SEARCH

SEARCH

CC: MPOSEP

Reply Reply All Forward Delete More

Search Mail

LMD Meter 4805 Wade Ave



Today on AOL

Fri, Mar 19, 2021 12:23 pm

Inbox

Blackstarcorp2 (blackstarcorp2@aol.com)

Drafts

To: lcahvzlo@cityofperris.org Details

Send

Hello Karl,
Was just checking in to see if you have heard anything from Edleon in regards to our address assignment for Dynamic Meds LMD meter? It has been a couple months now since we handed in the application and have not heard anything. We would really like to wrap all of this up and be done with it. If you could please inform me on the status that would be great.

Spam

Thank you, have a great day.

Trash

Salvador L. Hernandez
4805 Wade Ave.
Perris, Ca. 92571

Contacts

951 733 7226

Calendar

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Saved Mail

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SavedIMs



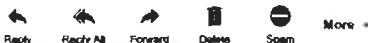
Quick Contacts

- Luera, Alfonso
- Luera, Alfonso (BI...
- Com, Ben Ogcarr...
- Luera, Beta
- Muhu, Bryan
- Luera, Camran
- Louis, Daniel

Exhibit 9

SEARCH

COMPOSE



Search Mail

FW: Status of plans 4605 wade (Dynamic Meds)

Today on AOL

Inbox 13115

Drafts 51

Sent

Spam

Trash

Contacts

Calendar

Folders

Saved Mail

Archive

Saved IMs

Quick Contacts

Luera, Alfonso

Luera, Alfonso (B...

Com, Ben. Ogcann...

Luera, Belo

Muhu, Bryan

Luera, Carmen

Louis, Daniel

Mon, Apr 5, 2021 11:50 am

David Beckwith (dbeckwith@dbinc.com)

To: you + 1 more Details

Nathan,

Can you please explain what TI improvements you are expecting? We have tried to comply with your request but have gotten no response from you or David Martinez regarding it. There have been no changes to the existing building, nor any requested by the Owner. Per your conditions you need plans showing the existing floor plan/structure complies with ADA and Title 24 requirements. For my last conversation with Dave, he didn't have any idea what we were talking about when I mentioned this. In an effort to appease this request there was an ADA Assessment Report along with On-Site Electrical Plans that were submitted to Building and Safety on 11/4/2020. We received comments/approval on the electrical aspect, but no comments have ever been received with regards to ADA. As the lead planner on this I would expect coordination help from you instead passing us off to other staff that have no clue what is going on or threats of going to the State Controller and Licensing Board. We will await your response this week with specific directions before we move this up to the next level in the City.

Note our new address below

David M Beckwith, PE, QSD, QSP, QISP
CEO/President

David Beckwith and Associates, Inc
DGS Certified SBE 1741780 • DIR 1000016607 • CSLB 1013422

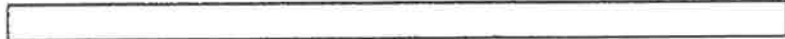
9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 348-7007 (t)
dbeckwith@dbinc.com
www.davidbeckwithandassociates.com

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, April 05, 2021 10:56 AM
To: David Beckwith <dbeckwith@dbinc.com>
Subject: Fwd: Status of plans 4605 wade (Dynamic Meds)

Original Message

From: Nathan Perez <nlperez@ulivcsentis.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; dmins.norma@gmail.com <dmins.norma@gmail.com>
Cc: MMLand5@gmail.com <MMLand5@gmail.com>
Sent: Mon, Apr 5, 2021 10:48 am
Subject: RE: Status of plans 4605 wade (Dynamic Meds)

Good morning Salvador,
I'm email to see what the status of your TI buildings plans for your dispensary for 4605 Wade?
If you don't respond to this email, we will have to call the State Controller (tax controller) and the state cannabis license control



SEARCH

COMPACT

Reply Reply All Forward Delete Spam More



Search Mail

4805 Wade Avenue (Dynamic Maps)

Tue, Apr 6, 2021 5:13 pm

Today on AOL

Inbox

Drafts

Sent

Spam

Trash

Contacts

Calendar

Folders

Saved Mail

Archive

SavedIMs

Nathan Perez (NPerez@cityofperris.org)

