



9/3/21 -
6:21 PM

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: September 17, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Trans. Dept. – Landscape Section

Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer

City of Perris Sphere of Influence
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)

CONDITIONAL USE PERMIT NO. 200026 – (CEQ200060) – Applicant: Cannabis 21+ – Representative: Sean Anthony St. Peter – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Expressway, South of Messenia Lane, East of Harvill Avenue, and West of Interstate-215 – 1.27 Gross/Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit No. 200026 is a proposal for a Commercial Cannabis Facility, which includes retail sales and distribution. The Cannabis Facility will occupy 4,646 square feet of Building D of an approved retail center, Plot Plan No. 25699. The total building area of Building D is 8,892 square feet. Parcel has been graded and Building D has not yet been built. The project will include 1 ADA and 23 non-ADA parking spaces. Retail store hours will be 8:00AM to 10:00 PM, 7-days a week and delivery hours will be 8:00 AM to 9:00 PM, 7-days a week. – APN: 317-110-070 – Project Planner: Phayvanh Nanthavongdouangsy at 951-955-6573 or email at pnanthav@rivco.org. Associated cases: PP25699/EA42741, DA2000011 **BBID: #924-541-284**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on September 17, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: 9/8/20

SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

First District - Cannabis Facility Standards

All proposed cannabis facility operators shall make a full public presentation to the local MAC.

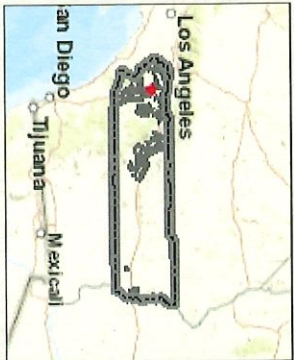
Typical First District requested standards for all cannabis Facilities (except cultivation):

1. The curbside (exterior) appearance must be clean, professional and maintained.
2. Paved on-site parking, with paved Ingress & Egress to paved Public Street. No off-site parking.
3. Proper landscaping, irrigation, and maintenance.
4. Fund installation & operation of new streetlights in immediate vicinity (if none).
5. Conduct regular litter patrol & clean-up of premises & vicinity, and utilize "locking" dumpsters.
6. Parking lot lighting (with down-shielding to protect adjacent homes – if any)
7. Strict odor control (to protect adjacent occupied properties)
8. No outdoor storage of cannabis products, by-products, or waste.
9. Restrict/prohibit loitering on property or adjacent street(s) by customers.
10. No youth events or youth attractions on premises.
11. Protect neighbors from associated adverse impacts (traffic, driving, noise, parking, lighting, etc).
12. Restrict/limit use of shade cloth on fencing. Do not hinder view of law enforcement/code, etc.

Typical First District "Public Benefit" options for all First District cannabis operators to consider:

- A. Assist with funding and/or promoting organized community clean-up events.
- B. Fund roadside weed abatement, clean-up or beautification efforts in local community.
- C. Fund covered bus shelters in the local community.
- D. Assist with funding for security guard(s) at community center or parks or special events.
- E. Fund programs, or physical upgrades / enhancements at local community center or park.
- F. Fund sidewalk installations in vicinity & local community.
- G. Fund "Welcome to (community name)" monument signs.
- H. Fund community sports fields, trails, or upgrades/enhancements.
- I. Fund local equestrian trails &/or facilities (in appropriate communities).
- J. Fund local street sweeping services.
- K. Fund Sheriff CSO or enhanced Deputy Patrol (possibly join with other local cannabis operators).
- L. Fund local CERT/Disaster preparedness programs, supplies or training.

Cannabis 21 -- Farmer Boys



- Legend**
- Blueline Streams
 - City Areas

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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REPORT PRINTED ON... 9/8/2020 1:07:19 PM

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DATE: 08.20.20
 DRAWN: STMF
 CHECKED: CB



ASSESSOR'S PARCEL NUMBER: 317118-070

LAND OWNER: 4261 CANTERLEIGH
 HARBORENDER LLC
 200 CANNABIS 21+
 PERRIS, CA 92501
 PHONE: 951.782.8255
 EMAIL: perry@harborender.com
 EXHIBIT PREPARED BY ARCHITECT:
 R+D ARCHITECTS INC. LICENSE #137
 200 ANGELO DRIVE
 SAN DIEGO, CA 92108
 CONTACT: CARRIE DALEY
 PHONE: 619.444.8222
 EMAIL: carrie@r+darchitects.com

