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Riverside, CA 92506-4258
(951) 682-2345 Fax: (951) 682-2324
LBynum@realpropertyattorney.net

Attorneys for Dynamic Meds

RECEIVED
NOV 09 2023
CITY CLERK'S OFFICE
CITY OF PERRIS

CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

Dynamic Meds

Appellant,

vs.

City of Perris,
Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division

Respondent.

Case #: PLN 17-05171, PLN 18-05353
Superior court case # CVRI2202067

DYNAMIC MEDS DOCUMENTS SUBMITTED IN SUPPORT OF APPEAL

City of Perris Planning Commission Public Hearing: Nov. 15, 2023
Time 6:00pm

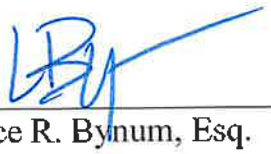
TO THE CITY OF PERRIS: Dynamic Meds, Inc hereby submits its documents in support of the appeal of the City of Perris' purported notice terminating the "permits".

Exhibit #	Document	Filed/received
1.	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.	09/17/2021
2.	Verified petition for 1. Writ of mandate by notice motion; 2. Declaratory relief; memorandum of points and	05/23/2022

	authorities; and exhibits	
3.	Notice of partial record for verified petition for 1. Writ of mandate by noticed motion; 2. Declaratory relief; volume 1 of 2, lines 1-97; pages 1-157	05/25/2022
4.	Notice of partial record for verified petition for 1. Writ of mandate by noticed motion; 2. Declaratory relief; volume 2 of 2, lines 98-232; pages 158-361	05/25/2022
5.	Respondent's answer to petitioner's verified petition for writ of mandate and declaratory relief	09/01/2022
6.	Dynamic Meds memorandum of points and authorities in support of writ of petition with reference to record; declaration of Alfonso Luera	05/01/2023
7.	Respondent's City of Perris and Kenneth Phung's brief in opposition to petitioner's opening brief	05/31/2023
8.	Dynamic Med's reply to City's opposition to writ of mandate; memorandum of points and authorities in support thereof	06/15/2023
9.	Order granting writ	09-26-2023

November 9, 20231

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



By: Lawrence R. Bynum, Esq.

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

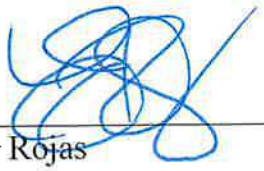
I am employed in the County of Riverside, State of California. I am over the age of 18 and not a party to the within action; my business address is 6700 Indiana Avenue, Suite 240, Riverside, California 92506-4258.

On November 9, 2023, I served the foregoing documents **DYNAMIC MEDS DOCUMENTS SUBMITTED IN SUPPORT OF APPEAL** by delivery to:

Perris City Clerk
101 N D Street
Perris, CA 92570

_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

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Attorneys for Dynamic Meds

RECEIVED
SEP 17 2021
CITY CLERK'S OFFICE
CITY OF PERRIS

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DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

Dynamic Meds

Appellant,

vs.

City of Perris,

Respondent.

Case #:

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

[Perris Muni. Code, §5.54.180; 5.58.170]

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

I. Grounds for appeal

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

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

#1

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

II. Facts constituting basis for appeal

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

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

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

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

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

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

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

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

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

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

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

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

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

November 20, 2020 –Dynamic submits electrical plans.

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

January 27, 2021 – Dynamic waiting for City and EMWD to designate site addrees for publice electric meter pror to pulling permits. (Ex. 8.)

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

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

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

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

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

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

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

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

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

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

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

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

III. Additional documents

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

September 17, 2021

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

By: Lawrence R. Bynum, Esq.

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.
Law Offices of Lawrence R. Bynum,
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6700 Indiana Avenue, Suite 240
Riverside, CA 92506-4258
Email: lbynum@realpropertyattorney.net

Business Owner of Dynamic Meds, Inc. and
Property Owner
c/o Alfonso Luera
4605 Wade Ave.
Perris, CA 92571
lueraenterprises@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."

Exhibit 1

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

Exhibit 1

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.citvofperris.org/citv-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

Exhibit 1

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.

Exhibit 1

- 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

Exhibit 1

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 finaled 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.

Exhibit 1

- 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

Exhibit 1

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 finaled 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.

Exhibit 1

- **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

Exhibit 1

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

Exhibit 1

- **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.

Exhibit 1

- 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**.

Exhibit 1

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.

Exhibit 1

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 subjection 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)

Exhibit 1

OFFICE USE ONLY	
Case No.	PLN 17-05171
Application Submittal Date	8/22/2017
Fee	$13,008.45
Accepted By	

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

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:

X 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): 314 1000 68

EXISTING LAND USE OF PROPERTY: C1/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: C1 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		yes	
Location Verified		yes	

Exhibit 2

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

APPLICANT: Alfonso Luera, 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: jmagttorney@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 Barnes 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 X No Not at this time

Hours of Delivery Service: _____

Exhibit 2

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/office Assistant Manager PHONE NO.: 951-532-8977
   ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
3. NAME/TITLE: Thomas Cody Bills / Floor Manager PHONE NO.: _____
   ADDRESS: 29103 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:** _____

Exhibit 2

SUBMITTAL REQUIREMENTS

(Must be submitted at time of application submittal)

INCOMPLETE APPLICATION SUBMITTALS WILL NOT BE ACCEPTED

	SUBMITTED YES	SUBMITTED NO	
1.	✓		Fee: Payment for the application fee.
2. G	✓		Property Owner's Statement of Consent: 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	✓		Background Investigation: 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	✓		Identification: 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	✓		Compliance with State Law: 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	✓		Insurance: 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	✓		Interior Site/Floor Plan: 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	✓		Site Plan: 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. See attached	✓		Business Plan: 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	✓		Odor Control Plan: 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

Exhibit 2

✓ ____

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))

Exhibit 2

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 Luera **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: 26736 Iron Wood Ave, Moreno Valley, CA 92555

Phone: 951-212-3406 **Email address** SocalMhC2@msn.com

Signature of Owner of Record: See attached **Date:**

Notarized document.
and Lease agreement
Exhibit G

Exhibit 2

plans attached to exhibit "4"

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

Exhibit 2

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, PERRIS, 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.	Medical Marijuana Dispensary Permit	Yes	Criteria verified
3.	Property Owner's Statement of Consent	Yes	Criteria verified
4.	Background Investigation	Yes	Criteria verified
5.	Identification	Yes	Criteria verified
6.	Compliance with State Law	Yes	Criteria verified
7.	Insurance	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.	Interior Site/Floor Plan	Yes	Criteria verified
9.	Site Plan	Yes	Criteria verified
10.	Business Plan	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.	Odor Control Plan	Yes	Criteria verified
12.	Security Plan		
	a. Security Cameras	No	Although the application met or exceeded

Exhibit 4

			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

Exhibit 4

CITY OF PERRIS

BUSINESS LICENSE CERTIFICATE

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

2020

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

Business Name	DYNAMIC MEDS, INC.
Business Location	4605 Wade Ave Perris, Ca 92571-7494
Business Owner(s)	DYNAMIC MEDS, INC.
Business Type	Medical Marijuana Dispensary
Description	MEDICAL AND ADULT USE DISPENSARY
Certificate Number	08604301
Effective Date	January 01, 2020
Expiration Date	December 31, 2020

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

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

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

Exhibit 6

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

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Exhibit 6

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 I'm 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>

Exhibit 6

---------- 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.

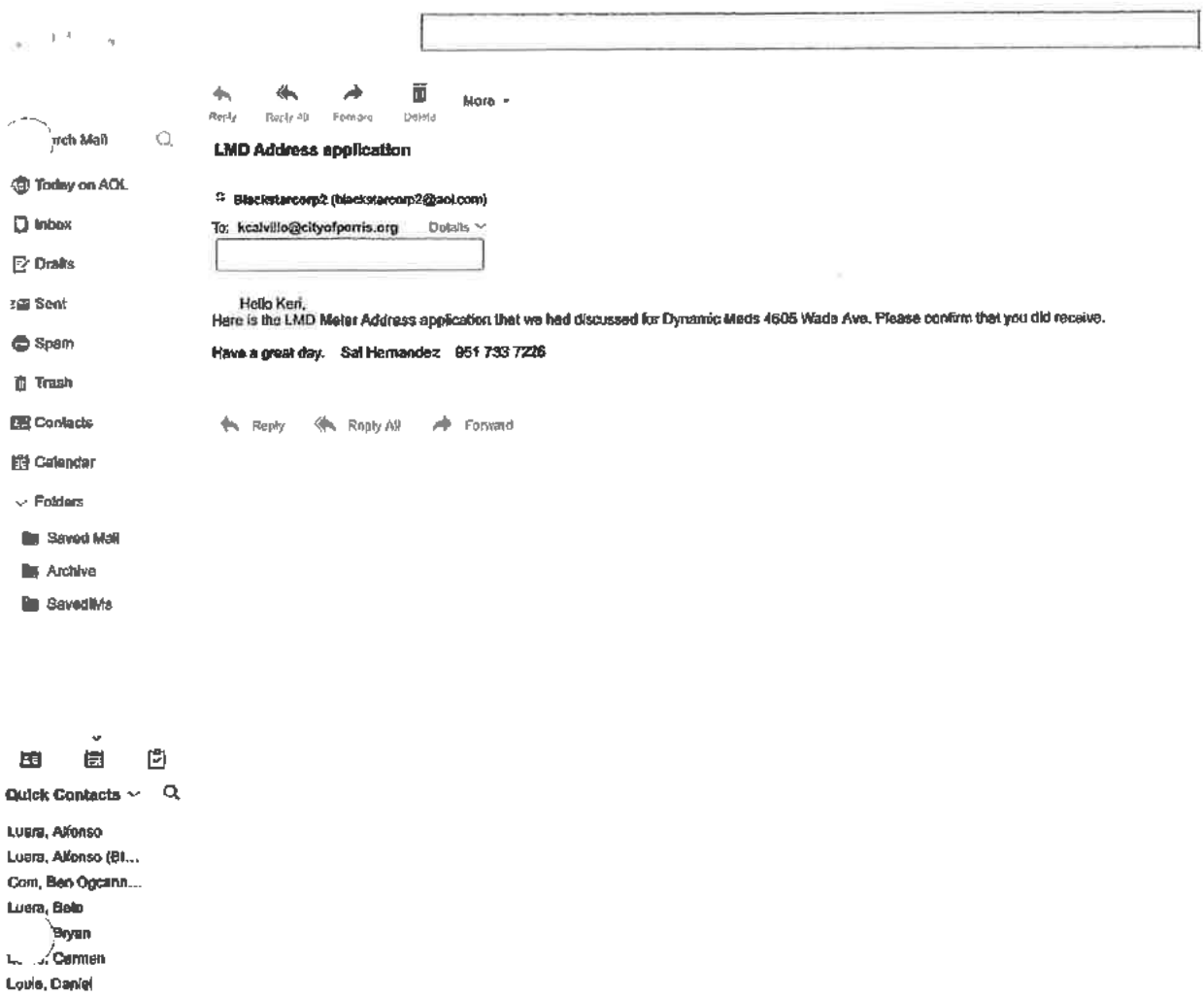
If you have any questions or concerns, you may contact our office by phone at (951) 404-0586, or by sending an email to perris@hdlgov.com. Staff is available to assist you Monday through Friday from 8:00 A.M. to 5:00 P.M. (PST).

Thank you for doing business in the City of Perris.

Best Regards,

HdL Business Support Center
City of Perris

Exhibit 6



Reply Reply All Forward Delete More

LMD Address application

Blackstarcorp2 (blackstarcorp2@aol.com) Thu, Jan 7, 2021 9:30 am

To: kcalvillo@cityofperris.org Details

Hello Keri,
Here is the LMD Meter Address application that we had discussed for Dynamic Meds 4605 Wade Ave. Please confirm that you did receive.

Have a great day. Sal Hernandez 951 733 7226

Reply Reply All Forward

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Quick Contacts

Luera, Alfonso
Luera, Alfonso (El...
Com, Ben Ogcann...
Luera, Bela
Bryan
Carmen
Louis, Daniel

Exhibit 7

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: DYNAMIC 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: 314100068
(Required)

Attached is:
One (1) 8 ½" 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

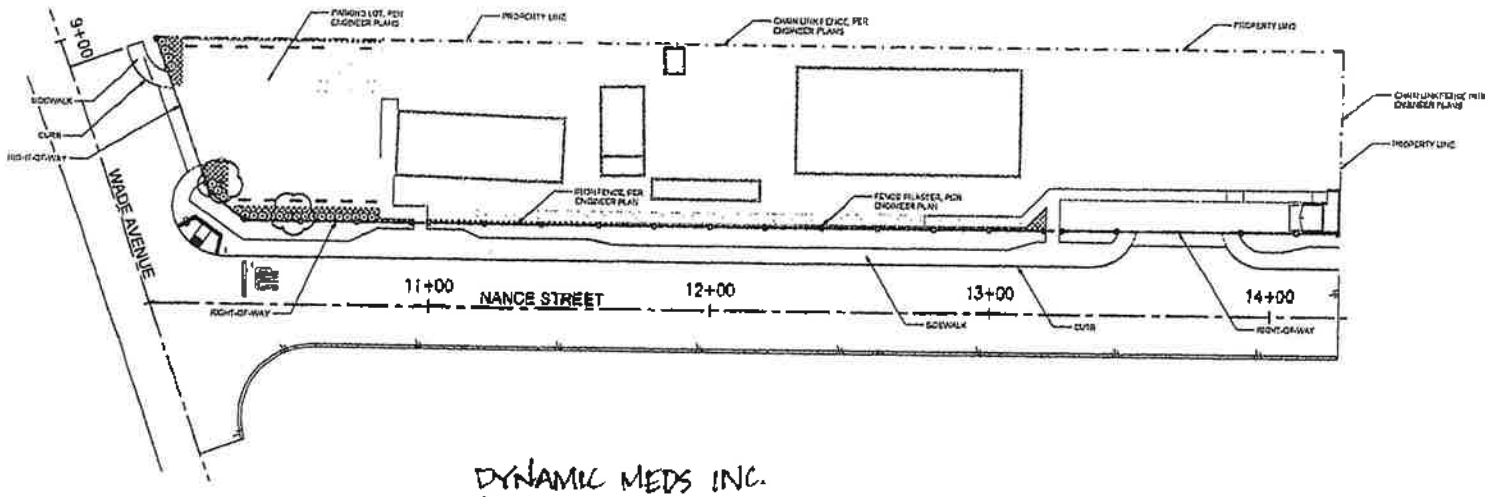
-Office Use Only-

Permit Number: _____ Assigned Engineer: _____

Temporary Address: _____

Routed by: _____ Date: _____

Exhibit 7



DYNAMIC MEDS INC.
4605 WADE AVE.

GRAPHIC SCALE

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Archive
Savedlists
Meter Location
Blackstarcorp2 (blackstarcorp2@aol.com)
To: kcalvillo@cityofperris.org Details
Thu, Jan 7, 2021 10:02 am
Thank you Keri
Reply
Reply All
Forward
Quick Contacts
Luera, Alfonso
Luera, Alfonso (B)...
Cam, Ben Ogcann...
Luera, Belo
Muhu, Bryan
Luera, Carmen
Louie, Daniel

60

DYNAMIC MEDS INC.
4605 WADE AVE.