To: you + 2 more Details

Hi Salvador,

Thank you for making an effort to finalize the off-site improvement plans and submitting the necessary building improvements to meet ADA requirements for the modular structure. As a reminder, these improvements are required to be completed before occupancy of the building and issuance of a business license. Thank you

Nathan Perez Senior Planner City of Perris Department of Development Services - Planning Division 135 N. 'D' Street Perris, CA 92570 Tel. (951) 943-5003 http://www.cityofperris.org/

Reply Reply All Forward

Quick Contacts

- Luera, Alfonso Luera, Alfonso (Bl... Com, Ben Oycarrn... Luera, Beto Mutu, Bryan Luera, Carman Louie, Daniel

SEARCH

SEARCH

COMPOSE

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Search Mail

Dynamic Meds Building Permit App



Today on AOL

Mon, Apr 19, 2021 12:43 pm

Inbox

Blackstarcorp2 (blackstarcorp2@aol.com)

Drafts

To: kcalvillo@cityofperris.org Outlook

Item

1377 Building Permit Application

Spam

Good Afternoon Ms. Calvillo,
Here is the Building Permit Application for Dynamic Meds. As soon as i get the total cost i will walk in the ADA report and check.

Trash

Thanks, Sel

Contacts

Reply Reply All Forward

Calendar

Folders

Saved Mail

Archive

Saved Mail



Quick Contacts

- Luera, Alfonso
- Luera, Alfonso (Bl...
- Corn, Ben Ogcann...
- Luera, Beto
- Mahu, Bryan
- Luera, Carmen
- Louie, Daniel



Development Services Department
 Building & Safety Division
 135 N. D Street
 Perris, CA. 92571
 (951) 943-5003
www.cityofperris.org

APPLICATION FOR BUILDING PERMIT

Permit #
 PMT

STREET ADDRESS: 4605 WADE AVE PERRIS, CA. 92571 UNIT #: _____ APN #: 314-100-068

DESCRIPTION OF WORK: 8,471 SQ. FT. MILL EXISTING FULL DEPTH & SUBGRADE TO 9" & HAUL OFF GRINDINGS
8471 SQ. FT. IMPORT OF CLASS II (CMB) & FINE GRADE, INSTALL 6" CLASS II & ROLL, COMPACT.
2,790 SQ. FT. MACHINE PAVE 3.6" STATE MIX ASPHALT OVER CLASS II BASE: GRIND PAVE 2475 SQ. FT.

SQUARE FEET: 11,261 SQ. FT. VALUATION: \$ 67,789.00 OCCUPANCY TYPE: _____

TYPE OF PERMIT: Commercial Industrial Residential Multi-Family Mfg. Home
 Fire Mobile Home

Number of plans- Incomplete submittals will not be accepted:

Plans: X Title 24 _____ Structural Calcs: _____ Truss Calcs: _____ Other Please Specify: _____

OWNER / TENANT

Name: ERIC LUERA Contact: _____
 Business Name: DYNAMIC MEDS Contact: _____
 Mailing Address: 4605 WADE AVE PERRIS, CA. 92571
 Office #: (951) 657-1977 Mobile #: (951) 532-8977 Email: ERIC.LUERA07@GMAIL.COM

APPLICANT Same as: Owner/Tenant * Architect * Engineer * Contractor

Name: ALFONSO LUERA Contact: (951) 415-0904
 Mailing Address: 4605 WADE AVE. PERRIS, CA. 92571
 Office #: (951) 657-1977 Mobile #: (951) 415-0904 Email: ALUERA@DYNAMICMEDS.COM

CONTRACTOR Owner-Builder: Yes No

Business Name: CITY SERVICE PAVING Contact: JIM DEERING (951) 297-8222
 Mailing Address: 920 LAWRENCE ST. PLACENTIA, CA.
 Office #: (951) 352-0996 Mobile #: (951) 297-8222 Email: JIM@CITYPAVING.INFO
 State Contractor's License #: 502305 Class: A City Business License #: 08604979

ARCHITECT

Business Name: DAVID BECKWITH & ASSOCIATES, INC. Contact: DAVID (714) 349-7007
 Mailing Address: 1269 POMONA ROAD SUITE 108 CORONA CA. 92882
 Office #: (714) 349-7007 Mobile #: (951) 349-7007 Email: DBECKWITH@DBAINC.COM