CANNABIS 21+
 COMMERCIAL CANNABIS
 CONDITIONAL USE PERMIT
 CAJALCO EXPY & HARVILL AVE
 PERRIS, CA 92570

CONTRACTOR SHALL BUILD ONLY PERMITS
 STAMPED CONSTRUCTION SET DESIGN
 CONTRACT DATE: 08.20.20

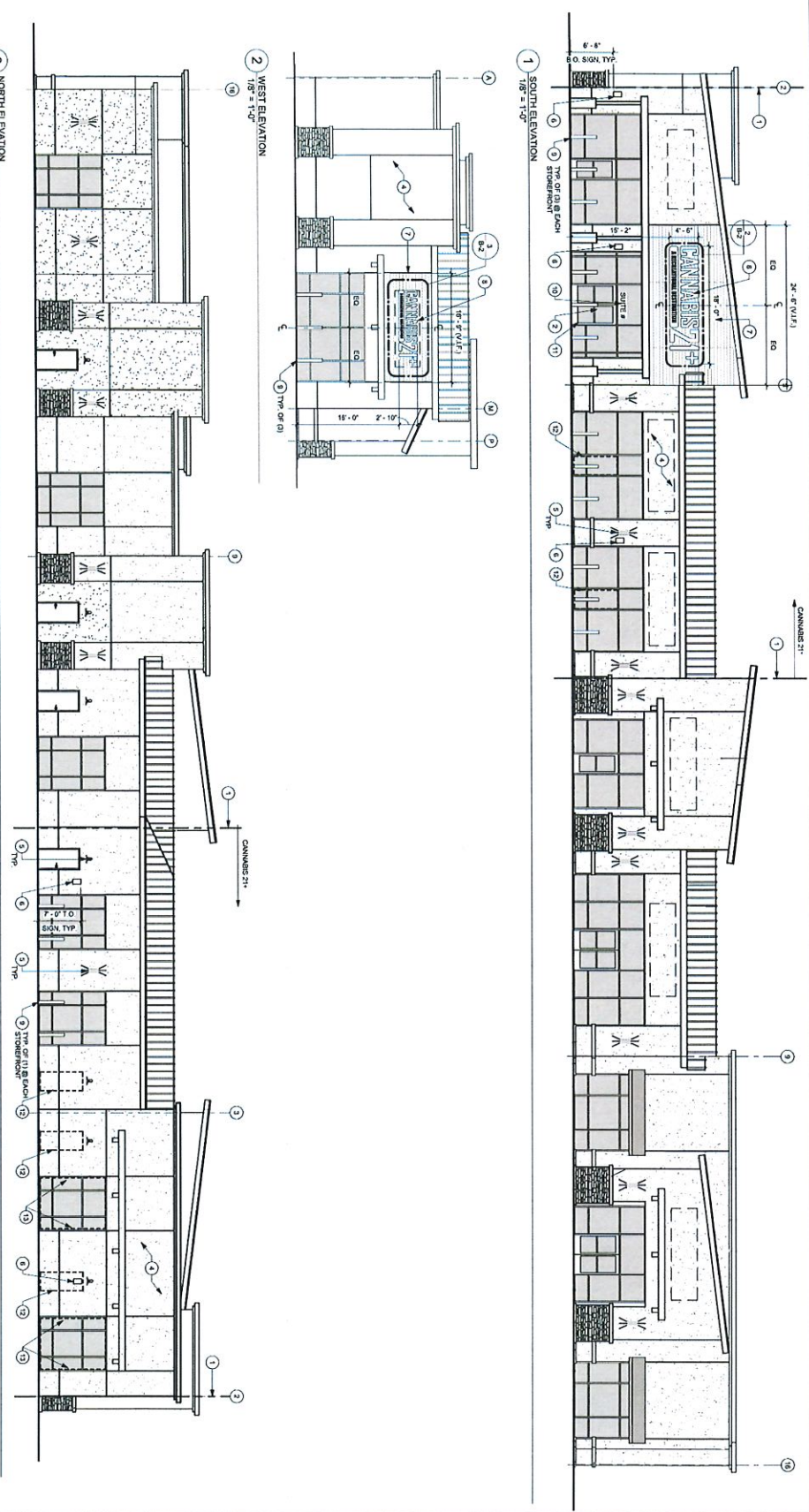
CUP SUBMITTAL
 ISSUE DATE: 08.20.20

EXHIBIT AMENDMENT BLOCK



SHEET TITLE:
 EXHIBIT B:
 EXTERIOR ELEVATIONS

SHEET NO:
 B-1



- EXTERIOR ELEVATION KEYNOTES (S) - EXISTING**
1. REFER TO SHEET B-1 FOR COLOR ELEVATIONS
 2. REFER TO SHEET B-2 FOR COLOR ELEVATIONS
 3. REFER TO SHEET B-3 FOR COLOR ELEVATIONS
 4. REFER TO SHEET B-4 FOR COLOR ELEVATIONS
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 99. REFER TO SHEET B-99 FOR COLOR ELEVATIONS
 100. REFER TO SHEET B-100 FOR COLOR ELEVATIONS

- EXTERIOR LIGHTING REGULATIONS**
- NOTE: ALL EXTERIOR LIGHTING (EXISTING AND NEW) SHALL COMPLY WITH THE COUNTY OF CALIFORNIA LIGHTING ORDINANCE #15.
1. EXTERIOR LIGHTING SHALL HAVE THE FOLLOWING:
 - 1.1. NON-GLARE PROPERTIES IN COMPLIANCE WITH ORDINANCE #15
 - 1.2. LIGHT FIXTURES AND OUTDOOR LUMINAIRES SHALL NOT BLINK, FLASH OR ROTATE
