

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.		
Application Submittal Date		
Permit Fee	\$15,008.45	
Background Application Fee	\$300.00/person	
Accepted By		

COMMERCIAL MARIJUANA CULTIVATION OPERATION REGULATORY PERMIT APPLICATION

Pursuant to City of Perris Ordinance No. 1355

Upon receipt of a completed application and payment of the application 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 commercial marijuana cultivation will be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing commercial marijuana cultivation operation, including but not limited to the regulations promulgated by the California Department of Food and Agriculture. Pursuant to Perris Municipal Code Section 5.58.100(p), the applicant, if issued a commercial marijuana cultivation operation permit, shall have a continuing obligation to immediately update the Director of Development Services upon a change in any of the information submitted herein, and to maintain continuing compliance with the background check requirements of Perris Municipal Code Chapter 5.58.

Check one only:					
Check here if NEW Commercial Marijuana Cultivation Operation Regulatory Permit					
Check here if RENEWAL of a Commercial Marijuana Cultivation Operation Regulatory Permit					
-If renewal, prov	ide the existing permit nu	mber and expira	tion date here: No.:	Date:	
PROPERTY LOCAT	ION (STREET ADDRES	SS):			
ASSESSOR'S PARC	CEL NO.: (http://www.d	cityofperris.orç	g/city-hall/zoning.html):		
EXISTING LAND US	SE OF PROPERTY:				
subareas of the Light of Title 19 (Zoning) o North Perris:	t Industrial (LI) Zone or the f the Perris Municipal Co	he General Indu ode. <i>(See attaci</i>	strial (GI) Zone, as define hed page 14)	d/or operate in ONLY the following ed in Chapter 19.44 (Industrial Zones) y Storm Drain Channel and the I-215	
 South Perris 	 Freeway South Perris: North of Watson Road, south of Ellis Avenue, between the Perris Valley Storm Drain Channel and Santa Fe Railroad. 				
EXISTING ZONING	OF PROPERTY:				
LOCATION					
Is the site and/or property located within 600 feet of a school, park, place of worship, youth-oriented facility, youth facility, day care center (as such terms are defined in PMC Section 5.58.030), or residential zone, with the distance measured as the horizontal straight-line distance from the property line of one site to the property line of the other site? YES NO					
STAFF USE ONLY:					
	Signature	Complies	Notes		
Zoning Verified					
Location Verified		<u> </u>			

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A. APPLICANT INFORMATION (to be completed by	applicant):
APPLICANT:	
Mailing Address:	Phone No
City, State, Zip:	E-Mail:
BUSINESS OWNER (if different from applicant):	
Mailing Address:	Phone No
City, State, Zip:	E-Mail:
LEGAL REPRESENTATIVE:	
Mailing Address:	Phone No
City, State, Zip:	E-Mail:
(Attach additional sheets as necessary)	
CONSENT," using the attached city-provided form, cultivation business will be operated on the subject the notarized signature from the legal owner of the properties of the application, then evidence of such legal ownership shapes of the such legal ownership sha	APPLICATION PROPERTY OWNER'S STATEMENT OF stating and acknowledging that a commercial marijuana property contemplated by this application, and containing operty. legal owner of the subject property contemplated by this all be submitted in a form that is satisfactory to the Director.
PROPERTY OWNER:	Phono No.
	Phone No E-Mail:
(Attach additional sheets as necessary)	
C. BUSINESS OPERATIONS:	
Proposed Hours and Days of Operation:	
Total Square Footage of Cultivation Area (as defined in P	MC 5.58.030(K)):
	e of Regulations, Title 3, §8000(f)):
Hours of Transportation:	-