LMD METER LOCATION

Exhibit 7

From: efren@abarcalandscape.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 Efren,
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: Efren Contreras <efren@abarcalandscape.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wed, Jan 27, 2021 11:33 am
Subject: Re: 4605 Wade Ave prints

Hey sal,

Its Efren Contreras with Abarca 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, Jun 11, 2020, 2:14 PM Blackstarcorp2 <blackstarcorp2@aol.com> wrote:

Hello Efren, 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

Exhibit 8

Reply Reply All Forward Delete More

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Luera, Alfonso

Alfonso (Bl...

San Ogcann...

Luera, Beto

Muhu, Bryan

Luera, Carmen

Loula, Daniel

LMD Meter 4605 Wade Ave

Blackstarcorp2 (blackstarcorp2@aol.com) Fri, Mar 19, 2021 12:23 pm

To: kcalvillo@cityofperris.org Details

Hello Karl,
Was just checking in to see if you have heard anything from Edison in regards to our address assignment for Dynamic Mods 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.

Thank you, have a great day.
Salvador L Hernandez
4605 Wade Ave.
Perris, Ca. 92571

951 739 7226

Reply Reply All Forward

Exhibit 9

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Quick Contacts

Luera, Alfonso

Luera, Alfonso (Bl...

Corr, Ben Ogcana...

Luera, Belo

Mehu, Bryan

Luera, Carmen

Louie, Daniel

FW: Status of plans 4605 wade (Dynamic Meds)

David Beckwith (dbeckwith@dbainc.com) Mon, Apr 5, 2021 11:50 am

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. Per 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 1741789 • DIR 1000016907 • CSLB 1013422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

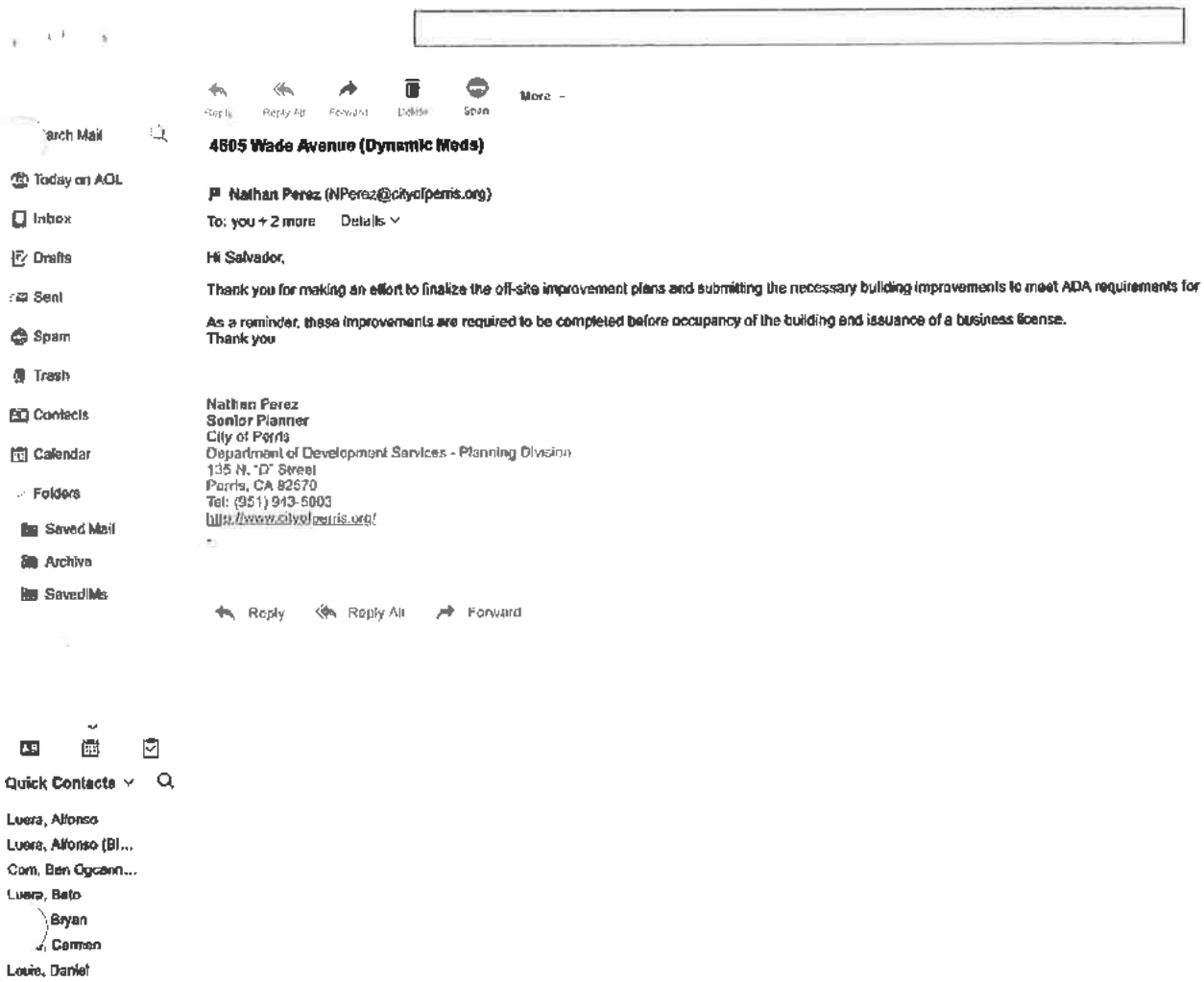
From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, April 05, 2021 10:56 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Fwd: Status of plans 4605 wade (Dynamic Meds)

----Original Message----
From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; dainc.perris@gmail.com <dainc.perris@gmail.com>
Cc: MMLaw45@gmail.com <MMLaw45@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

Exhibit 10

11 of 12



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4505 Wade Avenue (Dynamic Meds)

Nathan Perez (NPerez@cityofperris.org) Tue, Apr 6, 2021 6:13 pm
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 Ogcann...
Luera, Beto
Bryan
Carmen
Louie, Daniel

Exhibit 11

1 of 7

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Luera, Alfonso (Bl...

Com, Ben Ogcann...

Luera, Beto

Muhu, Bryan

Luera, Carmen

Louie, Daniel

Dynamic Meds Building Permit App

Blackstarcorp2 (blackstarcorp2@aol.com)

Mon, Apr 19, 2021 12:43 pm

To: kcalvillo@cityofperris.org Details

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.

Thanks, Sal

Reply Reply All Forward

Exhibit 12

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 SFT MILL EXISTING FULL DEPTH & SUBGRADE TO 9". & HAUL OFF GRINDINGS
8471 S.FT. IMPORT OF CLASS II (CMB) & FINE GRADE, INSTALL 6" CLASS II & ROLL, COMPACT.
2,790 S.FT. MACHINE DAVE 3.6" STATE MIX ASPHALT OVER CLASS II BASE: GRIND DAVE 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.LUERA87@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. PLACIENTIA, CA.
Office #: (951) 362-0496 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

Exhibit 12

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Quick Contacts
Luera, Alfonso
Luera, Alfonso (El...
Com, Ben Ogcenn...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Loule, Daniel
Images blocked Show images | Don't show images from sender
Turn off image blocking

RE: Off Site Landscape Plans for 4605 Wade Avenue

Michael Morales (mhorales@cityofperris.org)
To: you + 4 more Details

Thu, Apr 22, 2021 9:51 am

Hello David,

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.

Assessment Districts. Prior to permit issuance, developer shall deposit $5,250 per district, $10,500 total due.
Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

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

- ***Consent and Waiver for Landscape Maintenance District No. 1*** –New off-site parkway landscape proposed by the project 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.

- Original notarized document(s) to be sent to:
  Daniel Louie
  Wildan Financial Services
  27368 Via Industrial, #200
  Temecula, CA 92590

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

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

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

iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing

Exhibit 13

10/22

Reply Reply All Forward Delete More

Re: Dynamic Meds

Blackstarcorp2 (blackstarcorp2@aol.com) Thu, May 6, 2021 8:55 am

To: sharon@trilakeconsultants.com Details

Thank you Sharon I will be over this afternoon.

—Original Message—
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
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

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Quick Contacts
Luera, Alfonso
Luera, Alfonso (Bl...
Com, Ben Ogeano,...
Luera, Beto
Bryan
Carmen
Loule, 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

Exhibit 14

CITY OF PERRIS

[illegible]

PR-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.

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

Exhibit 11

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Re: MM17-05171

Blackstarcorp2 (blackstarcorp2@aol.com) Tue, Aug 3, 2021

To: sharon@trilakeconsultants.com Details

Hello Sharon,
Trying to make it to your office before you close. I have the Annexation deposit letter from Wildan, this does not need a notary stamp correct? The Execution letter from them w 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@trilakeconsultants.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
[redacted], Alfonso (Bl...
[redacted] Ben Ogcenn...
Luera, Belo
Muhu, Bryan
Luera, Carmen
Louie, 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

Exhibit 15

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PLN 17-05171 Annex Deposit

Tue, Aug 3, 2021 5:10 pm

Blackstarcorp2 (blackstarcorp2@aol.com)

To: dloule@willdan.com + 1 more Details

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

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

Reply Reply All Forward

Quick Contacts

Luera, Alfonso
Luera, Alfonso (El...
Com, Ben Ogcarm...
Luera, Belo
Muhu, Bryan
Luera, Carmen
Louie, Daniel

Exhibit 15

WILLDAN

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

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

Exhibit 15

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,
vid 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 Calvillo an email
erence to the LMD meter address so that we can get Edison wrapped up. These are the last remaining items.

Thanks, Salvador L. Hernandez

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

Perris, 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: Schlabowske, 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

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/Will 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, Perris 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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Quick Contacts

Luera, Alfonso

Luera, Alfonso (El...

Com, Ben Ogcenn...

Luera, Beto

Muhu, Bryan

Luera, Carmen

Louie, Daniel

Re: NOI General Permit question

Blackstarcorp2 (blackstarcorp2@aol.com) Tue, Sep 7, 2021 8:58 am

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 7:16 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:

Exhibit 18

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NOI General Permit question

Blackstarcorp2 (blackstarcorp2@aol.com) Wed, Sep 1,

To: **stormwater@waterboards.ca.gov** Details

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 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 hel obtaining the proper documentation for this it would be appreciated.

Thank you, Salvador L. Hernandez
(951) 733-7225

Reply Reply All Forward

Quick Contacts

Luera, Alfonso
Luera, Alfonso (Bl...
Ben Ogcann...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Loule, Daniel

Exhibit 18

From: schlabov@emwd.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 <dumasb@emwd.org>
Sent: Tuesday, September 8, 2020 12:40 PM
To: blackstarcorp2@aol.com
Cc: Navarre, Elena <navarree@emwd.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 navarree@emwd.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 out 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: dumasb@emwd.org

Coronavirus (COVID-19) Update

OFFSITE LANDSCAPE IRRIGATION
Exhibit 10

SUPERIORARCWELDING.COM,
p2@aol.com,
de Ave Irrigation
2021 1:35 pm

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

Exhibit 19

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Quick Contacts

EMWD FORMS NBD-068 LANDSCAPE IRRIGATION METER - DYNAMIC MEDS (PROJECT REF#WS20210000970)

Schlabowske, Vanessa (schlabov@emwd.org)

Fri, Sep 3, 2021 8:20 am

To: you Details

Good morning,

Your inquiry for **Dynamic Meds** Project has been assigned the referenced number of **WS20210000970**. 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 Schlabowske

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

Did you know that you can request facility drawings by contacting maps@emwd.org ? ...or online. *Click Here* to open the Public Map Portal or visit www.emwd.org.

Reply Reply All Forward

STATE WATER BOARD!

Exhibit 19

Reply Reply All Forward Delete Spam More

Images blocked Show images | Don't block this sender

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en Ogcann...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Louie, Daniel

New Meter & Service: 4605 Wade Ave Perris

Teresa Woodral (Teresa.Woodral@sce.com) Thu, Sep 9, 2021 5:05 pm

To: you Details

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 626.419-0262
26100 Menifee Road, Menifee CA 92584

SCE Rules & SCE Rates
SCE Distribution Manuals ~ free PDF Downloads
Power Outage? Check the Outage Center
24 Hr.Emergency / Outage Hotline (800) 611-1911

SHARON ERBE TRI LAKES CHD FILE / BOARD COPY
Exhibit 10

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 TH EMINOR 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

#2

Electronically FILED by Superior Court of California, County of Riverside on 05/23/2022 02:05 PM
Case Number CVRI2202067 000002225141 2 - W. Samuel Hamrick Jr., Executive Officer/Clerk of the Court By Araceli Amezcua, Clerk

Law Offices of Lawrence R. Bynum,
A Professional Corporation
Lawrence R. Bynum, Esq, State Bar 176588
6700 Indiana Avenue, Suite 240
Riverside, CA 92506-4258
(951) 682-2345 Fax: (951) 682-2324
LBbynum@RealPropertyAttorney.net

Attorneys for petitioner Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds

Petitioner,

vs.

City of Perris;
Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and
DOES 1-10,

Respondents.

Case #: CVRI2202067

VERIFIED PETITION FOR:
1. WRIT OF MANDATE BY NOTICED MOTION;

2. DECLARATORY RELIEF;

MEMORANDUM OF POINTS AND AUTHORITIES; and EXHIBITS

[filed concurrently with PARTIAL RECORD, Vol. 1 & 2]

[Code Civ. Proc. §§1085 and Cal. Rules of Court Rule 3.1103 (a)(2); Riverside Local Rules of Court 3170]

Dynamic Meds, Inc (hereafter "Petitioner" or "Dynamic") brings this petition seeking a peremptory writ of mandate, pursuant to Code of Civil Procedure section 1085 and declaratory or injunctive relief to compel Respondent City of Perris (hereafter "Respondent" or "City) and its Planning Manager, Kenneth Phung, to rescind its determination that the building permits obtained by Petitioner were abandoned and to allow Dynamic to complete construction pursuant to the conditions of approval issued by City.

///

I. Introduction

1. Dynamic sought and obtained conditions of approval to operate a commercial cannabis business.

2. There were actually two permit applications submitted-one for medical cannabis and then later an adult use application was submitted.

3. Both applications were granted, with numerous conditions. Though the existing modular building was not to be changed in any respect, City mandated substantial onsite and offsite street improvements, annexation of property into a Landscape Maintenance District (LMD) and moving a massive power pole requiring both Southern California Edison and the local railroad's consent. Given that the power pole issue alone would take years, City later amended that condition.

4. During the process of obtaining plans, the COVID pandemic struck and delayed further development as both the City and third parties, such as Dynamic's engineers and contractors were hampered with State-wide shut-down and restrictions.

5. There were over 240 emails between Dynamic and City regarding permitting issues, requirements and other work. A summary of the communications is attached an incorporated as exhibit 1. The actual correspondence is found in the two volumes filed concurrently herewith.

6. During the permitting and construction process, Dynamic spent over $125,000.00 for plans, permits, inspections and related fees. This does not include construction costs are other development expenses.

7. In 2021, work began in earnest regarding the offsite improvements; onsite improvements and annexation issues. By May 5, 2021, City had approved the onsite civil improvement plans; street improvement plans and onsite precise grading plans. In September of 2021, the City's agent, Willdan, was communicating with Dynamic to place the annexation issue on the City Council's September 14, agenda for approval. However; on September 7, 2021, the City claimed that it was "officially revoking the

...Permit applications due to abandonment..." and claimed Dynamic had "completed the application incorrectly..." without explaining how the applications were incorrect or how plans were approved by City based upon the incomplete plans. Attached and incorporated as exhibit 2 is a true and correct copy of the revocation.