Signature: Alfonso Luera Date: 4/14/21



REPORT

Reply Reply All Forward Delete Spam More

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Images blocked Show images Don't block this sender

Turn off image blocking

Today on AOL

RE: Off Site Landscape Plans for 4885 Wade Avenue

Inbox

Michael Morales (mmorales@cityofperris.org)

Thu, Apr 22, 2022 9:51 am

Drafts

To: you + 4 more Details

Sent

Spam

Hello David,

Trash

Thank you for speaking with me on the telephone. As we discussed your off-site landscape plan check was approved by Public Works on November 10, 2020. Below is the process that should be followed to complete the annexation process. Wildan may be reached at 951-587-3500. You may speak with Daniel Louie at Wildan.

Contacts

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):

Calendar

Consent and Waiver for Maintenance District No. 84-1 - New street lighting proposed by the project, as determined by the City Engineer

Folders

- *Consent and Waiver for Landscape Maintenance District No. 1 -New off-site parkway landscape proposed by the project along Harley Knox Boulevard. In addition, the proposed development shall pay its fair share of the future landscape median maintenance to be located along Harley Knox Avenue, including the half-width fronting the development.*

Saved Mail

- Original notarized document(s) to be sent to:

Archive

Daniel Louie
Wildan Financial Services
27368 Via Industrial, #200
Temecula, CA 92590

Saved Items

- 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.

Quick Contacts

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.

Luera, Alfonso

ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.

Luera, Alfonso (Bl...)

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

Corn, Ben Ogcarr...

Luera, Belo

Muhu, Bryan

Luera, Carmen

Louie, Daniel

SEARCH

SEARCH

COMPOSE

Reply Reply All Forward Delete More



Search Mail

Re: Dynamic Meds

Thu, May 6, 2021 8:55 am

Today on AOL

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Trash

Contacts

Calendar

Folders

Saved Mail

Archive

SavedMts

Blackstarcorp2 (blackstarcorp2@aol.com)

To: sharon@trilakeconsultants.com

Thank you Sharon I will be over this afternoon.

Original Message
From: Sharon Erb
To: Blackstarcorp2
Sent: Wed, May 5, 2021 4:59 pm
Subject: Dynamic Meds

Plans are ready for pickup.

Thank you and have a wonderful day :)

Sharon Erb
Engineering Department
24 South "D" Street, Suite 100
Perris, CA 92570
(951) 249-7291



Quick Contacts

- Luera, Alfonso
Luera, Alfonso (Bl...
Com, Ben Ogcann...
Luera, Belo
Muhs, Bryan
Luera, Carmen
Louis, Daniel

Please note. Due to the Covid 19 pandemic our office is closed to walk-in submittals. Submittals can be sent in to the address below via Fedex, UPS, USPS, or by making an appointment.

The safety of our staff and community members is a top priority for Tri Lake Consultants / Interwest.

In an abundance of caution, some Tri Lake Consultants staff are working remotely as much as possible during the COVID-19 pandemic. However, I am still be available via email or phone at (951) 943-6504.

We appreciate your patience as there may be some delay in our response time. We are still committed to providing high-quality service during this time.

Reply Reply All Forward



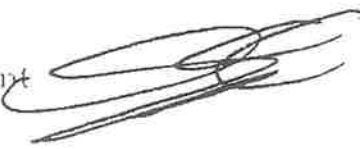
CITY OF PERRIS

STUART E. MCRIBBIN, CONTRACT CITY ENGINEER

P8-625

MEMORANDUM

TO: David Beckwith
David Beckwith Engineering

FROM: Sharon Erb, Administrative Assistant 

DATE: May 5, 2021

RE: MM 17-05171, 4605 Wade Ave

Attached please find signed approved plans for the above referenced project as follows:

- Onsite Civil Improvement plan
- Street Improvement plan
- Onsite Precise Grading plan

Please return the following to our office:

- 1 - Bond copy (24" x 36") of the approved/signed plans.
- 1 - CD with PDF copy of approved/signed plans.
- 1 - CD of AutoCAD files and supporting documents.

Once requested items are returned to our office, we can process the Grading Permit application.

Should you have any questions please contact Sharon Erb via email at sharon@trilakeconsultants.com.