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1.	NAME/TITLE:	PHONE NO.:
	ADDRESS:	
	EMAIL:	
2.	NAME/TITLE:	PHONE NO.:
	ADDRESS:	
	EMAIL:	
3.	NAME/TITLE:	PHONE NO.:
	ADDRESS:	
	EMAIL:	
	NAME:	PHONE NO.:
	EMAIL:	PHONE NO.:
E. A	EMAIL:	
l hereby	EMAIL: PPLICANT AUTHORIZATION y authorize and consent to the City Manager an	nd the Director of Development Services of the City of Perris
l hereby includir	EMAIL: PPLICANT AUTHORIZATION y authorize and consent to the City Manager an	nd the Director of Development Services of the City of Perris formation contained in this application and any attachments
I hereby includir	PPLICANT AUTHORIZATION y authorize and consent to the City Manager and their designees, to seek verification of the in	nd the Director of Development Services of the City of Perris formation contained in this application and any attachments
I hereby includir NAME (EMAIL: PPLICANT AUTHORIZATION y authorize and consent to the City Manager and their designees, to seek verification of the in OF APPLICANT: TURE OF APPLICANT:	nd the Director of Development Services of the City of Perris formation contained in this application and any attachments
I hereby includir NAME (SIGNAT	PPLICANT AUTHORIZATION y authorize and consent to the City Manager and their designees, to seek verification of the in OF APPLICANT: TURE OF APPLICANT: OF BUSINESS OWNER (if different from applicant)	nd the Director of Development Services of the City of Perris formation contained in this application and any attachments DATE:
I hereby includir NAME (SIGNAT	PPLICANT AUTHORIZATION y authorize and consent to the City Manager and their designees, to seek verification of the in OF APPLICANT: TURE OF APPLICANT: OF BUSINESS OWNER (if different from applicant)	nd the Director of Development Services of the City of Perris formation contained in this application and any attachments DATE:

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NAME OF APPLICANT:

D. PERSONNEL:

SIGNATURE OF APPLICANT:	DATE:
NAME OF BUSINESS OWNER (if different from applicant):	
SIGNATURE OF BUSINESS OWNER:	DATE:
G. FURTHER INFORMATION AND INSPECTIONS	
I agree to submit any additional and further information as deemed of Development Services of the City of Perris, including their design	
I further agree to permit the Perris City Manager, Director of Develorespective designees, to conduct reasonable inspections, at the commercial marijuana cultivation operation for the purpose of en including but not limited to inspection of: • Security recordings made by security cameras required by • Security records and files; • Inventory records and files; and • Other written records and files pertaining to the proposed	eir discretion, of all areas of the proposed suring compliance with local and State laws, Chapter 5.58 of the Perris Municipal Code;
NAME OF APPLICANT:	
SIGNATURE OF APPLICANT:	DATE:
NAME OF BUSINESS OWNER (if different from applicant):	
SIGNATURE OF BUSINESS OWNER:	DATE:
H. INDEMNIFICATION AND RELEASE	
I release the City of Perris, its agents, officers, elected officials, and damages, or liabilities of any kind arising from: (a) any repeal or ame Code or of any provision of the Planning and Development Code rother commercial marijuana activities; and (b) any arrest or prosmembers for violation of State or federal laws; and I will defend, in and its agents, officers, elected officials, and employees from and agby adjacent or nearby property owners or any other parties for any darising from operations at the subject property contemplated by thi any problems, injuries, damages, or other liabilities of any kind arising at the subject property contemplated by this application.	endment of Chapter 5.58 of the Perris Municipal elating to commercial marijuana cultivation or secution of me, my managers, employees, or idemnify, and hold harmless the City of Perris gainst any and all claims or actions: (a) brought amages, injuries, or other liabilities of any kinds application; and (b) brought by any party for
NAME OF APPLICANT:	
SIGNATURE OF APPLICANT:	DATE:
NAME OF BUSINESS OWNER (if different from applicant):	
SIGNATURE OF BUSINESS OWNER:	DATE:

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I. 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:	
SIGNATURE OF APPLICANT:	DATE:
NAME OF OWNER (if different from applicant):	
SIGNATURE OF OWNER:	DATE:

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SUBMITTAL REQUIREMENTS

(Must be submitted at time of application submittal)