8. Not once, in the over 240 communications between Dynamic and the City, did City remind Dynamic that its permits could expire or even warn Dynamic of that possibility until City's revocation on September 7, 2021.

9. This revocation is arbitrary and completely contrary to the facts.

10. The revocation itself reveals City's bad faith determination. The very first sentence of the revocation letter (ex. 2) states: "The City of Perris is officially revoking the Medical Marijuana Dispensary Permit **Application** and Adult Use Regulatory Retailer Permit **Application** due to abandonment. **(Bold emphasis added.)** On the last page of the alleged revocation it states **Dynamic Meds' Medical Marijuana Dispensary Permit and Adult Use Regulatory Retail Permit are both revoked...(bold emphasis original.)** There is no provision in the law for the revocation of an "application" and no regulatory permit was issued. Additionally City asserts that the application was completed incorrectly, but provides no specifics whatsoever. (Ex. 2, last page.

11. Moreover, the City claims to set forth a chronology of events, but shockingly, there are no entries between January 6, 2021, and September 2, 2021 (see last page of ex. 2.) However, there were nearly 100 emails between the parties relating to the onsite improvements; offsite improvements; communications regarding getting the LMD annexation before the City Council on September 14; and a host of other work being performed by Dynamic. City neglects to mention that it had approved a multitude of plans just a few months earlier. City's unilateral omission of these critical facts reveals the arbitrary and unfounded claim that the conditions of approval were abandoned, which should result in this court rescinding the City's revocation.

12. Even after the shocking revocation, Dynamic appealed that decision. A copy is

attached as exhibit 3.

13. It took the city almost three months after the appeal for the City to promise Dynamic an appeal in December of 2021. Three months later, March 3, 2022, the City wrote a letter reneging on the promised appeal and claimed that no appeal is available. (A true and correct copy of that denial is attached and incorporated as exhibit 4.)

14. Because no appeal is available, or at least, granted, Dynamic believes that an administrative writ pursuant to Code of Civil Procedure 1094.5 is not available. If that is not the case, Dynamic reserves its right to amend this petition to seek that relief.

15. It has long been the rule in California that if a property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon a permit issued by the government, he acquires a vested right to complete construction in accordance with the terms of the permit. (*Dobbins v. City of Los Angeles* (1904) 195 U.S. 223; *Trans-Oceanic Oil Corp. v. Santa Barbara* (1948) 85 Cal.App.2d 776, 783-784, 797-798 (permit could not be revoked without due process). In *Trans-Oceanic* the court stated that a city cannot exercise unlimited discretion in the matter of revoking permits. After a permit has been issued, the power of a municipality to revoke it is limited. If the permittee does nothing beyond obtaining the permit or fails to comply with reasonable terms or conditions expressed in the permit granted, the proper authorities may revoke it. (*Vincent Petroleum Corporation v. Culver City*, 43 Cal.App.2d 511.) If a permittee has acquired a vested property right under a permit, the permit cannot be revoked. The principle is stated in 9 Am.Jur., sec. 8, p. 204: 'By the weight of authority, a municipal building permit or license may not arbitrarily be revoked by municipal authorities, particularly where, on the faith of it, the owner has incurred material expense. Such a permit has been declared to be more than a mere license revocable at the will of the licensor. When, in reliance thereon, work upon the building is actually commenced and liabilities are incurred for work and material, the owner acquires a vested property right to the protection of which he is entitled.' (*Trans-Oceanic Oil Corp. v. City of Santa Barbara*, 85 Cal. App. 2d 776, 783–84 (1948).)

16. In this case, Dynamic has spent over $125,000.00 for the plans, permits, inspections and materials to comply with the conditions of approval and Respondent arbitrarily revoked the permits just a few months after approving the plans and weeks before construction could commence. In the months before the alleged revocation, there nearly 100 emails to/from the City and Dynamic regarding the permits. Just days before the alleged revocation, City's agents were working with Dynamic to have the LMD annexation (one of dozens of conditions of approval) brought before the City Council. The City never warned Dynamic that its permits were in jeopardy and suddenly claimed that the permits were abandoned or the application was completed incorrectly. Hence, The City's action in this case was contrary to Dynamic's right to complete the development and this writ is required.

II. Parties

17. Petitioner is and at all times relevant a California corporation with a principal place of business of Perris, CA. Petitioner is the applicant for the building permits and holder of the conditions of approval to whom Respondent owes the duty to exercise its discretion in not arbitrarily revoking.

18. Respondent is the City of Perris a municipal governmental entity serving the residents and taxpayers of that city, to whom Petitioner is owed the duty to not wrongfully taking the action it took.

19. Respondent Kenneth Phung is the Planning Manager of the City of Perris's Development Services Dept-Planning Division, and the City agent who wrote the revocation letter.

20. Respondent Does 1-10 are persons or entities whose true identities are unknown as of the time of the tiling of this Petition.

21. At all times mentioned in this petition, the above Respondents have been the agencies and officials in charge of administering Petitioner's permits. Such agencies and officials also have the authority to grant or deny Petitioner's underlying request to be allowed to proceed with the development to comply with the conditions of approval,

which would have been completed or near completion, but for Respondents' putative revocation of Petitioner's permits.

III. Jurisdiction and venue

22. This Court has jurisdiction to issue a writ of mandate pursuant to Code of Civil Procedure section 1085.

23. Venue is proper in this Court because Petitioner's injury occurred in this county and the property in question is located here as well. (Code Civ. Proc. § 393(b).)

24. Petitioner has a clear, present, and beneficial right to complete the conditions of approval of its permits.

25. Without this relief, Petitioner has no plain, speedy, and adequate remedy at law.

26. Petitioner has exhausted all available administrative remedies or Petitioner has been denied the right to administrative remedy due to City's unilaterally terminating the right to appeal, even after agreeing to provide Dynamic with an appeal. Moreover, this court should grant writ review because it would be futile for Dynamic to appear before the City for this matter as the City's actions demonstrate bad faith and hostility toward Dynamic.

IV. Facts

27. Petitioner presents a fair and accurate timeline of the communications between Dynamic, its agent(s) and the City. (Ex. 1.) The actual communications are attached in the two volumes concurrently filed herewith.

28. As part of this writ process, Dynamic will request that City prepare and present its own list of communications with Dynamic relating to these permits. Here is a summary of some key events.

September 22, 2017 – Dynamic Meds, through its officer, Alfonso Luera, submits his application for a medical marijuana dispensary regulatory permit, PLN 17-05171. (Page(s) 1-9.)

November 13, 2018 – City approved application 05171 with minor modification 18-05038 and conditions of approval (P8-625). (P. 18-22.)

Nov 3, 2018 – Dynamic applied for adult-use marijuana retailer regulatory permit, #PLN18-05353.

February 5, 2019 – City approves permit application 18-05353, subject to application PLN 17-0571 and minor mod 18-05038. (P. 28-33).

February 21, 2019 – City states it is willing to prove a temporary certificate of occupancy. (P. 35.)

July 15, 2019 – City and Dynamic's engineer begin discussing alternative to power pole relocation. (P.38-39.)

September 9, 2019 – City engineer (Stuart McKibbin) agreed to remove condition of power pole movement but requires additional street work... (P. 65; 105.)

November 12, 2019 – City meets with Dynamic to discuss alternative to sewer connection, since original condition requires over **ONE MILE** of sewer line to the building, an incredibly expensive requirement. (P.46.)

New scope of work include onsite final design (precise grading plan;) Fire Dept. access plan; offsite final design (street improvement plans; signing & striping plan; parkway landscape plan; parkway fence plan.) (P. 68-70.)

January 1, 2020 – City of Perris issues business license to Dynamic Meds, (p. 76) but later revokes it claiming it was issued in error. Dynamic appealed the revocation but the City refuses to grant a hearing on the appeal of the revocation.

January 31 2020 – Because parkway added, three feet of parking lot removed, creating issues with available parking. (P. 77-78.)

February 13, 2020 – City of Perris provides notice of a "compliance inspection" by City and its agent HDL for Feb. 25, 2020. (P. 82.)

February 18, 2020 – Dynamic's attorney advises City of representation by attorney Bynum. (P. 85.)

February 25, 2020 – Dynamic Meds and its attorney are ready for an inspection on February 24, 2020. However, City never appears or notifies Dynamic that there will be no inspection. (P. 99; 102.)

March 14, 2020 -- Governor of California issues state-wide shut-down for virtually all activity due to COVID. California courts issue emergency orders extending deadlines for legal issues.

March-Dec. 2020 --Despite city's limited hours; lack of outside development specialist and inability to meet in person or conduct business normally, Dynamic submits multiple plans to City. City has demanded onsite and offsite street improvements; in addition to annexation into a Landscape Maintenance District (LMD).

March 27, 2020 – Dynamic emails City regarding revised outside improvements and City responds, requesting street improvements go to Engineering Dept. and confirms that no walk-ins allowed. (P. 104.)

July 1, 2020 – Grading and street improvement plans submitted and Dynamic pays over $4,900.00 for plan review. (P.133.)

August 5, 2020 – Dynamic's agent questions City on why it has taken over a month to review plans and provide only minimal comments. (P. 135.)

August 6, 2020 – City approves onsite landscape and irrigation plans. (P. 138.)

August 20, 2020 – City send off-site landscape review from Public Works dept. (P. 141.)

August 24, 2020 – Dynamic's landscape architect opines on that City's LMD request is "expensive." (P. 143.) (Revealed to be an extra $33,000.00 (p.150 and 152.) Receives City's plan check comments re: offsite landscape. (P. 143.)

August 31, 2020 – Dynamic waiting for City's Engineering Dept for onsite improvements. (P. 145.)

September 10, 2020 – Still no in person with City, but Dynamic schedules appointment to obtain plans. (P. 153.)

October 22, 2020 – Dynamic advises City that street improvement plan will be resubmitted, and that grading plan and onsite electrical were never reviewed. Also

addressed issue that since no changes to building where ever contemplated, Dynamic is unsure what City wants relating to TI (tenant improvement) plans. (P. 164.)

November 6, 2020 – City provides fee estimate for onsite and offsite inspections. (P. 191.)

November 16, 2020 – Application for LMD address assignment submitted to City. (P. 195-196.)

December 2, 2020 – City advises Dynamic that Public Works approved offsite landscape plans and they are at front counter. City still closed so must schedule a pickup. (P. 235.)

January 20, 2021 - Dynamic pays $5,250 for inspection fees. (p.264)

January 27, 2021 – Dynamic waiting for City and EMWD to designate site address for public electric meter prior to pulling permits. (P. 246.)

February 1, 2021 – City still inquiring into TI plans for building despite having been told that there are no changes. (P. 247.)

March 19, 2021 – Dynamic emails City requesting update regarding LMD address assignment. Nothing can proceed without the assignment. (P. 249.)

April 5, 2021 – Nathan Perez, senior planner, for City writes to Dynamic stating "inquiring on status of TI building plans and acknowledges Dynamic operating by threatening that "we will have to call the State Controller (tax controller) and the state cannabis license control. Dynamic's permit consultant immediately requests clarification as to what TI plans were expected as no changes to the building were called for in original submittals. (P. 253.)

April 6, 2021 – Dynamic requests info from City re: LMD to finalize project. (P. 258.)

April 6, 2021 – City confirms effort to finalize permits. (P. 268.)

April 19, 2021 – Application for building permits (street improvements) submitted to City. (P. 270.)

April 22, 2021 – City emails Dynamic to describe annexation process. (P. 279.) Revised building permit requested. (P. 288.)

April 27, 2021 – City has all info necessary for grading permit. (P. 292.)

May 5, 2021 – City engineer dept. emails Dynamic stating that plans (onsite civil improvement; street improvement and onsite precise grading) are approved and ready for pick-up. (P. 299.) Still must schedule pick up for in person. (P. 304.)

July 20, 2021 – Wildan, City's annexation project manager, provides invoice. (P. 314-315.) Dynamic pays $5,250.00 on **August 3, 2021**. (P. 323.)

August 4, 2021 – City provides info for annexation into LMD. (P. 325.)

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

August 27, 2021 – Dynamic requests that offsite landscape plans that were to have been mailed but were never received and that reiterates LMD meter address not received from City or Edison. (P. 341.)

August 31, 2021 – EWMD responds that there is no comment [objection] regarding water meter location.

September 1, 2021 – Dynamic requests information from State Water Resources Control Board.

September 3, 2021 – EMWD finally issues reference # for project.

September 3, 2021 – Dynamic ready with contractors to grade for onsite improvements; offsite improvements; landscape improvements; electrical improvements to parking lot lights and everything else needed to finalize construction. Dynamic working with City for annexation to the LMD district.

September 7, 2021 – Phung writes Dynamic claiming that the application for permit was revoked; and the application abandoned. (Exhibit 2.)

September 17, 2021 – Dynamic appeals the decision. (Exhibit 3.)

December 1, 2021 – City's attorney promises Dynamic an appeal hearing and requests that City Attorney Dunn not be on email communications. (P. 354.)

December 7, 2021 – City's attorney offers January appeal hearing dates. (P. Xx.)

January 5, 2022 – Dynamic requests clarification on exactly what the scope of hearing will be due to the confusion in the initial letter. (P. 356.)

January 20, 2022 – Dynamic again requests information regarding the appeal. (P. 357.)

January 26, 2022 – Dynamic again requests information for resolution. (P. 359.)

February 22, 2022 – City's attorney states that a meeting with the City forthcoming. (P. 360.)

March 3, 2022 – City advises Dynamic that no appeal hearing is allowed and invites writ. (Exhibit 4.)

May 20, 2022 – Writ filed.

V. Dynamic's substantial investment toward complying with the conditions; coupled with the COVID pandemic making routine matters difficult and the City never stating that the permits would be expiring compel the city to rescind its determination of alleged abandonment

29. In *Trans-Oceanic Oil Cop. v. City of Santa Barbara* (1948) 85 Cal.App.2d 776, Trans-Union's predecessor obtained an oil lease on which Trans-Oceanic operated seven wells, then applied for a permit to operate an 8th well on the lease. The City granted the permit in June 1941. Trans-Oceanic incurred $4,500 in expenses to build substantial concrete foundations for a derrick, erected an oil derrick, dug a sump hole, erected a powerhouse, moved boilers into place, and laid necessary pipelines to the site." *Trans-Oceanic,* 85 Cal.App.2d at 780. A few months later, the United States entered World War II after the attack on Pearl Harbor. The U.S. Army soon thereafter took possession of the entire well area until early 1945, by which time tile oil derrick was destroyed, leaving Trans-Oceanic's other build outs in place. *Trans-Oceanic, supra.*

30. In March of 1946, the City instituted an oil drilling ban within the City, except for industrial areas. The City rezoned the parcel where Trans-Oil's wells were located into a residential area. The City did not act to revoke Trans-Oil's permit on Well No. 8 until April 1947, soon after Trans-Oceanic began drilling again, Trans-Oceanic could not resume drilling operations until March 1947 due to a shortage of labor, materials, and

drilling equipment. *Ibid.,* 85 Cal.App.2d at 771.

31. In April of 1947, the City revoked Trans-Oceanic's permit as to Well No. 8 without notice or hearing. *Trans-Oceanic, supra.* The Trial Court denied mandate to Trans-Oceanic and the appellate court reversed, holding:

> If a permittee has acquired a vested property right under a permit, tile permit cannot be revoked. The principle is stated in 9 American Jurisprudence, section 8, page 204: "By the weight of authority, a municipal building permit or license may not arbitrarily be revoked by municipal authorities, particularly where, on tile faith of it, tile owner has incurred material expense. Such a permit has been declared to be more that a mere license revocable at the will of tile licensor. When, it reliance thereon, work upon the building is actually commenced and liabilities are incurred for work and material, tile owner acquires a vested property right to the protection of which he is entitled." *Trans-Oceanic,* 85 Cal.App.2d at 784.