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Re: MM17-05171

Blackstarcorp2 (blackstarcorp2@aol.com)

To: sharon@brilisaconsultants.com

sharon@brilisaconsultants.com

Tue, Aug 3, 2021

Hello Sharon,

Trying to make it to your office before you close. I have the Annexation deposit letter from Wilkden, this does not need a notary stamp correct? The Execution letter from them need the notarized stamp? Also how many bond sets of the prints did you require? Did you ever receive CAD file from David Beckwith?

Original Message

From: Sharon Erb <sharon@brilisaconsultants.com>

To: Blackstarcorp2 <blackstarcorp2@aol.com>

Sent: Mon, Jul 26, 2021 11:40 am

Subject: Re: MM17-05171

No, bonds are not required. However we will require back the plans that we requested in our memo dated May 5th (the memo you attached to your last email) Those items were requested and nothing was ever received back.

Thank you and have a wonderful day :)

Sharon Erb
Office Manager

Quick Contacts

- Luera, Alfonso
- Luera, Alfonso (Bl...)
- Com, Ben Ogcann...
- Luera, Beto
- Muhu, Bryan
- Luera, Carmen
- Louis, Daniel

24 South "D" Street, Suite 100 | Perris, CA 92570
office: 951.943.6504
[website](#) | [linkedin](#) | [email](#)

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, July 26, 2021 11:10 AM

SEARCH

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PLN 17-85171 Annex Deposit

Blackstarcorp2 (blackstarcorp2@aol.com)
 To: daniel@willden.com + 1 more [Details](#)
 D:\W...Annexation Deposit.pdf 349 KB

Tue, Aug 3, 2021 5:19 pm

Hello Daniel,
 I just left the City of Ponis Engineering Department. here is the receipt for Dynamic Meds.

Thanks, Salvador L. Hernandez
 (951) 733-7226

Reply
 Reply All
 Forward

- Quick Contacts
- Luisa, Alfonso
 - Luisa, Alfonso (Bl...
 - Cam, Ben Ogcann...
 - Luisa, Beto
 - Mulu, Bryan
 - Luisa, Carmen
 - Louis, Daniel



July 20, 2021, Sent via email only

Sal Hernandez
Blackstarcorp2@aol.com

**PLN 17-05171, ANNEXATION TO SPECIAL DISTRICTS
CITY OF PERRIS**

Conditions of Approval set by the City of Perris, for the above-referenced project, requires annexation into the City's special districts. Each district requires a balloted public hearing. The first step is to make a deposit in the amount of \$5,250 to the City of Perris with payment made in the Office of the City Engineer. Include a copy of this letter with your payment.

Upon payment, please provide a copy of the payment receipt as our authorization to proceed. With an authorization to proceed, you will be provided annexation documents for property owner execution and a list of the project information to be transmitted to Willdan. With the delivery of the requested project information, we will establish a timeline and coordinate with you the completion of annexations to the following special districts:

Special District	Reference	Deposit
Maintenance District No. 84-1	124-0091-4516	\$5,250
Total Deposit		\$5,250

Please copy my associate Dulce Bernal (DBernal@willdan.com) on all correspondence with Willdan on these annexations.

Sincerely,
WILLDAN FINANCIAL SERVICES

Daniel Louie
Project Manager, District Administration Services

- Liz Curiel, CITY OF PERRIS
- Sharon Erb, CITY OF PERRIS
- Ernie Reyna, CITY OF PERRIS
- James Frigo, CITY OF PERRIS
- Michael Morales, CITY OF PERRIS
- Adrienne Morales, CITY OF PERRIS
- Stuart McKibbin, CITY OF PERRIS
- Dulce Bernal, WILLDAN

Exhibit 15



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

Engineering Department - Receipt #: 21-00138

Payment Date: 8/3/2021
Payor: Dynamic Meds
Payment Amount: \$5,250.00

Job #: P8-625
Project: Medical Marijuana
Description: Annexation fees

Exhibit 15

9/12/21, 12:55 PM

4605 Wade Ave Offsite Landscape Prints

From: blackstarcorp2@aol.com,
To: nperez@cityofperris.org,
Subject: 4605 Wade Ave Offsite Landscape Prints
Date: Fri, Aug 27, 2021 10:22 am

Hello Nathan,

David Beckwith never received the Offsite Landscape plans, he says they were supposed to be mailed to his office? Can you let me know what is going on with these? Also sent Kerri Cahillo an email in reference to the LMD meter address so that we can get Edison wrapped up. These are the last remaining items.