INCOMPLETE APPLICATION SUBMITTALS WILL NOT BE ACCEPTED

TWO (2) SETS OF THE FOLLOWING ITEMS ARE REQUIRED

SUBMITTED YES NO 1. Fee: Payment of the application fee. (PMC 5.58.140) 2. Activities. A general description of the proposed operation, including how the proposed operation will operate in compliance with this Code and state law, plans for handling cash and transporting marijuana and marijuana products to and from the premises, and the proposed use of all areas on the premises, including but not limited to specific activities, storage, lighting and signage. (PMC 5.58.070(B)(1)(a)) Property Owner's Statement of Consent: A notarized statement and 3. acknowledgement from the legal owner of the subject property contemplated by this application, if the applicant or business owner is not the legal property owner, consenting to the proposed commercial marijuana cultivation operation at his/her property. If either the applicant or the business owner is the legal owner of the subject property, then evidence of such legal ownership shall be submitted in a form that is satisfactory to the Director. (PMC 5.58.070(B)(2)(f)) Consent to Criminal Background Investigation. Written and signed consent forms 4. from all employees to fingerprinting and a criminal background investigation by the City, upon a form provided by the City, accompanied with payment of appropriate fees to City to cover the costs of performing such criminal background check. At the discretion of the City and in compliance with State law, the City may use live scan to perform criminal background checks. Background check applications for each employee must also be submitted concurrently with the CMC permit application. Fee for each background investigation application is \$300.00 payable to the City of Perris. (PMC 5.58.070(B)(2)(d)) 5. Identification: For each applicant/owner, current or prospective employee, and current or prospective manager (as those terms are defined in PMC Section 5.58.030, a color photocopy of a valid government-issued photo identification, such as a valid California Driver's License, as approved by the Director. (PMC 5.58.070(B)(3)(f), 5.58.100(H)(2) 6. Compliance with State Law: Evidence satisfactory to the Director of Development Services with all state law requirements governing commercial marijuana cultivation. (PMC 5.58.070(B)(3)) Insurance: Evidence satisfactory to the Director showing compliance with all 7. insurance requirements, including a minimum \$1,000,000 General Liability policy. (PMC 5.58.070(B)(3)) Floor Plan: A scaled floor plan for each level of each building that is part of the 8. business site, including the entrances, exits, walls, and operating areas. The floor plan must be professionally prepared by a licensed civil engineer or architect. (PMC 5.58.070(B)(1)(h)) Site Plan: A site plan and floor plan of the premises denoting all the use of areas 9. on the premises of the commercial marijuana cultivation operation, including storage, exterior lighting, restrooms, air treatment system and signage. (PMC 5.58.070(B)(1)(i)) See attached page 13 for site plan information

10.

Site Requirements. To the extent not reflected in the site plan or floor plan, documentation reflecting that the site will comply with the following site requirements:

- Visibility. 1.
 - a. Neither marijuana, marijuana products, nor visible exterior evidence of any cultivation activities, shall be visible from the public right-of-way, the unsecured areas surrounding the buildings on the site, or the site's main entrance and lobby.
 - b. Building frontage shall be constructed and designed so as to entirely conceal from public view both all cultivation activities conducted by the permittee, as well as all marijuana and marijuana products at the site.
- Main Entrance and Lobby. The site shall have a building with a main entrance that is clearly visible from the public street or sidewalk. The main entrance shall be maintained clear of barriers, landscaping, and other obstructions. Inside of the main entrance, there shall be a lobby to receive persons into the site and to verify whether they are allowed in the cultivation commercial marijuana operation areas. Members of the general public shall not be allowed in the cultivation commercial marijuana operation areas except for reasons of lawful business.
- 3. Cultivation Area. All cultivation areas in any building on the site shall be separated from the main entrance and lobby, and shall be secured by a lock accessible only to employees of the permittee.
- 4. Storage Area. Each building with a cultivation area shall have adequate storage space for marijuana that has completed the cultivation process or is otherwise not being cultivated. The storage areas shall be separated from the main entrance and lobby, and shall be secured by a lock accessible only to employees of the permittee.
- 5 Secure Product. All marijuana, whether being cultivated or otherwise, at the site shall be kept in a secured manner at all times so as to deter theft and unauthorized access.
- Transport Area. Each building with a cultivation area shall have an area designed for the secure transfer of marijuana from the cultivation area to a vehicle for transportation.
- 7. Lighting. Sufficient lighting must be used in all areas where marijuana is cultivated and stored, and where equipment or utensils are cleaned, so that at all times the items and activities in these areas are fully visible to both any security cameras covering the areas as well as the naked eye.
- 8. Restricted Access. The cultivation site shall be closed to the general public. No one shall be allowed on the cultivation site, except for employees or persons with a bona fide business or regulatory purpose for being on the site, such as contractors or inspectors. Minors are prohibited at all times from entering the location of the site.