32. The Court in *Trans-Oceanic* further held that:

> A permit may not be revoked arbitrarily "without cause." (53 C.J.S. § 44, p. 651.) It is conceded that in revoking the permit granted to appellant, the City Council of Santa Barbara did so without prior notice to appellant, without a hearing, and without evidence. In determining that a permit, validly issued, should be revoked, the governing body of a municipality acts in a quasi-judicial capacity. In revoking a permit lawfully granted, due process requires that it act only upon notice to file permitted, upon a hearing, and upon evidence substantially supporting a finding of revocation. *Trans-Oceanic,* 85 Cal.App.2d at 795.

33. Trans-Oceanic expended $4,500 to set up its drilling operations on Well No. 8, and after the war, spent another $5,600 to move equipment to and from the property, and incurred $360/day standby costs for crew and equipment, reduced to $193/day after the purported revocation. *Trans-Oceanic,* 85 Cal.App.2d at 780, 781. The Court held in *Trans-Oceanic* that: "The resolution of revocation in the instant case, adopted without notice or hearing or reception of competent evidence, was inoperative and of no legal force." *Ibid.* at 797.

34. Here Petitioner has invested over $125,000.00 in filing fees; plans; site

inspections and related expenses. Additional money has been spent as well as part of this development process. Dynamic had arranged for multiple contractors to commence in September of 2021, needing only the LMD annexation to start. The City, without notice or hearing suddenly revoked the permits. Dynamic lost its substantial investment with one letter, no prior notice and no hearing.

FIRST CAUSE OF ACTION

Writ of Mandate (Against All Respondents)

35. Petitioner realleges and incorporates by reference the allegations set forth in paragraphs 1 through 28, above.

36. This writ is timely. Perris Municipal Code section 5.58.170 (f) states:

> (f) The provisions of section 1094.6 of the Code of Civil Procedure sets forth the procedure for judicial review of any final determination. Parties seeking such judicial review shall file such action within 90 days of a determination being made final.

37. Here, though City originally promised an appeal hearing on December 1, 2021, (P. Xx, on March 3, 2022, City reneged on its promise and claimed no appeal is available for its unilateral determination. (P xx.)

38. This writ was filed **within** 90 days of that letter reversing the City's prior promise to hold a hearing and instead claiming that Dynamic has no right to appeal.

39. The writ granted by the Court should compel the Respondents to rescind their alleged revocation and grant Dynamic additional time to complete the conditions of approval.

SECOND CAUSE OF ACTION

[Declaratory Relief Against Respondent]

40. Petitioner realleges and incorporates by reference the allegations set forth in paragraphs 1 through 28, above.

41. There is a controversy between the parties relating to the rights, terms and

conditions of the permits at issue herein. A determination of whether the permits were actually abandoned; or the facts of the case allow Dynamic to complete development is required.

PRAYER

WHEREFORE, Petitioner prays for judgment as follows

1. As to the first cause of action, that this Court issue either a peremptory writ of mandate or alternative writ of mandate commanding Respondents to rescind the alleged revocation of the conditions of approval and allow Dynamic to complete development pursuant to the conditions of approval; or to apply for an extension to complete the conditions of approval.

2. As to the second cause of action for a declaration of the rights and responsibilities of the parties relating to the permits; and

As to all causes of action:

3. For attorney's fees;

4. Costs;

5. Prejudgment interest; and

6. Any other relief deemed appropriate, equitable or proper.

May 19, 2022

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

By: Lawrence R. Bynum, Esq

VERIFICATION

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I, Alfonso Luera, have read the foregoing petition for writ and know its contents.

I am an officer of petitioner Dynamic Meds, Inc, a party to this action, and am authorized to make this verification for and on its behalf, and am making this verification for that reason. I am informed and believe and on that ground allege that the matters stated, paragraphs 1-28 and 34, in the foregoing document are true.

Executed on May 19, 2022, at Riverside, California.

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

Alfonso Luera

Alfonso Luera

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

City of Perris/Agents	Dynamic Meds, Inc/Agents
Dulce Bernal, Analyst II, Willdan Financial Services **Keri Cavillo**, Devlop Svc Assist II **Eric Dunn, Esq.**, Aleshire & Wynder, LLP **Sharon Erb** – Trilake Consultants, Engin dept. **Alfredo Garcia**, Assoc. planner, Dept of Develop Svcs-Planning Div **Ryan Griffiths**, Planning Division **Ana Jacquez**, Accounting specialist **Daniel Louie**, Proj Mgr, Willdan Financial Svcs **Stuart McKibben**, Tri Lake Consultants **Michael Morales**, Dept of Public Works **Bryan Muhu,** Planning Division **Maria Munoz,** Sec to Eric Dunn, Esq, Aleshire & Wynder, LLP **Nathan Perez**, Sr Planner, Dept of Develop Svcs-planning div **Kenneth Phung**, Planning mgr, Dept of Develop Svcs-planning div **Michelle (Cook) Pilola**, Tri Lake Consultants, Engineering dept **John Pourkazemi** – Tri Lake Consultants **G. Ross Trindle, Esq.**, Aleshire & Wynder, LLP	David Beckwith, David Beckwith Assoc, Civil & Struc engine, etc Sandy Chandler, Webb & Assoc, Land devlop mgr Efren Contreras, Abarca Landscape Jim Deering – Sr Estimator, City Service Paving Haley Franco – Admin Assist, Webb & Assoc Fayres Hall, Land Development Spec II, Webb & Assoc Salvador Hernandez, Dynamic Meds agent Sarah Kowalski, Webb & Assoc Andrew Lytle, RHA Landscape Architects-Planners, Inc Marin Vogan, Staff Svc Analysis, Bureau of Cannabis Control

Permit/licenses

Medical Marijuana Dispensary PLN17-05171 Planning division P8-000 Minor Mod 18-05038	Adult-Use Retailer Regulatory Permit 18-05318 Planning division PLN18-05353 Minor Mod 18-05353 Development Services Dept. Case No: PLN17-05171 Landscape review PLN 20-05115 City of Perris permit/comm/elec app PMT20-01840
Fire Department developmental review MM5038 EMWD project # PPI2019-1068	

Exhibit 1, Page 1 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
1.	1-9	08/22/2017				Medical Marijuana Dispensary Regulatory Permit Application Case # PLN 17-05171 Date submitted 8/22/2017 Fee $13,008.45
2.	10-11	01/09/2018	5:41pm	**Brian Muhu**	Dynamic	Attached Revised 12/21/2017 City of Perris memo from **Emily Stadnik, Senior Engineer** re MMD 17-05171. Revisions to initial review of memo originally submitted on 11/21/2017.
3.	12-14	10/23/2018				Dennis Grubb & Assoc Letter to City of Perris re Development Review for MM5038.
4.	15-16	11/09/2018				City of Perris: Conditions of Approval from Dept. of Engineering
5.	17	11/13/2018	7:06pm	**Nathan Perez**	Dynamic	Attached approval ltr with conditions for dispensary. Before operation, see attached engineering memo. Asked to include improvements along Wade Ave., any tenant improve and talk to blding dept. Staff will monitor progress.
6.	18-22	11/13/2018				City of Perris: Conditions of approval for MMD PLN17-05171, Minor Mod 18-05038
7.	23-25	12/17/2018				Agreement: Dynamic Meds and City of Perris
8.	26-27	01/25/2019				City of Perris Adult-Use Marijuana Retailer Regulatory Permit Application Review Sheet **Attachment**
9.	28-34	02/05/2019				City of Perris letter of approval for adult use regulatory permit, **permit # 18-05353**
10.	35	02/21/2019	10:18am	**Nathan Perez**	Dynamic	Asking Dynamic to submit business lic for dispensary. Dynamic has approval, City if willing to provide a Temp Cert of Occup based on outstanding construction items.

Exhibit 1, Page 2 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
11.	36	02/22/2019	8:27am	**Nathan Perez**	Dynamic	Letter re operating a dispensary without a business license and must post a bond or complete improvements along Wade Ave and Nance St per City Engineer's conditions of approval. A bond with a cost estimate for right-of-way improvements along Wade Ave and Nance St for city engineer to review and agree on amount. Joshua Naggar can provide estimate. If bond is posted they can issue a temp cert of occupancy (TCO) until right-of-way improvements have been completed.
12.	37	02/22/2019	9:46am	Joshua Naggar	**Nathan Phung**	Thank you for the email, guidance and patience. Will work with applicant to encourage the appropriate response.
13.	38	06/14/2019	12:08pm	Dynamic	**Nathan Perez**	Stopped by Weds, 12th to drop off contract between Dynamic and Webb & Assoc. re necessary public improvements req. Per last discussion Tri Lakes leaving the final approval to Planning Dept. Since then Dynamic has been in contact with Engineering firms re issue with power pole. Waiting on Edison on how to best resolve the relocation situation. Will update them with conclusions. Would like to have info prior to writing the letter Perez req to each dept (Planning Engineering," approx 2-3 weeks.
14.	39	07/15/2019	9:09am	Sandy Chandler	Dynamic	Inform that completed field work to establish proj boundary and Nance and Wade right of way. Asking for prelim title rpt, so they can add encumbrances and identify any easement conflicts, etc. Traffic div will start looking for proposals in lieu of power pole relocations.
15.	40	07/15/2019	12:12pm	Dynamic	Sandy Chandler	Confirm rept of status and will contact realtor for prelim title rpt. Will provide it to her.
16.	41	08/22/2019	3:30pm	Dynamic	Sandy Chandler	Asking if they have had meeting with Perris City Engineering.

Exhibit 1, Page 3 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
17.	42	08/23/2019	11:51am	Sandy Chandler	Dynamic	They have not been able to get a meeting scheduled. Will update with a date once set.
18.	43	09/09/2019	12:53pm	Dynamic	Sandy Chandler	Asking for status on Perris City Engineering meeting. After City meeting how long after set meeting with Edison. Please call with update.
19.	44	10/29/2019	5:26pm	Sandy Chandler	Dynamic	Meeting with Bldg official set for Nov. 6, 2019 re septic system. Original time and materials fees of $13,500 will be exceeded, need an additional $2500.
20.	45	11/06/2019	8:19pm	Sandy Chandler	Dynamic	Meeting is set for Nov 12 at 2pm.
21.	46	11/07/2019	1:10pm	Haley Franco	Dynamic	Meeting is set for 11/12 with City of Perris at 2pm with David Martinez. Asking clt if they want to attend.
22.	47	11/08/2019	11:14am	Dynamic	Sandy Chandler	Will be attending meeting with City on 11/12 at 2pm.
23.	48	11/19/2019	2:33pm	Sandy Chandler	**David Martinez Nathan Perez Stuart McKibben** Cc Sarah Kowalski	Discussions with each, email is to confirm all in agreement how to proceed as it relates to **Minor MOD 18-05038, MMD 17-05171**, engineering condition of approval #5 dated 11/9/2018, which conditioned to install sewer to serve site. Gave update on all meetings re on-site sewage disposal system.
24.	49	11/19/2019	2:36pm	Sandy Chandler	Dynamic	Update client on letter sent to City (with copy of letter). Asked to be updated on obtaining C-42 certification. Need to accurately locate the system on the plans.
25.	50-52	11/22/2019	3:07pm	Dynamic	**Fayres Hall**	Update on meeting with a C-42 contractor on 11/22/2019, will review current plan and determine an expansion plan and will provide it to Webb & Assoc.

Exhibit 1, Page 4 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
26.	53-54	12/02/2019	2:16pm	Dynamic	Sandy Chandler	Provided the C-42 expansion plan. Also check for status of prints. **Attachment**
27.	55-57	12/02/2019				County of Riverside, Dept of Environmental Health, Certification of existing subsurface disposal system.
28.	58	12/04/2019	3:33pm	Sandy Chandler	Dynamic	Webb rec'd the C42 Certificate. Per certification needs item #2 – site plan. Need site plan to prepare grading plan. Fix item #5G – should be No
29.	59	12/04/2019	4:48pm	Dynamic	Sandy Chandler	Thought site plan was attached. Will send plan and will have C42 contractor fix the mistake.
30.	60-61	12/06/2019	3:10pm	Sandy Chandler	Dynamic	Working on proposal for final design and included obtaining survey topo for site. Asking for additional info and conf of some things not in certification.
31.	62-73	12/13/2019	9:19am	Haley Franco	Dynamic	Attached proposal final design services for Wade Ave. for clt review. **Attachment**
32.	74	12/26/2019	12:08pm	Dynamic	David Beckwith	Provided docs to begin quote process.
33.	75	12/27/2019	10:31am	David Beckwith	Dynamic	Rec'd docs. Asking what conditions of approval are needed besides street improvement. It appears everything on-site is existing. Will need to do a survey of entire property and provide "as-built" topo showing compliance with ADA path of travel from right-of-way to bldg and ADA parking is compliant.
34.	76	01/01/2020				City of Perris business license certificate – Dynamic Meds, Inc.
35.	77-78	01/31/2020	8:02pm	David Beckwith	Dynamic	Provided screen shot of new driveway entrance off Wade. **Attachment**

Exhibit 1, Page 5 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
36.	79-80	02/03/2020	10:28am	David Beckwith	Dynamic	Provided exhibit prepared for ADA compliance review. Can redo parking but base of ramp is not compliant and needs to be removed and reconstructed for 2% max in all directions. All adjacent asphalt will need to be removed and replaced. **Attachment**
37.	81	02/05/2020	4:18pm	**Kenneth Phung**	**Kenneth Phung Nathan Perez Alfredo Garcia Ryan Griffiths Mary Blais**	Info re City's Ordinances permit hours for Cannabis Dispensary in accord with State guidelines.
38.	82	02/13/2020				City of Perris letter from Kenneth Phung, planning manager Re hiring of HDL Companies to conduct compliance inspection of commercial marijuana business. Inspection date 02/25/2020 at 1:00pm -2:30pm, HDL and City stass will conduct facility inspection.
39.	83-84	02/18/2020	11:44am	Michelle Shaw	Joshua Naggar cc **Kenneth Phung** and others	Attached a list of documents that should be available at inspection.
40.	85	02/18/2020	11:56am	Lawrence Bynum	**Kenneth Phung**	Informed that Dynamic retained services to assist in inspection process. Req'ed all correspondence copies be sent to office re this matter. Clts and LRB would be ready for inspection on 02/25/2020 at1:30pm and req'd a list of info that City will expect or like to review prior to inspection.