Thanks, Salvador L. Hernandez

9/11/21, 8:05 PM

RE: 4605 Wade Ave H2o Meter location

From: lays@emwd.org,
To: blackstarcorp2@aol.com,
Cc: schlabov@emwd.org,
Subject: RE: 4605 Wade Ave H2o Meter location
Date: Tue, Aug 31, 2021 10:10 am

Got it. I have no comments.

Best regards,

Sambo Lay, M.S., P.E.

Civil Engineer

Development Services

Eastern Municipal Water District

P.O. Box 8300

2270 Trumble Road

Peris, CA 92572-8300

Phone: (951) 928-3777 x 4420

Fax: (951) 928-6118

lays@emwd.org

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, August 31, 2021 9:49 AM
To: Lay, Sambo <lays@emwd.org>
Cc: Schlabowski, Vanessa <schlabov@emwd.org>
Subject: 4605 Wade Ave H2o Meter location

Hello Sam,

Great talking to you, Here is a print of our Water Meter location. Please feel free to contact me if you have any questions.

Thanks, Salvador L. Hernandez

PUBLIC LANDSCAPE IRRIGATION

Exhibit 17

9/11/21, 6:04 PM

FW: DYNAMIC MEDS DC 4605 WADE AVENUE WS 2019-1068

EMWD has implemented several temporary operational measures in compliance with the Governor's order including:

As of May 18, 2020, our main office lobby is open to limited customer activity involving retail account inquiries and payments only, and is closed to all development services-related transactions.

If you are seeking to submit a Fire Flow/Wild Serve/Static Pressure request with check/cashier's check, you may mail in your payment to my attention to the address above or you may utilize the drop box outside of EMWD's Main Office at 2270 Trumble Rd, Ferris 92570. For security reasons and for your recourse of payment, NO CASH payments are to be mailed or dropped off. Please ensure your payment is accompanied by the completed form and requested documents.

Thank you for your patience as we move to reopen our lobbies safely.

OFFSITE LANDSCAPE IRRIGATION

Exhibit 17

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 - Archive
 - SavedMail
- Quick Contacts
 - Luera, Alfonso
 - Luera, Alfonso (Bl...
 - Corn, Ben Ogcann...
 - Luera, Belo
 - Muhu, Bryn
 - Luera, Cermen
 - Louis, Denis

Reply
 Reply All
 Forward
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 More

Re: NOI General Permit question

Tue, Sep 7, 2021 8:58 am

From: Blackstarcorp2 (blackstarcorp2@aol.com)
 To: Stormwater.Stormwater@waterboards.ca.gov Details

Hello Brandon,
No our project is not included in any other project. Thank you for your response. I just wanted to be certain we were playing by the rules.

Have a great day, Salvador L. Hernandez

-----Original Message-----
 From: Stormwater@Waterboards <Stormwater.Stormwater@waterboards.ca.gov>
 To: Blackstarcorp2 <blackstarcorp2@aol.com>, Stormwater@Waterboards <Stormwater.Stormwater@waterboards.ca.gov>
 Sent: Tue, Sep 7, 2021 7:18 am
 Subject: RE: NOI General Permit question

Hello Salvador,

Based on the amount of disturbed area, this project would not require Construction Stormwater General Permit Coverage, as it does not disturb one or more acres (43,560 sqft) of soil. Is it part of a larger common plan of development that in total would disturb one or more acres? If so the permit would be needed.

Please let me know if you would still like to arrange a call. Since I am working from home, I can only schedule a Microsoft Teams call.

Thank you,

Brandon Roosenboom, EIT, QISP
 NPDES Construction Stormwater Lead Staff

State Water Resources Control Board
 1001 I St, Sacramento, CA 95814
 E: stormwater@waterboards.ca.gov

From: Blackstarcorp2 <blackstarcorp2@aol.com>
 Sent: Wednesday, September 1, 2021 12:26 PM
 To: Stormwater@Waterboards <Stormwater.Stormwater@waterboards.ca.gov>
 Subject: NOI General Permit question

EXTERNAL

SEARCH

COMPOSE

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NOI General Permit question

Today on AOL

Wed, Sep 1,

Inbox

Blackstarcorp2 (blackstarcorp2@aol.com)

Drafts

To: stonewater@waterboards.ca.gov Details

Sent

Hello,
I would like to speak with someone about a project we have for Onsite and Offsite improvements that consists of excavating of 4580 sf of existing parking lot "Onsite" and the e of 6570 sf of existing road "Offsite" with an additional 5000 sf of existing soil, also Offsite. On our prints it says we need to file a NOI for general permit. Could please call me to help obtaining the proper documentation for this it would be appreciated.