(PMC 5 58 110(F) (I))

	(FIVIC 5.36.110(F),	(3))
11	project; primary a proposed facility, plan; a 3-year perfo	anagement staff with experience and skills relevant to this pplicants experience and ability to manage operations of scheduling of work, cost estimating and budget management rmance plan, a point of sale and management inventory system a track and trace system per State requirements.
	(PMC 5.58.070(B)	3))
12.	Ownership: A desc	ription of the statutory entity or business form that will serve as

Ownership: A description of the statutory entity or business form that will serve as

the legal structure for the applicant, the ownership structure of the applicant as filed with the California Secretary of State (e.g. limited liability company, joint partnership, S-Corporation) (an applicant that is a foreign corporation shall include in its application the certificate of qualification issued by the Secretary of State of California), and a copy of the entity's formation and organizing documents, including, but not limited to, articles of incorporation, certificate of amendment, statement of information, articles of association, bylaws, partnership agreement, operating agreement, and fictitious business name statement.

(PMC 5.58.070(B)(1)(d))

Odor Control Plan: An odor control plan detailing odor control measures in accordance with the following requirements, to the satisfaction of the Director:

A commercial marijuana cultivation operation 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 cultivation operation shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location 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 commercial marijuana cultivation operation, if the use only occupies a portion of a building.

(PMC 5.58.070(B)(1)(c), 5.58.100(C)).

<u>Security Plan</u>: A security plan detailing measures to the satisfaction of the Director that all applicable security-related requirements under State or local law, including but not limited to the following requirements, are and will be met:

- a. At least one licensed security guard shall be present at the location of the commercial marijuana operation during all hours of operation. All security guards shall be licensed by and in good standing with the Bureau of Security and Investigative Services of the California Department of Consumer Affairs (BSIS). If any security guard is to be armed with a firearm and/or a baton, then that security guard shall possess at all times a valid and current firearms permit and/or baton permit issued by the BSIS.
- b. 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 Director and the Police Chief. The camera and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present at the site of the commercial marijuana operation. The cameras shall be in use 24 hours per day, 7 days per week. The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium approved by the Director, such as DVD and/or a USB drive. The areas to be covered by the security cameras include, but are not limited to, the storage areas, operation areas, all doors and windows, the parking lot, all exterior sides of the property adjacent to the public rights of way, and any other areas as determined by the Director and Police Chief. Remote log-in information will be provided to the Director and the Police Chief to allow them to view live and recorded security camera images remotely at any time.
- c. 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.
- d. The location of the commercial marijuana operation shall be alarmed with a

14. ____

13.

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 California Business & Professions Code section 7590, et seq. and whose agents are properly licensed and registered under applicable law.

- e. All entrances to a building housing a cultivation area or storage area shall be locked from the exterior at all times, with entry controlled by employees.
- f. Exterior Lighting. The exterior of the premises upon which the commercial marijuana cultivation operation is conducted 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.
- g. All windows on the building that houses the cultivation operation shall be secured against entry from the outside.
- h. All marijuana, marijuana products and cash present or kept at the premises shall be securely stored against both unauthorized access as well as theft.

comply with all State regulations, and shall be derived from a source that is a regulated water system. Private water supplies shall be derived from a water source that is capable of providing a safe, potable, and adequate

(PMC 5.58.070(b)(1)(B), 5.58.100(B))

	(PMC 5.58.070(b)(1)(B), 5.58.100(B))
15.	 <u>Seller's Permit</u> . The seller's permit number issued by the Board of Equalization or evidence that the applicant has applied for a seller's permit from the Board of Equalization, as applicable. (PMC 5.58.070(B)(1)(e)).
16.	 Other Licenses and Permits. Identification of any other licenses or permits for commercial marijuana operations, whether for the City of Perris or for any other licensing or permitting authority:
	i. held currently by the applicant;
	ii. pending approval for the applicant; or
	iii. denied to, revoked from, or suspended for, the applicant.
	(PMC 5.58.070(f))
	Note: No person shall engage in cannabis cultivation in the City of Perris without both a current and valid City-issued commercial marijuana cultivation operation regulatory permit AND a current and valid equivalent state license as provided for under Division 10 of the California Business & Professions Code, as amended. Identify any state license here.
17.	 <u>Physical</u> . A general description of the proposed operation, including the street address, parcel number, the total square footage of the site, and the characteristics of the surrounding area.
	(PMC 5.58.070(g))
18.	 Water: Documentation from the water purveyor that sufficient water is available for the proposed operation, and documentation reflecting that adequate plumbing will be provided to convey sewage and liquid disposable waste from the operation. Documentation reflecting that:
	a. The water supply shall be sufficient for the operations intended, shall

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supply of water to meet the facility's needs.

b. Plumbing shall be of adequate size and design and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the operation and that shall properly convey sewage and liquid disposable waste from the operation. There shall be no cross-connections between the potable and waste water lines.