Exhibit 1, Page 6 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
41.	86	02/18/2020	12:52pm	David Beckwith	Dynamic	Provided street improve plans ready for submittal to City.
42.	87-93	02/18/2020	4:56pm	Dynamic	David Beckwith	Thank you for the improvement plans. **Attachment**
43.	94	02/20/2020	11:24am	**Alfredo Garcia**	Dynamic	Status of req to consultant for copy of app form. For **Disp App # 17-05171**
44.	95	02/20/2020	2:07pm	**Alfredo Garcia City of Perris**	Dynamic	Provided attachment: dispensary application **Attachment**
45.	96-97	02/21/2020	10:17am	Dynamic	**Kenneth Phung**	Re **Public Improv MMD17-05171** Introduction of himself. Informed Phung of status of change of engineering firm. Provided status of design completion re power pole location. Edison and Tri Lakes agreed to keep pole. Asked him to review so that Dynamic could complete and submit by Mon, 24th.
46.	98	02/21/2020	10:20am	**Kenneth Phung**	Dynamic	Questions are engineering related, will defer.
47.	99	02/27/2020	3:13pm	Dynamic	**Kenneth Phung**	Did not receive cancellation for scheduled meeting with City and HDL. Req'd who ntc sent to and reason for cancellation.
48.	100	02/27/2020	8:18pm	**Kenneth Phung**	Dynamic	Responded to cancelled meeting, reason audit was postponed due to several disp req'ing a delay due to tax season. Do not know who ntc was sent to.
49.	101	03/09/2020	6:07pm	**Ana Jacquez Cc to City depts**	Dynamic	Re docs needed to process business license

Exhibit 1, Page 7 of 130

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
50.	102	03/10/2020	10:49am	Lawrence Bynum	**Kenneth Phung**	Re 02/25/2020 conversation re compliance inspection. At that time Phung notified LRB that no inspection would take place and stated that a ntc cancelling the inspection was sent out. Req'ing a copy of the cancellation ntc be sent to office.
51.	103	03/13/2020	10:58am	Dynamic	Sandy Chandler	Req'ing copy of Stuart McKibbin's signature to confirm proposal to Exhibit A
52.	104-105	03/27/2020	4:36pm	Dynamic	**Kenneth Phung Cc to City depts**	Hernandez intro as consultant to Dynamic. Gave status of hurdles with Public Improvs. Provided revised meeting mins signed by Stuart from engineering. Sending them to planning dept for review of sidewalks, curb, gutter and R/W. Also will be sending proposals for street improve and traffic control. Hopes to move on with cert of occupancy. Will also be sending license applic to **Ana Jacquez** for review. **Wanted to walk it in, but City has ntc of no walk ins at this time. Attachment**
53.	106	03/27/2020	6:06pm	**HDL Business**	Dynamic	Thank you for submitting business license application fot the City of Perris. Reviewing the information submitted. Please allow up to 3 business days for app processing. Once processed, an email detailing the next step to obtaining business license.
54.	107	03/27/2020	6:55pm	**Kenneth Phung**	**Dynamic cc Nathan Perez, Ana Jucquez**	Response to Dynamic email: All plans req'd go directly through engineering office. His dept does not get in involved unless engineering has specific questions. City does not allow for cert of occupancy until all improvements are completed. In some case, City does approve temp cert of occupancy but a req to building dept must be made. If all depts. Concur that improvements necessary are not a public safety hazard would the City approve subject to appropriate bonding.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
55.	108-114	04/01/2020	1:48pm	Dynamic	**Stuart McKibben**	Provided attached public improvs for PLN17-05171, MIN MOD 18-05038. **Attachment**
56.	115	04/03/2020	5:55pm	Dynamic	**Kenneth Phung Cc City depts**	Thank you for reply. Will get the app and total amt due. He would like to drop off 6 sets of full scale plans in person the next available date he has, along with the app fee. Please provide availability.
57.	116	04/06/2020	10:00am	**Michelle Pilola**	Dynamic	Asked clt to submit engineering costs estimate for plan check fees to Sharon Erb for rev and approval. Once estimate is approved clt can submit payment, hard copy of plans with a transmittal of what is being submitted for review to the office. Due to covid all submittals are to be done by mail.
58.	117	04/07/2020	8:54am	Dynamic	**Michelle Pilola**	Resp to email. Already spoke to Erb and asked for proper docs for cost estimate. Asked that she email those to him and he will get this portion of the process completed this am.
59.	118	06/20/2020	7:12pm	Dynamic	**Ryan Griffiths**	Inform that Dynamic is ready to submit onsite, public improvement and landscaping plans. Please email req apps. Will fill out and submit on June 22nd.
60.	119	06/22/2020	8:15am	**Ryan Griffiths**	Dynamic	Provided link to app for landscaping portions only. The public improvements submit directly to engineering dept. Each will be assigned its own ref #. The fee of $200 per page, with single time fee of $8.45.
61.	120	06/22/2020	10:36am	**Ryan Griffiths**	Dynamic	Provided link for formal submission of comprehensive app.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
62.	121	06/25/2020	10:58am	Dynamic	**Ryan Griffiths**	Email to inform that they are submitting Comprehensive App with 5 sets of onsite and public improvements plans, 3 complete sets of onsite and public landscape plans, folded to 8 1/2x11, 2 complete sets of drainage plans (would City like those folded to 8 ½ x 11 also?) Will send check 4 landscape plans $200 per pg + $8.45= $808.45 to City of Perris. Check for Comprehensive App $408.45 total. Asked is charge per pg of the onsite and public sets of plans. Asked for help with "Hazardous Waste Cert".
63.	122	06/29/2020	10:17am	**Ryan Griffiths**	**Dynamic**	Req'ing ref number for the previous ltr to City req'ing Minor Mod.
64.	123	06/29/2020	10:25am	Dynamic	**Ryan Griffiths**	Re **Minor Modification 18-05353 to PLN 17-05171**
65.	124	06/29/2020	10:28am	**Ryan Griffiths**	Dynamic	Asking for clarification of address/location. There are 2 diff cases at two diff locations.
66.	125	06/29/2020	10:41am	Dynamic	**Ryan Griffiths**	Address for Minor Mod 18-05353, PLN 17-05171 is 4605 Wade Ave.
67.	125	06/29/2020	10:47am	**Ryan Griffiths**	Dynamic cc **Kennth Phung**	Email to Phung re completion of submittal for Dynamic Meds at 4605 Wade Ave. Asked that he inform Dynamic what items and fees must be submitted to proceed with this formal submittal. Dynamic currently has public improvements plans, on and offsite landscaping and drainage plans. Cases for ref are: **Minor Modification 18-05358, Dispensary license 17-05171**
68.	126	06/29/2020	11:09am	**Kenneth Phung**	**Nathan Perez**	Please follow up with Dynamic re req's for final occupancy permit.
69.	127	06/29/2020	12:00pm	**Nathan Perez**	**Kenneth Phung**	Perez's response to Dynamic's 06/25/2020 req for info.

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Line #	Page x of 361	Date	Time	From	To	Topic
70.	128-129	06/29/2020	4:49pm	**Nathan Perez**	Dynamic	Provided app link for 2 landscape apps being submitted.
71.	130-131	06/30/2020	4:34pm	**Ryan Griffiths**	Dynamic	Reminder to clt that review cannot begin without 3 additional sets of landscaping plans. Drop them off at counter.
72.	132	06/30/2020	4:47pm	**Sharon Erb**	Dynamic	Provided Dynamic with fee schedule Onsite improve. $996.00 Offsite improve $3,908.00 Make cks payable to City of Perris
73.	133	07/01/2020	9:06am	Dynamic	**Sharon Erb**	Informed Erb that clt is dropping off ck $4,904.00 and 5 sets of prints today.
74.	134	07/01/2020	9:08am	**Sharon Erb**	Dynamic	Confirm 1 check is fine and 1 set of prints needed.
75.	135	08/05/2020	11:24am	David Beckwith	**Nathan Perez**	Tried contacting him but has not heard back. Review Perez's comments and there are questions and concerns; How/why were plans deemed incomplete after being at office for 4 weeks with only comments to separate the plans. Asked for clarification of how to provide onsite landscape and irrigation and separate for off-site?
76.	136	08/05/2020	3:26pm	David Beckwith	**Nathan Perez**	Thank you for call. Per discussion, attached plans just showing onsite landscape and irrigation with the right of way line clearly indicated. Please provide timeline.
77.	137-138	08/06/2020	10:33am	**Nathan Perez**	David Beckwith	Re **PLN 20-05115** Attached please find app ltr and stamped plans. When proj is complete pleas sign cert of compl. **Attachment**
78.	139	08/06/2020	10:35am	David Beckwith	**Nathan Perez**	Thank you for the help.
79..	140	08/06/2020	10:35am	**Nathan Perez**	David Beckwith	You're welcome. Straight forward.

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Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
80.	141	08/20/2020	1:29pm	**Nathan Perez**	David Beckwith	Rec'd off-site landscape from Public Works. Will FedEx to office on Corona.
81.	142	08/24/2020	4:39pm	Andrew Lytle	David Beckwith	After further review of off-site plans, City req'd improvements will be expensive. New water meter, separate electrical meter assembly and separate controller with equipt is req'd. Go forward or ask clt if they want to rebut the irrigation req's.
82.	143	08/24/2020	4:53pm	David Beckwith	Dynamic	Status of plan check comments from City received and comments from landscape architect. Calling City to verify intent of maintenance after installation.
83.	144	08/31/2020	10:12am	Dynamic	David Beckwith	Re path of travel for ADA. Should the handicap parking be moved to other side of parking lot for stall configuration?
84.	145	08/31/2020	11:38am	David Beckwith	Dynamic	Have not worked on stall configuration. Waiting on comments from Engineering to work on corrections/revisions at once. Moving handicap to other side could be a problem, but will check on options
85.	146	08/31/2020	12:31pm	Dynamic	David Beckwith	Understand about options for parking.
86.	147	09/01/2020	4:53pm	David Beckwith	Dynamic	After back and forth with the City, determined that the prop is located within "Perris Valley Commerce Specific Plan" which requires all additional offsite landscaping to be annexed into a Landscape Maintenance District (LMD). Will have to comply with City's req of an additional irrigation meter, needs to be hot tapped, a separate irrigation controller and electrical meter located in the right of way. Trying to work out options with new property.
87.	148	09/02/2020				**ADA consultant Services**: Accessibility Survey inspection date 09/02/2020

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Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
88.	149	09/02/2020	11:24am	Andrew Lytle	David Beckwith	Received a call from **Michael Morales,** he claims that it is possible to share the water and power across the street but owner will have to set up new property entitlement that way. Have owner call Morales to discuss, if one already exists it may be too late. Will also need to speak to someone who specializes in LMD annexation.
89.	150	09/02/2020	12:46am	David Beckwith	Dynamic	Could be possible to share new water and power across Nance from existing to new property. Estimate from Landscape re the new LMD req's approx $25,000 to the construction cost to cover new hot top and water, controller, backflow, flow sensor, electrical meter, enclosure and point source drip.
90.	151	09/03/2020	9:55am	Dynamic	David Beckwith	Confirm $25,000 quote to cover permits, material and procedure?
91.	152	09/03/2020	11:03am	David Beckwith	Dynamic	Resp to fees, will add additional $8,000 to last estimate for Edison fees. Edison will charge for design of pole drop to the new meter. Could change if use of new property can be used.
92.	153	09/10/2020	10:19am	**Michelle Cook Pilola**	Dynamic	Plans are ready for pick-up.
93.	153	09/10/2020	12:23pm	Dynamic	**Michelle Cook Pilola**	Engineer, David Beckwith has a confirmed appt to pick up the plans.
94.	154	09/23/2020	9:29am	**Nathan Perez**	Dynamic	Email is to obtain status of the TI building plans for dispensary at 4605 Wade. Need a resolution. Have plans been submitted to building (dept)?

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Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
95.	155	09/28/2020	9:20am	Dynamic	**Nathan Perez**	Email re status of building: Prior to lease agreement was to be confirm bld was in fact a commercial modular unit. All info was sent to staff and we then received building comments. Have never proposed a remodel or addition to the interior or exterior of modular,, the floor plan that was submitted initially was there. This is first time hearing about TI's.
96.	156	09/28/2020	12:46pm	**Nathan Perez**	Dynamic Cc **Kennth Phung,** John Pourkazemi **John Parker**	Received feedback from Bldg Official, will need to comply with bldg conditions of approval. Provided to bldg comments: 1. Future prop or any additional or interior remodels would require submittal to the bldg dept. and 2 For existing modular structure clts will need to submit plans to see if the exiting floor plan/structure complies with req ADA and Title 24 req's.
97.	157	09/28/2020	1:41pm	Dynamic	David Beckwith	Email re tel conf with Nathan Perez and provided Perez's (09/28/2020, 12:46pm) email. Asked for copy of Title 24 from HCD on the modular. Confimred that they have an ADA inspection report to provide as far as their req's.
98.	158	10/06/2020	10:40am	Dynamic	**Nathan Perez**	Response that an ADA inspection was done so that we know that to improve on prior to discussing about the T.I. or building comments in general. Can clts drop off the 68 page report to the City?
99.	159	10/06/2020	10:53am	**Nathan Perez**	Dynamic Cc **Kenneth Phung David Martinez**	Asked clt to discuss with Building Official concerning the ADA req's for Dynamic Med disp. Not sure if he will accept the ADA rpt and discuss the Title 24 issue.
100.	160	10/06/2020	10:57am	Dynamic	**Nathan Perez**	Confirming building contact is David J Martinez.

Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
101.	161	10/06/20200	10:57am	**Nathan Perez**	Dynamic	Confirmed building dept contact.
102.	162	10/06/2020	1:26pm	David Beckwith	**Nathan Perez**	Email asking for more info on what is needed/req for submittal. Re existing modular unit is the ADA compliance rpt/recommendation for the interior of the bldg? They are currently the grading plans for the parking lot and new trash enclosure will address the exterior POT issues.
103.	163	10/06/2020	1:45pm	**Nathan Perez**	David Beckwith	Asked Beckwith to contact David Martinez re bldg isues for 4605 Wade (Dynamic Meds)
104.	164	10/22/2020	10:17am	David Beckwith	**Nathan Perez**	Re Street Improve Plan resubmittal straight to Tri Lake on Monday and all other plans are ready for submittal. Found out the grading plan and onsite electrical was never reviewed by Building and want to make it is done. **Have not received any comments from bldg, he does not know how many plans sets or who to submit to. He is trying to keep the proj moving and get the City everything they need for approval but have been getting the run around from several others and that is why he is emailing him for answers.**
105.	165	10/22/2020	1:32pm	**Nathan Perez**	David Beckwith **cc Kenneth Phung David Martinez John** Pourkazemi	Re bldg dept contact David Martinez concerning onsite electrical and ADA. For grading plan, contact City Engineer's Office, **John Pourkazemi** is good contact.

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Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
106.	165	10/22/2020	1:43pm	David Beckwith	**Nathan Perez cc Kenneth Phung David Martinez John Pourkazemi**	Addressed David: How many copies of ADA rpt for bldg'ing needed? How many copies of the onsite electrical needed? Hard copies or pdf's? Confirmed he is sorting out with John [Pourkazemi] what is needed.
107.	166-172	10/22/2020	2:12pm	David Beckwith	Dynamic	Provided Dynamic with Onsite plans. **(Attachment)**
108.	173	10/23/2020	9:40am	David Beckwith	Dynamic	Providing client a link to different plan sets for clt records which will be submitted to City on Monday.
109.	174	10/26/2020	5:06pm	David Beckwith	**Sharon Erb**	Re MM14-05191 Met with John and rece'd tentative approval of street and precise grading plans. Needs to obtain req's for the grading permit as well as an updated cost estimate for inspect fees.
110.	175-176	10/26/2020	5:03pm	David Beckwith	Dynamic	Asked Dynamic for items needed to update cost estimate to provide Tri Lakes with plans for inspection fees. Items needed 16"x16" masonry pilaster, tube steel fence, tube steel gate, chainlink fence.
111.	175-176	10/27/2020	10:18am	Dynamic	David Beckwith	Provided calculations to the items needed.
112.	175-176	10/29/2020	12:42pm	David Beckwith	Dynamic	Provided Dynamic with instructions to contact Edison for the pole drop for the LMD meter.
113.	177-180	11/04/2020	Receipt	**City of Perris**		Receipt for Application PMT20-01840 Permit/commercial/Electrical/NA Work description new parking lot lighting and LMD meter.