Spam

Thank you, Salvador L. Hernandez
(951) 733-7226

Trash

Reply Reply All Forward

Contacts

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Quick Contacts

- Luera, Alfonso
- Luera, Alfonso (Bl...
- Com, Ban Oycann...
- Luera, Beto
- Muhu, Bryan
- Luera, Carmen
- Louie, Daniel

9/11/21, 6:04 PM

FW: DYNAMIC MEDS DC 4605 WADE AVENUE WS 2019-1068

From: schlabow@amed.org.
To: blackstarcorp2@aol.com,
Subject: FW: DYNAMIC MEDS DC 4605 WADE AVENUE WS 2019-1068
Date: Tue, Aug 31, 2021 9:13 am
Attachments: image001.png (11K)

Sorry, forgot to provide Sam Lay phone# 951-928-3777 ext. 4420.

From: Schlabowske, Vanessa
Sent: Tuesday, August 31, 2021 9:13 AM
To: blackstarcorp2@aol.com
Subject: FW: DYNAMIC MEDS DC 4605 WADE AVENUE WS 2019-1068

Hi Sal,

Can you please call Sam Lay/Engineer assigned for this project / PPI#WS20190001068 and update him with the status of the project.

Thank you,

Vanessa Schlabowske

From: Dumas, Brenda <bdumas@amed.org>
Sent: Tuesday, September 8, 2020 12:40 PM
To: blackstarcorp2@aol.com
Cc: Navarre, Elena <enavarr@amed.org>
Subject: DYNAMIC MEDS DC 4605 WADE AVENUE WS 2019-1068

Hello Sal,

We have no record of receiving the DC submittal/deposit. You will need to submit hardcopy of the DC submittal with the \$2,000 deposit to our office (including WO Request Form). Please also send an electronic copy of the complete submittal/all docs/transmittal to Elena Navarre at enavarr@amed.org, so that she can include in our upcoming meeting.

Due to COVID-19 restrictions, our lobby is currently closed. You will need to overnight your submittal and payment to our office, or drop it off at the drop box at our front gate.

Thank you,

Brenda Dumas

Executive Assistant

Development Services

P.O. Box 8300 (not for deliveries)

Perris, CA 92572-8300

2270 Trumble Road

Perris, CA 92570

(951) 928-3777 x 4810

Email: bdumas@amed.org

Coronavirus (COVID-19) Update:

OFFSITE LANDSCAPE IRRIGATION
Exhibit 10

9/11/21, 8:02 PM

Re: 4605 Wade Ave Irrigation

From: wbrugger@SUPERIORARCWELDING.COM
To: blackstarcorp2@aol.com
Subject: Re: 4605 Wade Ave Irrigation
Date: Thu, Aug 26, 2021 1:35 pm

Received, thank you.

Get [Outlook for iOS](#)

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, August 26, 2021 1:26:05 PM
To: Wade Brugger <wbrugger@SUPERIORARCWELDING.COM>
Subject: 4605 Wade Ave Irrigation

Hello Wade,
Here are our callouts for Onsite / Offsite Irrigation. I did just speak with EMWD and in the process of obtaining the proper application to proceed.

Thanks, Sal

OFFSITE PUBLIC LANDSCAPE IRRIGATION

[Empty search bar]

SEARCH

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EMWD FORMS NBD-868 LANDSCAPE IRRIGATION METER - DYNAMIC MEDS (PROJECT REF#WS20210008970)

[Icons for print, share, etc.]