(PMC 5.58.110(D))

19	Sanitation: Written procedures that maintain the highest industry standards of sanitation and cleanliness for the operation so as to ensure at all times marijuanal remains free of harmful contaminants, including but not limited to pesticides, mole and fungus, and documentation reflecting how: (1) litter and waste shall be properly removed and the operating systems for waste disposal shall be maintained in an adequate manner so that they do not constitute a source of contamination in areas where marijuana is exposed; (2) all waste generated on the site, including chemica and organic waste, shall be property disposed of in accordance with all applicable laws and regulation; (3) the exterior of the site, including any parking lots controlled by the permittee, shall be maintained free of litter, debris and trash; and (4) floors walls and ceiling shall constructed in such a manner that they may be adequately cleaned and shall be kept clean and in good repair. (PMC 5.58.100(F), 5.58.110(E))
20	Training: Written procedures that provide for the highest industry standards of training for employees engaged in cultivation operations.(PMC 5.58.110(G))
21	Electrical: An electrical plan reflecting the capacity of each building in which cultivation is to occur to support the electrical demands of the cultivation activity proposed to take place therein in a manner that is safe and in compliance with all applicable state and local laws. (PMC 5.58.070(B)(3))
22	Signage. A signage plan reflecting how the applicant will comply with the following signage restrictions:

A permittee shall display conspicuously in the lobby of the site the following signs, so that each sign may be readily seen by persons entering the site, and each sign must be at least 8 inches by 10 inches in size:

- 1. "This site is not open to the public."
- 2. "Retail sales of any goods and services is prohibited"
- 3. "Minors are prohibited from entering this site."

"Smoking, ingesting, or consuming marijuana on or within 20 feet of this site is prohibited."

Signs on the premises shall not obstruct the entrance or the video surveillance system. The size, location, and design of any signage must conform to the sign provisions in the Perris Municipal Code. Business identification signage shall be limited to that needed for identification only, consisting of a single window sign or wall sign that shall comply with the appropriate sign requirements within the applicable zoning district.

PMC 5.58.100(j)), 5.58.110(H).

COMMERCIAL MARIJUANA CULTIVATION OPERATION 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 commercial marijuana cultivation operation regulatory permit. This form must be notarized.

Planning Division		
135 N 'D' Street		
Perris, CA 92570		
, the undersigned legal owner of record, hereby	grant permission to:	
Applicant:	Phone:	
Mailing Address:		
o operate a commercial marijuana cultivation op	eration on the property described below	
The subject property is located at:		
Assessor's Parcel Number:		
Printed Name of Owner of Record:		
Address of Owner of Record:		
Phone:	Email address:	
Signature of Owner of Record:	Date:	

City of Perris

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COMMERCIAL MARIJUANA CULTIVATION OPERATION REGULATORY PERMIT APPLICATION EMPLOYEE'S STATEMENT OF CONSENT TO CRIMINAL BACKGROUND INVESTIGATION

A completed version of this form, signed by each employee of the applicant and accompanied by payment of the required fee to cover the costs of performing the background check, must be submitted to the City as part of the commercial marijuana cultivation operation regulatory permit application.

Employee Consent:

I, the undersigned, hereby authorize the release of any criminal history record information that may exist pertaining to me from any agency, organization, institution or entity having such information on file. I authorize any investigator, agent, or duly authorized representative of the City of Perris to receive and investigate such information as it may deem necessary. I consent to my fingerprints being taken and used to check my criminal history record information. I agree to provide all information as may be deemed necessary by the processor in order to process and complete my criminal history record information check.

Print Name:	Date:	
Signature:		

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

NORTH PERRIS - LOCATION RESTRICTION FOR CULTIVATION



SOUTH PERRIS – LOCATION RESTRICTION FOR CULTIVATION