 - 1.3. LIGHT FIXTURES AND DIRECT LIGHT SHALL FALL OUTSIDE THE PARALLEL OF ORIGIN ON ONTO THE WALLS OF ROOMS.
 - 1.4. OUTDOOR LUMINAIRES - OUTDOOR LUMINAIRES SHALL NOT BLINK, FLASH OR ROTATE



DATE: 08.20.20
 DRAWN: STAFF
 CHECKED: CS



Manufactured by the American Institute of Architects
 JAD Architects, Inc.
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 San Diego, CA 92101
 Tel: 619.594.7222
 Fax: 619.594.7223

ASSESSORS' PARCEL NUMBER: 311-110-070

LAND OWNERS:
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 SAN DIEGO, CA 92101
 PHONE: 619.594.8150
 EMAIL: jprado@highroadsllc.com
 EXHIBIT PREPARED BY ARCHITECT:
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 CONTACT: CARMY BAILEY
 EMAIL: carmy@jadarchitects.com

**CANNABIS 21+
 COMMERCIAL CANNABIS
 CONDITIONAL USE PERMIT
 CAJALCO EXPY & HARVILL AVE
 PERRIS, CA 92570**

CUP SUBMITTAL
 ISSUE DATE: 08.20.20

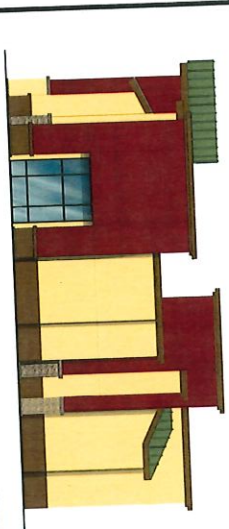
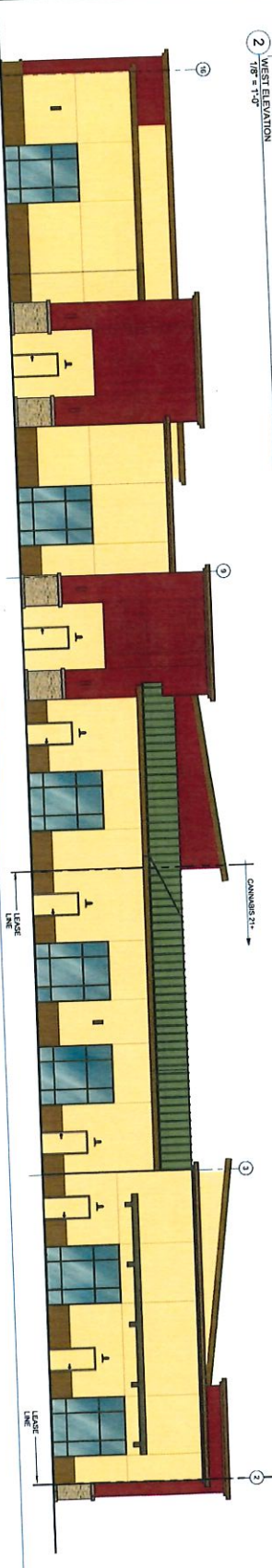
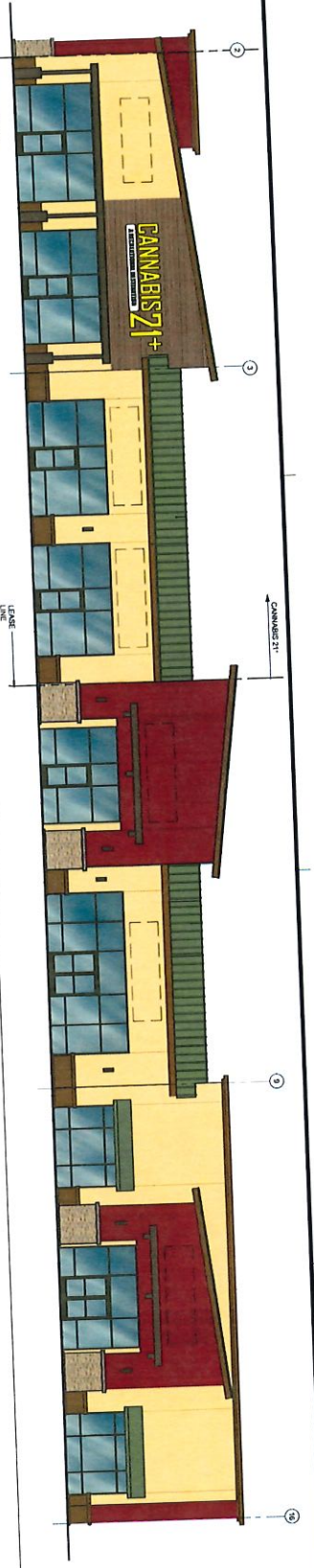