Fri, Sep 3, 2021 8:20 am

Today on AOL

Inbox

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Sent

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Folders

Saved Mail

Archive

Saved Items

Schlaborowka, Vanessa (schlabov@emwd.org)

To: you Details

NBD-868 (4) - (4) - (4) - (4) - (4) - (4) - (4) - (4) - (4) - (4)

Good morning,

Your inquiry for **Dynamic Meds** Project has been assigned the referenced number of **WS20210008970**. When contacting our office for this request please provide this reference number so that we can better assist you. To assist you with your recent request for landscape service(s), please complete the attached form and submit along with the submittal items checked off on the first page and irrigation plans. Page 4 of the attached form provides EMWD requirements for irrigation services. If needed please make additional copies of page 3.

Please reference attachment number two, which references location of drawing numbers. The drawing numbers referenced on prior submitted forms are referencing EMWD standards not drawing numbers. Please ensure correct drawing number is listed for each requested meter connection.

Please note that the irrigation plans must detail the following:

- Maximum Applied Water Allowance (MAWA) calculations table and the Estimated Applied Water Allowance (EAWA) calculations table.
- Depict the square footage of the irrigated area.
- Type of irrigation equipment being installed
- Plant Legend

Thank you,

Vanessa Schlaborowka

Development Service Technician I, Development Services Dept.

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92572-8300
Office: (951) 928-3777 ext. 4808

[schlabov@emwd.org](mailto:schlaborow@emwd.org)

Did you know that you can request facility drawings by contacting lucy@emwd.org ? ...or online, [click here](#) to open the Public Map Portal or visit www.emwd.org

Reply Reply All Forward

Quick Contacts



STATE WATER BOARD!

Exhibit 1a

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Reply
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 Delete
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Images blocked
 Show Images | Don't block this sender

Turn off image blocking



Thu, Sep 9, 2021 6:05 pm

New Meter & Service: 4605 Wade Ave Perris

Teresa Woodral (Teresa.Woodral@sce.com)

To: you *Unsubscribe*

Good Afternoon,

Please see the below requirements for your meter & service request. **Once all requirements are received a planner will be assigned to your project and will be in contact with you within 5-7 business days.**

- Customer Project Information Sheet [Document sent through DocuSign](#) (Amps & Phase/Voltage of panel, specific site address, specifics on what it will be feeding, HP of pump, A/C tons & the rest of the bottom portion that applies)
- Job Site Access Notes (Dogs, Gate Codes, Etc.)
- Approved County/City Site plan (PDF) with existing and/or requested new meter location

****Please send your documents via PDF****

Teresa Woodral

Planning Associate Specialist

Menifee Service Center | Local Planning

Office Hours 7:00am – 4:00pm

T 951.928.8210 | PAX: 18210

C 626.419-0282

28100 Menifee Road, Menifee CA 92584

[SCE Rules & SCE Rates](#)
[SCE Distribution Manuals - free PDF Downloads](#)
[Power Outages? Check the Outage Center](#)
[24 Hr Emergency / Outage Hotline \(800\) 811-1911](#)

- Quick Contacts
- Luera, Alfonso
 - Luera, Alfonso (Bl...
 - Com, Ben Oycann...
 - Luera, Beto
 - Muhu, Bryan
 - Luera, Carmen
 - Louis, Daniel

SHARON ERB @ TRI LAKES CAD FILE / BOND COPY
 Ev. Unit 1A

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PROOF OF SERVICE
(Pursuant to Code Civ. Proc., §§ 1013a(1) and 2015.5)
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I am employed in the County of Riverside, State of California. I am over the age of 18 and not a party to the within action; my business address is 6700 Indiana Avenue, Suite 240, Riverside, California 92506-4258.

On September 16, 2021, I served the foregoing documents **NOTICE OF APPEAL OF PURPORTED REVOCATION OF CONDITIONS OF APPROVAL FOR A DISPENSARY PERMIT (NO. 17-05171) AND THE MINOR MODIFICATION (No. 18-05038) MEMORANDUM OF POINTS AND AUTHORITIES; EVIDENCE IN SUPPORT THEREOF** by delivery to:

Perris City Clerk
101 N D Street
Perris, CA 92570

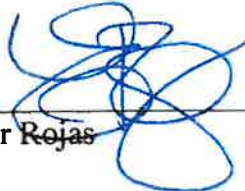
Eric Dunn, Esq

edunn@awattorneys.com

XX (Via Email) I used a commercial email program to deliver this document to the email address set forth above. The email program did not report any error with the transmission.

XX (Personal service) I personally served this document on the person identified above at the address listed herein.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.



Eleanor Rojas