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Line #	Page x of 361	Date	Time	From	To	Topic
114.	181-187	11/05/2020	10:19am	**Sharon Erb**	David Beckwith	Provided inspection fee cost estimate for calculation of inspect fees. Once complete please email for her review and approval. Also attached the grading permit app.
115.	188	11/06/2020	11:01am	David Beckwith	**Kerri Calvillo**	Re her email mention about SCE wanting an address for the LMD meter. Please provided direction on the process or who to contact.
116.	189	11/06/2020	11:08am	David Beckwtih	**Sharon Erb**	Re MM14-05191 attached completed cost estim for inspect fees.
117.	190	11/06/2020	11:09am	**Kerri Calvillo**	David Beckwtih	Provided the address assignment app. Fill out and return with site plan and location of the LMD.
118.	191	11/06/2020	11:35am	**Sharon Erb**	David Beckwtih	Re MM14-05191 onsite and offsite insepc cost estim reviewed and approved. Please remit payment of $5,252.00
119.	192-193	11/12/2020	4:01pm	Dynamic	Dynamic	Signed grading permit app **Attachment**
120.	194	11/13/2020	12:30pm	**Michelle Cook Pilola**	David Beckwith	Received the precise grading and street improvements plans submitted. Missing inspection fee payment and grading/encroachment permit apps.
121.	195-196	11/16/2020				**Application** for address assignment
122.	197	11/16/2020	8:53am	David Beckwith	**Michelle Cook Pilola**	Spoke with owner and they will drop off items today.
123.	198	11/16/2020	8:58am	**Michelle Cook Pilola**	David Beckwith	Asked for an appt to drop off items, only receiving clients with appts.
124.	199-203	11/17/2020				Letter from EsGil, plan check PMT20-01840 Checklist for info. Plans held with EsGil until corrected plans are submitted for recheck.
125.	204	11/18/2020	8:28am	Dynamic	Jim Street	Reminding City Paving re C.O.I., business license and City of Perris Business Licecense.
126.	205-210	11/20/2020	10:50am	Dynamic	**Sharon Erb**	Provided req'd docs for MM 17-05171, with the proposal.

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Line #	Page x of 361	Date	Time	From	To	Topic
127.	211-217	11/20/2020	10:51am	David Beckwith	Dynamic	Update: Prints are made and being sent overnight to EsGil for Monday delivery. **(Attachment)**
128.	218	11/20/2020	11:01am	Dynamic	David Beckwith	Conf'd Erb has everything she needed.
129.	219-233	11/20/2020	3:34pm	Dynamic	Dynamic	Eastern Municipal Water District docs **Attachment**
130.	234	11/23/2020	Letter	**Michael Morales**	**Nathan Perez**	2 stamped approved off-site landscape plans MMD. Please forward approved landscape plans to applicant and keep original in file.
131.	235-237	12/02/2020	1:31pm	**Nathan Perez**	David Beckwith	Public Works Admin has approved the off-site landscape plans for Dynamic Meds. Approved signed plans are ready for pickup at planning front counter. Schedule an appt.
132.	235-237	12/02/2020	1:32pm	David Beckwith	Dynamic	Approval on everything except the offsite electrical from SCE. Status?
133.	238-242	01/07/2021	9:30am	Dynamic	**Keri Calvillo**	Sent LMD meter application.
134.	243-245	01/07/2021	10:02am	Dynamic	**Keri Calvillo**	Thank you (reply)
135.	246	01/27/2021	2:14pm	Dynamic	Efren Contreras	Still going forward with project however, waiting on City and EMWD to designate the address for the public electric meter to be able to pull the req'd permits.
136.	247	02/01/2021	1:59pm	**Nathan Perez, City of Perris**	Dynamic	Status of TI building site plans
137.	248	03/06/2021				City of Perris business license certificate for City Service Paving

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Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
138.	249	03/19/2021	12:23pm	Dynamic	**K Calvillo**	Status of application for LMD Meter/Edison
139.	250	04/05/2021	10:39am	**Kenneth Phung,**	**Nathan Perez**	Internal email to provide Dynamic with update of TI, offsite improvements
140.	251	04/05/2021	10:48am	**Nathan Phung**	Dynamic	Req'ing status of TI building plans for dispensary. If no response, he will contact State Controller (tax controller) and state cannabis license control.
141.	252	04/05/2021	11:00am	**Nathan Perez**	John Pourkazemi	Status of plan check for DM disp at 4605 Wade
142.	253	04/05/2021	11:50am	David Beckwith	**Nathan Perez**	Please explain what TI improvements City is expecting. Clts have tried to comply with City request but have gotten no response from you (Nathan) or David Martinez. There have been no changes to the existing bldg, nor any req'd by owner. Per conditions City needs plans showing the existing floor plan/structure complies with ADA and Title 24 req's. Per last conversation with David Martinez he did not know what we were talking about. In effort to appease this req and ADA assessment report along with on-site electrical plans that were submitted to Building & Safety on 11/4/2020. Clts received comments/approval on electrical aspect but no comments have ever been received with regards to ADA. As the lead planner on this, they would expect coordination for help from Nathan instead of passing us off to other staff that have no clue or threats of going to State Controller and Licensing Board. We will await his response this week with specific directions to move this up to the next level in the City.
143.	254	04/05/2021	12:13pm	**Nathan Perez**	David Beckwith & Dynamic	Req plans be submitted to Building dept. No ADA plans had not been submitted.

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Line #	Page x of 361	Date	Time	From	To	Topic
144.	255	04/05/2021	12:47pm	**John Pourkazemi**	**Nathan Perez**	Plan check finished, needs Dynamics to pay inspection fee and submit grading permit application
145.	256	04/05/2021	12:49pm	**Nathan Perez**	**John Pourkazemi**	Reply what is the plan check fee owed. Proj manager coming on Wed and will walk them through the fees.
146.	257	04/05/2021	12:53pm	**John Pourkazemi**	**Nathan Perez & Sharon Erb**	Reply – clarified inspection fee not plan check fee To Sharon – asked her to provide fee amt to Perez.
147.	258	04/05/2021	12:55pm	David Beckwith	**Michael Morales**	Just got off phone with Nate and informed waiting on annexation into LMD for the project. Is there anything he or the clt needs to provide to get it finalized
148.	259	04/05/2021	1:07pm	**John Pourkazemi**	**Nathan Perez**	Informing him that inspection fee was paid and grading permit applic was submitted but it was incomplete – clt's need to include back up docs: contractor's info, liability ins, etc
149.	260	04/05/2021	1:19pm	**Nathan Perez**	David Beckwith	Sent attached email from engineering concerning outstanding items to start construction of street improvement.
150.	261	04/05/2021	1:21pm	David Beckwith	Dynamic	Sent previous emails that payment rec'd but missing info.
151.	262-264	04/06/2021	11:02am	Dynamic	**Sharon Erb**	Following up on docs sent to her on 11/20/2020. Her response on 12/4/2020 re NSF check from bank and hand delivered money orders to Ernie Reyna the next morning (12/5) at 10:15am. Wants confirmation because he has 9:30am meeting with **Nathan Perez** the next day.
152.	265	04/06/2021	11:05am	**Sharon Erb**	Dynamic	Conf with Finance dept that NSF check was replaced
153.	265	04/06/2021	11:42am	Dynamic	**Sharon Erb**	Conf that she had Cert of ins, contractor's info
154.	266	04/06/2021	11:44am	**Sharon Erb**	Dynamic	No, as stated, per convo she has not rec'd contractor's info for grading permit backup

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155.	267	04/06/2021	11:57am	Dynamic	**Sharon Erb**	Attached docs for City Service Paving and City Service C.O.I.
156.	268	04/06/2021	5:14pm	**Nathan Perez**	David Beckwith & Dynamic	Thanking clt for efforts to finalize building permits to meet ADA req's. Reminder for completion before occupancy.
157.	269	04/09/2021		Dynamic	Jim Deering	Provided pdf's of split sets of prints, with change being mainly the landscaping. Req'ing that they do the curb/gutters and asked for quotes. Will send photos & address of location for new soil drop off point.
158.	270	04/14/2021				City of Perris application for building permit
159.	271	04/16/2021	1:37pm	**Nathan Perez**	David Beckwith	Email asking for update 1. Building permits, issued? status of ADA submittal? Paid to submit ADA report to building? 2. Public improve plans – recpt of grading permit? If so, when are they breaking ground to improve street? 3. Public Works annex – reach **Michael Morales** to start annex proc?
160.	272	04/16/2021	2:42pm	Dynamic	**Nathan Perez**	Update re paving contractor city license sent to Sharon at Tri-Lakes on Monday. Will have item to him tomorrow and has questions for Calvillo.
161.	272	04/16/2021	3:11pm	**Nathan Perez**	Dynamic	Office is closed on Saturday. Needs Luera's signature to get dirt moving on street. Would like more clarification from Public works?
162.	273-274	04/19/2021	12:43pm	Dynamic	**K Calvillo**	Email with building permit application. Once receipt of total cost will also walk in ADA report and check
163.	275	04/21/2021	11:09am	David Beckwith	**Nathan Perez**	Will have Sal answer questions 1 & 2 and reached out to Mike Morales on 4/5/21 with no response to date. **(Referencing 4/16/21 email from Perez to Beckwith at 1:37pm)**
164.	276	04/21/2021	12:16pm	**Nathan Perez**	David Beckwith	Email: will let **Michael Morales** know about LMD annexation.

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165.	277	04/22/2021	8:37am	**Keri Calvillo**	Dynamic	Provided application to Dynamic for building permit
166.	278	04/22/2021				City of Perris application for building permit
167.	279	04/22/2021	9:51am	**Michael Morales**	David Beckwith & Dynamic	F/u to phonecall. Discuss off-site plan check was approved by Public Works on 11/10/2020. Gave process to follow to complete annexation process and provided # for **Daniel Louis, Willdan.**
168.	280	04/22/2022	1:34pm	Dynamic	**Sharon Erb**	Status of grading permit for MM-05171, anything else needed to obtain it? Asking about issue with paying finance dept.
169.	280	04/22/2021	2:05pm	**Sharon Erb**	Dynamic	Job # given in last email was not correct.
170.	281	04/22/2021	2:08pm	Dynamic	**Sharon Erb**	Changed job info P8-625 project MM14-05191
171.	282	04/22/2021	2:20pm	**Sharon Erb**	Dynamic	Email with status: Contractor's license not recv'd City of Perris business license and cert of ins expired. Asked if check #116 is still valid.
172.	283	04/22/2021	2:30pm	Dynamic	**Sharon Erb**	Will get on phone with contractor right now about City issued license, insurance, and Luera's check #116.
173.	284	04/22/2021	2:57pm	Dynamic	**Sharon Erb**	Conf'd check still valid, attached contractor's license. Clt renewing his C.O.I. now.
174.	285	04/22/2021	3:12pm	**Sharon Erb**	Dynamic	Conf'd recpt of above email. Asked for contractor's info.
175.	286	04/23/2021	9:06am	Dynamic	**Nathan Perez**	Provide update re contractor's COI. Was just informed by Erb that it was expired. He contacted them for update contract. Also, after conversation with Cavaillo and resubmitted app and waiting on total dollar amount.
176.	287-288	04/23/2021	12:32pm	Dynamic	**Keri Calvillo**	Made changes to building permit app and asked for total fees to be paid.
177.	289	04/23/2021	2:17pm	**Nathan Perez**	Dynamic	Req'ing status of building and engineering.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
178.	290	04/26/2021	2:35pm	Jim Deering City paving	Dynamic	Provided updated insurance
179.	290	04/26/2021	3:11pm	Dynamic	Jim Deering	Requested state license info and update on concrete quote. About to have release of offsite LMD meter address.
180.	291	04/26/2021	4:03pm	Jim Deering	Dynamic	Update: will get quote tomorrow
181.	291	04/26/2021	4:16pm	Dynamic	**Sharon Erb**	Provided contactor info for dispensary.
182.	292	04/27/2021	8:15am	Dynamic	**Nathan Perez**	Conf'd Erb has what she needs for grading permit
183.	293	04/27/2021	11:27am	**Nathan Perez**	Dynamic	Asked for start date for construction of offsite street
184.	294	05/03/2021	2:34pm	**Sharon Erb**	**Nathan Perez**	F/u to 10/2020 memo to David Beckwith Assoc advising final review of Precise Grading plan street improvement plan were complete and acceptable. Prior to approval they req'd payment of inspect fees – **DONE**; submittal of original bond copy of plan for signature – **DONE** by Stuart 4/5; and grading permit applic-submitted but Cert of Ins is expired so permit app was on hold.
185.	294	05/03/2021	3:02pm	**Nathan Perez**	David Beckwith	Req'ing status of cert of ins. He informed rec'd update from building dept re permit and permit was only for trash enclosure. Asked for status of ADA and title 24 coming along with building dept.
186.	294	05/03/2021	3:17pm	David Beckwith	**Nathan Perez**	Informed Perez he is not handling any of permitting; Dynamic is. CC'd Sal so that he could respond to Perez.
187.	295	05/04/2021	10:57am	Dynamic	**Sharon Erb**	Following up on his April 26, 2021 email where he sent contractor's info and check that check #116 got cashed, no response received from Erb since last email
188.	296	05/04/2021	11:27am	Dynamic	**Sharon Erb**	Dynamic sent C.O.I. effective 01/01/2021, exp 01/01/2022 on both.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
189.	297	05/04/2021	11:34am	**Sharon Erb**	Dynamic	Confirmed recpt and that she only had the one expiring 1/2021.
190.	297	05/04/2021	1:36am	Dynamic	**Sharon Erb**	Response to confirm.
191.	298	05/05/2021	4:59pm	**Sharon Erb**	Dynamic	Plans ready for pickup
192.	299-302	05/05/2021	Memo	**Sharon Erb**	David Beckwith	Sent signed approved plans for onsite civil improvement plan, street improvement plan, onsite precise grading plan. Need returned to office Bond copy, CD with pdf copy of approved/signed plans, CD with autoCAD filed and supporting docs.
193.	303	05/06/2021	8:55am	Dynamic	**Sharon Erb**	Clt conf that he will be by to pickup that afternoon.
194.	304	05/06/2021	9:04am	**Sharon Erb**	Dynamic	Provided phone # to make arrangements for pick up
195.	305	05/06/2021	3:26pm	Dynamic	David Beckwith	Provided Beckwith with approved set of prints, need to obtain outstanding list of requirements listed so that the permits be released.
196.	306	05/07/2021	10:15am	David Beckwith	Dynamic	Can get Dynamic CAD. Asked clt to get approved plans to obtain copies and scanned PDF's created, ie Kinkos
197.	306	05/07/2021	10:17am	Dynamic	David Beckwith	Let Beckwith know that plans being taken to ARC solutions for copying.
198.	307	05/10/2021	10:57am	David Beckwith	Dynamic	Sent .zip file with street improvement plans.
199.	308	07/19/2021	12:14pm	**Nathan Perez**	**John Pourkazemi**	Let Perez know that Dynamics had not yet pulled a grading permit for onsite improvements or applied for encroachment for public improvements.
200.	309	07/19/2021	1:58pm	**Nathan Perez**	Dynamic	Req'd status of offsite improvements for project.
201.	310	07/20/2021	10:13am	Dynamic	**Daniel Louie** Willdan	Sent conditions for project MM18-05038