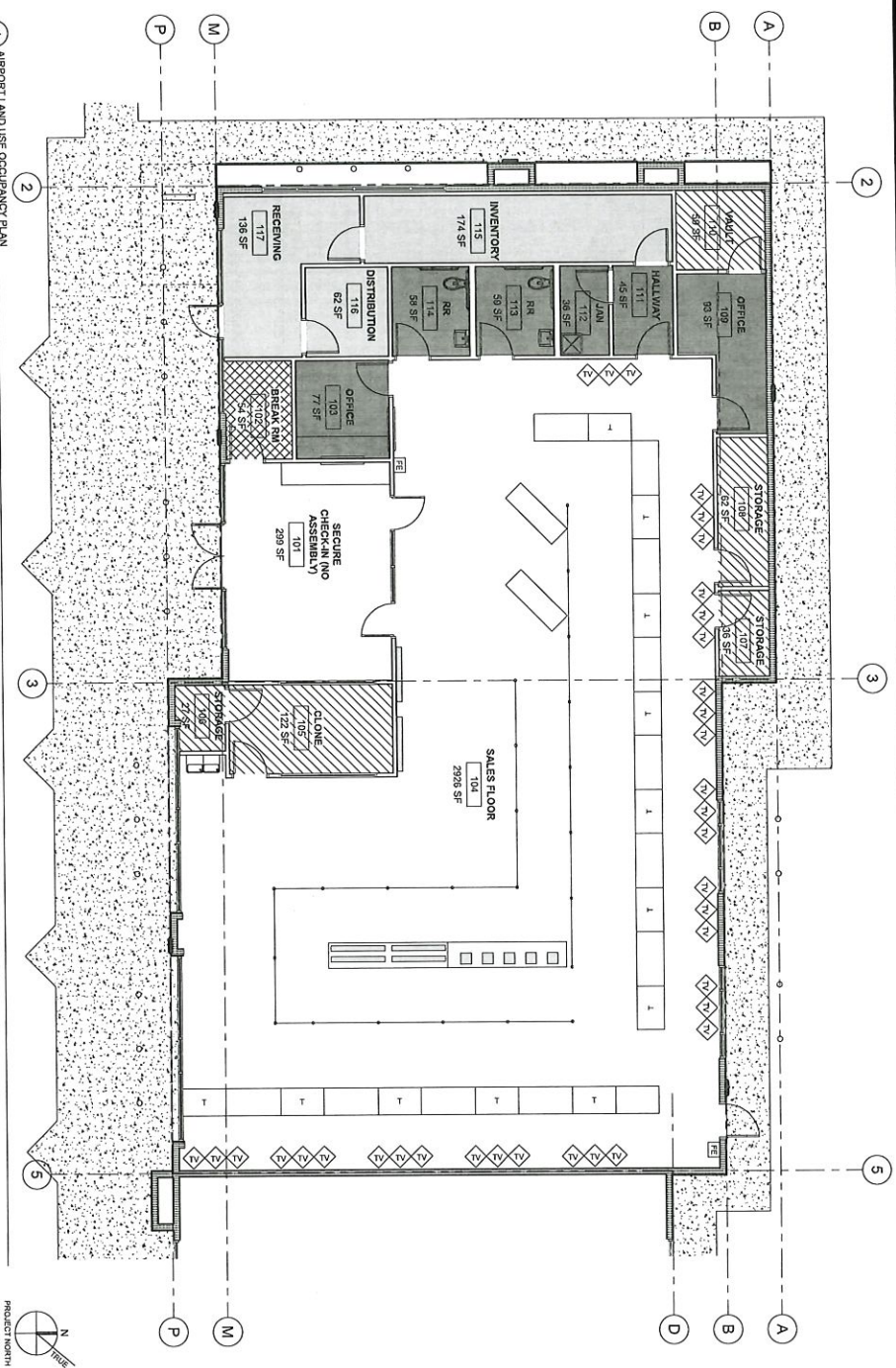
EXHIBIT AMENDMENT BLOCK

SHEET TITLE:
**EXHIBIT B:
 EXTERIOR COLOR
 ELEVATIONS**

SHEET NO.:
B-3

| EXTERIOR FINISH LEGEND | | EL. FINISHING NO. 1000 |
|------------------------|-----------------------------------|---------------------------|
| | (E) DARK RED | |
| | (E) GOLD | |
| | (E) DARK BROWN | |
| | (E) METAL ROOFING | |
| | (E) LIGHT BROWN | |
| | (E) STONE | |
| | (N) S COMPOSITE WOOD PANEL SYSTEM | |





1 AIRPORT LAND USE OCCUPANCY PLAN
 3/16 = 1/30

OCCUPANT LOAD CALC.

| OCCUPANCY | OCCUPANCY LOAD FACTOR | AREA | LOAD |
|--------------------------|-----------------------|------|------|
| MAIN SALES AREA | 60 | 2928 | 54 |
| OFFICE / HALLWAY | 100 | 380 | 4 |
| STORAGE / WAREHOUSE | 15 | 54 | 4 |
| DISTRIBUTION / RECEIVING | 500 | 372 | 1 |
| TOTAL | | | 61 |

REQUIRED EXITS: 2

APPROXIMATE CALCULATION: 1 AGENT @ 75 PEOPLE PER ACRE = 75 ALLOWABLE OCCUPANTS
 64 OCCUPANTS > 75 OCCUPANCY CRITERIA THEREFORE THIS PROJECT COMPLIES

OCCUPANCY LOAD AREA LEGEND

| | |
|--|-----------------------------------|