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Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
202.	310	07/20/2021	10:31am	**Daniel Louie**	**Kenneth Phung** City of Perris, **Nathan Perez**	Asking for planning and public works COAs for project on 4605 Wade St.
203.	311	07/20/2021	10:44am	**Nathan Perez**	**Daniel Louie**	Sent attached conditions from Engineering and Planning. Could not find a digital approval folder from Brian Muhu for Public Works. Let him know to ask Michael from PW to provide.
204.	312	07/20/2021	10:46am	**Michael Morales**	**Daniel Louie, Phung, Perez**	Located the approved planning dept file from Public Works.
205.	313	07/20/2021	10:47am	**Nathan Perez**	**Michael Morales, Louie, Phung**	Informed Mike that the previously attached file was not for 4605 Wade, but for a cultivation of Nance & Patterson.
206.	314-315	07/20/2021	2:54pm	**Daniel Louie**	Dynamic	Sent attachment deposit letter to initiate annexation into Lighting District. Informed that one the City received deposit, Louie will send out petition and consent waiver and data request letter to request plans (street improve) pertinent to clts proj annex.
207.	316	07/26/2021	9:21am	**Nathan Perez**	Dynamic	Inform clt that bldg permit (PMT20-01840) expired. Bldg permits last 6 months (issued 11/4/2020-05/04/2021)
208.	317	07/26/2021	9:25am	**Nathan Perez**	Dynamic	Correction to last email permit issued 1/6/2021 – 7/6/2021.
209.	318	07/26/2021	11:10am	Dynamic	**Sharon Erb**	Clt asking if Performance Bond will be req'd for 4605 Wade proj.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
210.	319	07/26/2021	11:40am	**Sharon Erb**	Dynamic	Response – no bonds req'd. Follow up on her previous req date May 5th req'ing back the plans, but has not rec'd them.
211.	320	07/26/2021	12:23pm	Dynamic	**Nathan Perez**	Response to Perez – will update permit. Asked for response to inquiry about name change on Planning Dept COA from Sal to Alfonso. Louie sent him Deposit Letter, is that ok? Info that Erb stated he does not need bonding, if needed which dept is req'ing. Bond company needs a req ltr.
212.	321	08/03/2021		Dynamic	**Sharon Erb**	Trying to make it to her office before closing with the annexation deposit letter from Wildan, not notarized. Does it need a notary stamp? How many bond sets of prints are required? Did she ever receive CAD file from David Beckwith
213.	322	08/03/2021	5:20pm	Dynamic	**Daniel Louie**	Providing recpt for Annex deposit he just paid at City of Perris Engineering dept.
214.	323	08/03/2021				City of Perris receipt for annexation fees, recpt # 21-00138 Amount $ 5,250.00
215.	324	08/03/2021	8:15pm	**Daniel Louie**	Dynamic	Conf'd receipt and will send out data req ltr in next day or 2 for plans needed for annexation.
216.	325	08/04/2021		**Daniel Louie**	Dynamic	Letter with items to be provided for PLN 17-05171 annexation to special districts City of Perris.
217.	326-340	08/24/2021	2:48pm	**Dulce Bernal**	Dynamic	Provided draft reports for project's annexation. To meet Sept. 14th deadline, we would need to have any comments/approval 30th. If deadline is not met, will have to reschedule for the following meeting.
218.	341	08/27/2021	10:22am	Dynamic	**Nathan Perez**	Informed him that David Beckwith never received off-site landscape plans, he said they were to be mailed to his office. Please provide status. He also sent Kerri Calvillo an email in reference to the LMD meter address so that clt can get Edison wrapped up. These are the last remaining items.

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Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
219.	342-351	09/03/2021				Landscape Project Connection Form for portable water – landscape irrigation
220.	Exhibit 2	09/07/2021		City	Dynamic	Alleged revocation of application
221.	Exhibit 3	09/17/2021				Appeal
222.	352	11/30/2021	7:25pm	**G. Ross Trindle**	Lawrence Bynum	Letter re appeal received for Dynamic. Informed that LRB was asking for more information but he has not received any. He and his colleague Priscilla have been asked to look in to what occurred and what the next steps will be. Please allow a day or 2 to unravel things and he will provide an update on where things stand and what all can expect moving forward.
223.	353	12/01/2021	9:49am	Lawrence Bynum	**G. Ross Trindle**	Provided a brief history of what clients have paid and process with annexation process.
224.	354	12/01/2021	8:17pm	**G. Ross Trindle**	Lawrence Bynum	Reviewed City's Sept. 9, 2021, ltr that spawned the appeal, appears City should provide an appeal hrg before the Planning Commission per Perris Municipal Code section 5.58.170 (c). There was internal confusion as to whether appeal hrg was req'd or not. City will provide a hearing. Provided procedures and process for hearing dates.
225.	355	12/07/2021	3:44pm	**G. Ross Trindle**	Lawrence Bynum	Following up on email inquiry re processing clt's appeal. Given short period of time, will not be able to offer 12/15 date and will look at one of the two meetings in January. Please provide preferred date and thoughts on proposed procedures outlined below.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
226.	356	01/05/2022	10:14am	Lawrence Bynum	**G. Ross Trindle**	Dynamic is interested in resolving the issue and prior to scheduling an appeal hrg, provide clarification on action City has taken. The "notice" was confusing, if not contradictory. Re apps being revoked. Ltr states permits were revoked, LRB not aware of any permits being issued. Last page of ltr claims apps were completed improperly and are deemed abandoned. As to conditions of approval, those are vested property rights and not subject to revocation. Please call to discuss and if necessary schedule future appeal in February.
227.	357	01/20/2022	12:17pm	Lawrence Bynum	**G. Ross Trindle**	Follow up, Dynamic has not received a response to inquiry. Client was issued permit PLN017-05171 and minor mod 18-05038. Clt is waiting for City's response to req for address for the LMD and annexation pkg. The LMD is critically important as Edison and EMWD need address to comply with conditions of approval. Dynamic has expended, conservatively over $300,000 toward develop of prop consistent with permit and is now refusing to further process the paperwork to finalize construction.
228.	358	01/20/2022	3:29pm	**G. Ross Trindle**	Lawrence Bynum	Agrees, he owes LRB a call. Available tomorrow or Monday to discuss by phone?
229.	359	01/26/2022	11:46pm	Lawrence Bynum	**G. Ross Trindle**	Left a message to speak with atty today. Matter is urgent and would appreciate a resolution ASAP. Clt's develop is "on-hold" as City will accept its attempted submissions for their entitlement. Please call office today or set a time for call the next day.
230.	360	02/22/2022	4:15pm	**G. Ross Trindle**	Lawrence Bynum	Informed he is meeting with City on Thursday afternoon. Will give update after he's done.

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Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
231.	361	02/24/2022	11:20am	Lawrence Bynum	**G. Ross Trindle**	Re his meeting with the City today. Wanted to emphasize a few facts for consideration. There are dozens of emails between Dynamic and its experts and the City, including planning, bldg, & engineering. Not once, in any of the emails is it mentioned of the alleged expiration of the permit. All emails consist of how to proceed to obtain permit. The annexation req was scheduled to go before the city council. Understood that all that is needed to resume/finalize the work is the LMD address, which the city refuses to provide. Dynamic is willing to apply for an extension, diligently pursue the final development and forego all prior delays, appeals, etc if City of simply continue to process its submissions, the annexation and issue the LMD address.
232.	Exhibit 4	03/03/2022	8:58am	**Maria Munoz**	Lawrence Bynum cc **E Dunn & others**	Please see attached correspondence dated March 3, 2022. Letter in response to Notice of Appeal received on 09/17/2021 from Dynamic Meds. Formal response. **Attachment**

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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

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Perris, CA 92571
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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.citvofperris.org/citv-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 finaled 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 finaled 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 subjection 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)

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Attorneys for Dynamic Meds

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CITY OF PERRIS

CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

Dynamic Meds Appellant, vs. City of Perris, Respondent.	**Case #:** **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** [Perris Muni. Code, §5.54.180; 5.58.170]

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

I. Grounds for appeal

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

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

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

II. Facts constituting basis for appeal

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

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

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

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

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

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

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

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

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

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

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

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

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

November 20, 2020 –Dynamic submits electrical plans.

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

January 27, 2021 – Dynamic waiting for City and EMWD to designate site addrees for publice electric meter pror to pulling permits. (Ex. 8.)

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

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

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

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

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

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

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

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

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

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

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

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

III. Additional documents

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

September 17, 2021

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

By: Lawrence R. Bynum, Esq.

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

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Business Owner of Dynamic Meds, Inc. and
Property Owner
c/o Alfonso Luera
4605 Wade Ave.
Perris, CA 92571
lueraenterprises@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 finaled 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 finaled 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 subjection 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)

OFFICE USE ONLY	
Case No.	PLN 17-05171
Application Submittal Date	8/22/2017
Fee	$13,008.45
Accepted By	

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

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:

X 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): 314100068

EXISTING LAND USE OF PROPERTY: C1/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: C1 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		yes	
Location Verified		yes	

Exhibit 2

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

APPLICANT: Alfonso Luera, 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: jmagttorney@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 Barnes and Cherokee Funding, LLC

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

City, State, Zip: Moreno Valley, CA 92555 E-Mail: socalmhc.2@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 X 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 Luevra- Sr / Owner Manager PHONE NO.: 951-415-0904
   ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
2. NAME/TITLE: ERIC Luevra/office Assistant Manager PHONE NO.: 951-532-8977
   ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
3. NAME/TITLE: Thomas Cody Bills / Floor Manager PHONE NO.: _____
   ADDRESS: 22903 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 Luevo, SR.

SIGNATURE OF APPLICANT: Alfonso Luevo 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 Luevo, SR.

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

NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF OWNER: _____ DATE: _____

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: _____

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.	✓		Fee: Payment for the application fee.
2. G1	✓		Property Owner's Statement of Consent: 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	✓		Background Investigation: 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	✓		Identification: 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	✓		Compliance with State Law: 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	✓		Insurance: 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	✓		Interior Site/Floor Plan: 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	✓		Site Plan: 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. See attached	✓		Business Plan: 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	✓		Odor Control Plan: 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))

Exhibit 2

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 Luevano **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 Iron Wood Ave, Moreno Valley, CA 92555

Phone: 951-212-3406 **Email address:** SocalMhC2@msn.com

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

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

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

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, PERRIS, CA 92570
TEL.: (951) 943-6504 - FAX: (951) 943-8416

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.	Medical Marijuana Dispensary Permit	Yes	Criteria verified
3.	Property Owner's Statement of Consent	Yes	Criteria verified
4.	Background Investigation	Yes	Criteria verified
5.	Identification	Yes	Criteria verified
6.	Compliance with State Law	Yes	Criteria verified
7.	Insurance	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.	Interior Site/Floor Plan	Yes	Criteria verified
9.	Site Plan	Yes	Criteria verified
10.	Business Plan	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.	Odor Control Plan	Yes	Criteria verified
12.	Security Plan		
	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"

2020

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

Business Name	DYNAMIC MEDS, INC.
Business Location	4605 Wade Ave Perris, Ca 92571-7494
Business Owner(s)	DYNAMIC MEDS, INC.
Business Type	Medical Marijuana Dispensary
Description	MEDICAL AND ADULT USE DISPENSARY
Certificate Number	08604301
Effective Date	January 01, 2020
Expiration Date	December 31, 2020

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

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

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.
[redacted]
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

Exhibit B

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 11:58 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

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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>; LByrum@realpropertyattorney.net <lbyrum@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 I'm 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 RAW. 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

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LMD Address application

Blackstarcorp2 (blackstarcorp2@aol.com) Thu, Apr 7, 2021 9:30 am

To: kcalvillo@cityofperris.org Details

Hello Karl,
Here is the LMD Motor Address application that we had discussed for Dynamic Mods 4805 Wade Ave. Please confirm that you did receive.

Have a great day. Sal Hernandez 951 733 7226

Reply Reply All Forward

Quick Contacts

Luera, Alfonso
Luera, Alfonso (Gl...
Com, Ben Ogcamp...
Luera, Beto
Mahu, Bryan
Luera, Carmen
Louie, 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: DYNAMIC 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: 314100068
(Required)

Attached Is:
One (1) 8 ½" 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

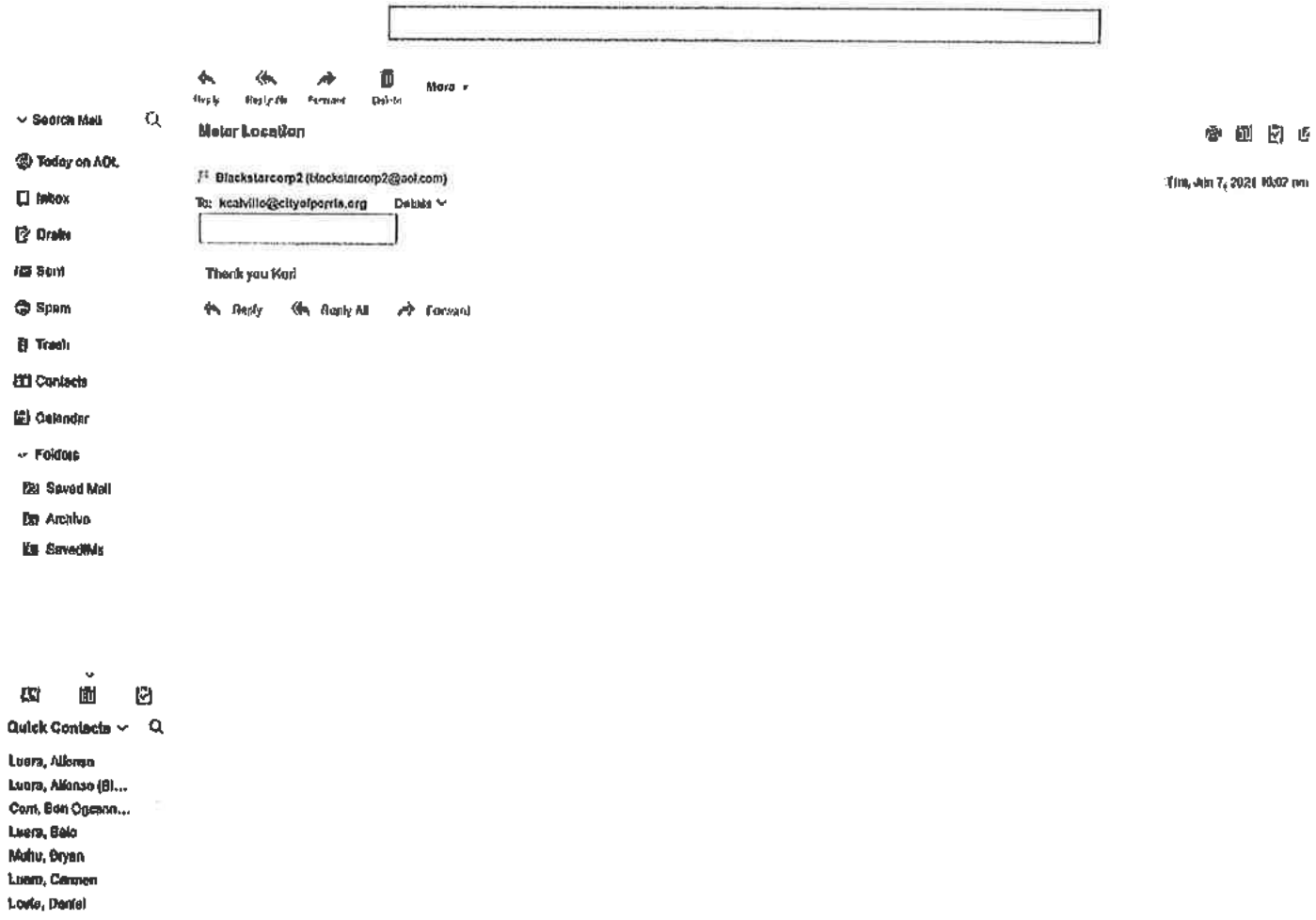
-Office Use Only-

Permit Number: _____ Assigned Engineer: _____

Temporary Address: _____

Routed by: _____ Date: _____

DYNAMIC METS INC.
4605 WADE AVE.