| | MAIN SALES AREA / SECURE CHECK-IN |
| | BREAK / ASSEMBLY |
| | STORAGE / WALK / CLONE / LIFT |
| | OFFICE / HALLWAY / RESTROOMS |
| | WAREHOUSE |

SHEET TITLE:
EXHIBIT C:
 AIRPORT LAND USE
 OCCUPANCY ANALYSIS

SHEET NO:
C-3



EXHIBIT AMENDMENT BLOCK

CONSTRUCTION SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.

CUP SUBMITTAL
 ISSUE DATE: 06.20.20

CANNABIS 21+
 COMMERCIAL CANNABIS
 CONDITIONAL USE PERMIT
 CAJALCO EXPY & HARVILL AVE
 PERRIS, CA 92570

LAND OWNER: APPLICANT/LEASER:
 HIGH REGARDERS LLC
 14000 WILSON AVENUE, SUITE 200
 PERRIS, CA 92501
 PHONE: 951.772.8200
 EMAIL: jay@highregarders.com

ASSESSOR'S PARCEL NUMBER: 317-110-070

EXHIBIT PREPARED BY ARCHITECT:
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 1400 ARCHITECTS WAY
 SUITE 100
 SAN DIEGO, CALIFORNIA 92108
 PHONE: 619.444.4122
 CONTACT: CAREN SULLIVAN
 EMAIL: ccs@roadarchitects.com

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road ARCHITECTS
 rd Architects, Inc.
 1400 Architechs Way, Suite 100
 San Diego, CA 92108
 Phone: 619.444.4122

DATE: 08.20.20
 DRAWN: STAFF
 CHECKED: CB