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Motor Location

Blackstarcorp2 (blackstarcorp2@aol.com)

To: kcalvillo@cityofperris.org Details

Thu, Jan 7, 2021 10:02 am

Thank you Kari

Reply Reply All Forward

Quick Contacts

Luera, Alfonso

Luera, Alfonso (El...

Corr, Ben Ogawa...

Luera, Belo

Muhu, Bryan

Luera, Carmen

Loefe, Daniel

DYNAMIC MEDS INC.
4405 WADE AVE.
LAND METER LOCATION
WADE AVENUE
NANCE STREET
9+00
11+00
12+00
13+00
14+00

Exhibit 7

From: efren@abarcalandscape.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 Efren,
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: Efren Contreras <efren@abarcalandscape.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wed, Jan 27, 2021 11:33 am
Subject: Re: 4605 Wade Ave prints

Hey sal,

Its Efren Contreras with Abarca 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, Jun 11, 2020, 2:14 PM Blackstarcorp2 <blackstarcorp2@aol.com> wrote:
Hello Efren, 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

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Quick Contacts

Luera, Alfonso

Luera, Alfonso (El...

Com, San Ogcann...

Luera, Beto

Mutu, Bryan

Luera, Conran

Louie, Daniel

LMD Motor 4605 Wado Ave

Blackstarcorp2 (blackstarcorp2@aol.com) Fri, Mar 19, 2021 12:23 pm

To: kcalvillo@cityofperris.org Details

Hello Kori,

Was just checking in to see if you have heard anything from Edison in regards to our address assignment for Dynamic Mods LMD motor? 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.

Thank you, have a great day.
Salvador L Hernandez
4605 Wado Ave.
Perris, Ca. 92571

951 733 7226

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Quick Contacts

Lucas, Alfonso

Lucas, Alfonso (El...

Com, San Ogcenn...

Lucas, Bolo

Mohn, Bryan

Lucas, Carmen

Lucas, Daniel

FW: Status of plans 4605 wade (Dynamic Mods)

From: David Beckwith (dbeckwith@dbalac.com) Mon, Apr 5, 2021 11:50 am

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. Per 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, CSO, CSP, CISP
CEO/President

David Beckwith and Associates, Inc
DGS Certified SBE 1741769 • DIR 1000016907 • CSLB 1013422

9131 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

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

—Original Message—
From: Nathan Perez <NPerez@cityofmenifee.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; dbainc.javis@gmail.com <dbainc.javis@gmail.com>
Cc: MMLand45@gmail.com <MMLand45@gmail.com>
Sent: Mon, Apr 5, 2021 10:48 am
Subject: RE: Status of plans 4605 wade (Dynamic Mods)

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

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4685 Wada Avenue (Dynamic Mods)

Nathan Perez (NPerez@cityofperris.org) Tue, Apr 6, 2021 5:13 pm
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

Lucas, Alfonso
Lucio, Alfonso (Bi...
Corr, Ben Ogcann...
Lucio, Gaio
Muhu, Bryan
Lucio, Carmen
Lucio, Daniel

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Lueva, Alfonso

Lueva, Alfonso (St...

Com, Ben Ogeann...

Lueva, Beto

Mahu, Bryan

Lueva, Connon

Louis, Daniel

Dynamic Meds Building Permit App

Blackstarcorp2 (blackstarcorp2@aol.com) Mon, Apr 19, 2021 12:43 pm

To: kcalvillo@cityofperris.org Details

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.

Thanks, Sal

Reply Reply All Forward

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 SFT MILL EXISTING FULL DEPTH & SUBGRADE TO 9". & HAUL OFF GRINDINGS
8471 S.FT. IMPORT OF CLASS II (CMB) & FINE GRADE, INSTALL 6" CLASS II & ROLL, COMPACT.
2,790 S.FT. MACHINE DRIVE 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.LUERA87@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. PLACIENTIA, CA.
Office #: (951) 362-0496 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

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RE: Off Site Landscape Plans for 4606 Wade Avenue

Michael Morales (mmorales@cityofperris.org)
To: you + 4 more Details

Thu, Apr 22, 2021 8:51 am

Hello David,

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 Loula at Wildan.

Assessment Districts. Prior to permit issuance, developer shall deposit $5,250 per district, $10,500 total due.
Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

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

- ***Consent and Waiver for Landscape Maintenance District No. 1*** –New off-site parkway landscape proposed by the project 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.
- Original notarized document(s) to be sent to:
  Daniel Loula
  Wildan Financial Services
  27368 Via Industrial, #200
  Temecula, CA 92590

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

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

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

III.The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing

Quick Contacts

Lucra, Alfonso
Lucra, Alfonso (Bl...
Com, Ben Ogcana...
Lucra, Bulo
Muhu, Bryan
Lucra, Carmen
Loula, Daniel

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Re: Dynamic Meds

Blackstarcorp2 (blackstarcorp2@aol.com) Thu, May 6, 2021 8:55 am

To: sharon@trilakeconsultants.com Details

Thank you Sharon I will be over this afternoon.

----Original Message----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
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 (El...
Com, San Ogconn...
uera, Beto
Muhu, Bryan
Luera, Carmen
Loute, 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

PR 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) Tue, Aug 3, 2021

To: sharon@trilakeconsultants.com Details

Hello Sharon,
Trying to make it to your office before you close. I have the Annexation deposit letter from Wilden, this does not need a notary stamp correct? The Execution letter from Item w 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@trilakeconsultants.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, Alonso
Luera, Alonso (Bl...
Com, Ben Ogcom...
Luera, Belo
Muhe, Bryan
Luera, Carmen
Loufe, 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

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Luera, Belo

Muhu, Bryan

Luera, Carmen

Loulo, Daniel

PLN 17-05171 Annex Deposit

Blackstarcorp2 (blackstarcorp2@aol.com)

Tue, Aug 3, 2021 5:10 pm

To: dloulo@willdan.com + 1 more Details

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

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

Reply Reply All Forward

WILLDAN

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**

CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

Engineering Department - Receipt #: 21-00138

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

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

From: blackstarcorp2@aol.com,
To: hperez@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 Kent Colvillo 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

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

Perris, 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: Schlabowske, 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

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/Will 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, Perris 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

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Lucero, Alfonso

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Luem, Beki

Muhu, Bryan

Lucero, Camion

Loulo, Daniel

Re: NOI General Permit question

Blackstarcorp2 (blackstarcorp2@aol.com) Tue, Sep 7, 2021 8:50 am

To: Stormwater@Waterboards <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 7:16 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

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Luera, Alfonso

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Luera, Beto

Muhu, Bryan

Luera, Carmen

Loido, Daniel

NOI General Permit question

From: blackslatecorp2 (blackslatecorp2@aol.com) Wed, Sep 1,

To: stormwater@waterboards.ca.gov Details

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 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 hel obtaining the proper documentation for this it would be appreciated.

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

Reply Reply All Forward

Exhibit 18

From: schlabov@emwd.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 (51K)

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#WS2019000001068 and update him with the status of the project.

Thank you,

Vanessa Schlabowske

From: Dumas, Brenda <dumasb@emwd.org>
Sent: Tuesday, September 8, 2020 12:40 PM
To: blackstarcorp2@aol.com
Cc: Navarre, Elena <navarree@emwd.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 navarree@emwd.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

3270 Trumble Road

Perris, CA 92570

(951) 928-3777 x 4810

Email: dumasb@emwd.org

Coronavirus (COVID-19) Update:

SUPERIORARCWELDING.COM,
p2@aol.com,
ade Ave Irrigation
2021 1:35 pm

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

Exhibit 19

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EMWD FORMS NBD-068 LANDSCAPE IRRIGATION METER - DYNAMIC MEDS (PROJECT REF#WS20210000970)

Schlabowske, Vanessa (schlabov@emwd.org) Fri, Sep 3, 2021 8:20 am

To: you Details

[redacted]

Good morning,

Your inquiry for Dynamic Meds Project has been assigned the referenced number of WS20210000970. 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 Schlabowske

Development Service Technician I, Development Services Dept.

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92572-8300
Office: (951) 928-3777 ext. 4308

schlabov@emwd.org

Did you know that you can request facility drawings by contacting records@emwd.org ? ...or online, Click Here to open the Public Map Portal or visit www.emwd.org.

Reply Reply All Forward

STATE WATER BOARD!
Exhibit 19

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New Meter & Service: 4605 Wade Ave Perris

Teresa Woodral (Teresa.Woodral@sce.com) Tue, Sep 9, 2021 5:05 pm

To: you Details

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 626.418-0282

20100 Menifee Road, Menifee CA 92584

SCE Rules & SCE Rates
SCE Distribution Manuals – free PDF Downloads
Power Outage? Check the Outage Center
24 Hr.Emergency / Outage Hotline (800) 611-1911

Quick Contacts

Loera, Alfonso

Loera, Alfonso (Bl...

Com, Ben Ogeam...

Luna, Delo

Mulu, Beyen

Luna, Carmen

Loula, Daniel

Shipping ERRG TRAILERS CAD File / Board Copy

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 TH EMINOR 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

ALESHIRE & WYNDER LLP

G. Ross Trindle, III
gtrindle@awattorneys.com

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Business Owner of Dynamic Meds, Inc., and
Property Owner
c/o Alfonso Luera
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31101 Montgomery Ave
Nuevo, CA 92567

Re: City of Perris' Response to Dynamic Meds' Notice of Appeal
(Dynamic Meds, Inc. 4605 Wade Ave., Perris, CA 92571)

Dear Mr. Bynum:

On behalf of the City of Perris, please allow this correspondence to respond to the Notice of Appeal received on September 17, 2021 from Dynamic Meds, Inc. ("Dynamic Meds").

We initially acknowledge that the City's correspondence sent September 7, 2021 created some confusion as the letter mistakenly used the term "revocation" rather than simply "abandonment," as it should have. However, even if the initial correspondence was not the model of clarity in this limited regard, the Perris Municipal Code ("PMC") sections referenced within the initial correspondence correctly identified the sections related to abandonment, and further explained how the permit applications were abandoned. Due to the possibility of confusion in that portion of the initial correspondence, we understand that Dynamic Meds filed an appeal to what ultimately is a non-appealable action. all of which is the subject of the instant response.

Further, we apologize for the delay in formally responding and acknowledge that the City should have responded sooner to the notice of appeal. However, as discussed above, the notice of appeal did not have an avenue to proceed in order to be processed as it was an appeal of permit abandonments, which is a non-appealable action under cited provisions of the PMC. Part of the delay was due to lengthy discussions with the City, which initially included the possibility of still moving forward with an administrative review and appeal. However, as you are aware, upon separate discussions with both the City and your office over the course of the past several weeks, the City's position is that there is no appeal available as the permit applications were abandoned

as all conditions of approval were not completed in a timely fashion, and despite the City's repeated attempts to work with your client to complete the process over the course of several years.

Per PMC Sections 5.58.080 and 5.54.080 there is no right to appeal an abandoned commercial marijuana permit or abandoned medical marijuana dispensary permit. As such, there is no avenue for an administrative review.

In understanding the City's response, it is important to note the following:

First, Dynamic Meds' medical cannabis permit application (filed August 2017) and adult use application (filed December 2017) were **conditionally approved**, but never actually granted because the conditions of approval were never completed. As you know, a general conditional approval is only a preliminary approval, subject to completing all of the conditions of approval prior to receiving final approval. The City provided conditions for approval in Fall of 2017 and continued to attempt to work with Dynamic Meds over the years to help comply with and complete the requisite improvements. *(see Timeline provided below)* However, to this date, these conditions of approval have not been completed by Dynamic Meds. Importantly, the failure to complete the conditions timely was not the result of the City's latest refusals to continue processing submittals; Dynamic Meds had not completed the conditions as of the date of the City's last correspondence. As such, the applications are deemed abandoned per PMC Sections 5.58.080 and 5.54.080. Further, PMC Sections 5.58.090 and 5.54.100 provide the respective permit renewal process which provides that permits need to be renewed on an annual basis, which was not timely renewed here. Finally, Dynamic Meds does not have a vested right since the applications were incomplete, yearly renewal applications were not filed, and the conditions for approval were never fully completed. Specifically, cannabis permits are revocable privileges "and shall not create or establish any vested rights for the development or use of a property." (PMC 5.58.080 (a))

Second, per the PMC, Dynamic Meds was not permitted to operate until demonstrating compliance and completion of all conditions of approval in order to receive final approval. However, in violation of the law, **Dynamic Meds began to operate and in fact illegally operated for about 3.5 years without proper permits**. In addition to operating illegally the entire time, Dynamic Meds was also operating at an extreme competitive economic advantage in comparison to the other dispensaries by not paying taxes. During the entire time of illegal operation, Dynamic Meds has not produced any evidence that they had a state approved license to operate, or a certificate of occupancy, or even a valid business license (which was revoked due to being erroneously issued). In fact, as of today, Dynamic Meds does not have a state cannabis permit, and per the Bureau of Cannabis Control's website, **never** had any state cannabis permits. Yet—again—it operated illegally for several years.

Third, the only reason Dynamic Meds finally halted their illegal operation on August 6, 2021was as a result of being raided by the Sheriffs' Department; your clients did not do so voluntarily. That Dynamic Meds did not reopen and continue illegal operations is irrelevant.

Fourth, as discussed above, since the permits were abandoned, there is no applicable appeal process per the PMC. Although the typical remedy would be to reapply, the City currently has a moratorium on dispensary permit applications, per Resolution Number 5252, which has been in effect since March 27, 2018.

The following provides a timeline of events which led to the abandonment 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.citvofperris.orq/citv-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 finaled 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 **January 25, 2019**, HDL (the City's third-party vendor) reviewed the regulatory permit application.

14. 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 finaled 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.

15. On **January 1, 2020**, Dynamic Meds' official business license was issued in error by HDL. However, the City was initially unaware of this mistakenly issued license.

16. On **January 14, 2020**, the 's Code Enforcement Department inspected Dynamic Meds to verify that they were operating 24/7, due to numerous complaints received over the past several months. A violation of **PMC § 5.54.110** was observed as well as a violation of the Conditions of Approval which states the hours of operation are between 6:00 a.m. to 9:00 p.m. only.

17. On **January 23, 2020**, City's Code Enforcement Department inspected Dynamic Meds after the agreed upon hours of operation and discovered the business was open, operating, and servicing customers in violation of the hours as set forth in the Conditions of Approval. The City issued a Notice of Violation of **PMC § 5.54.110** was issued by the City's Code Enforcement Department.

18. On **February 6, 2020**, the City's Code Enforcement Department determined that Dynamic Meds was operating without a valid City Business License, although a license had been erroneously issued. **PMC § 5.54.110.**

19. On **March 4, 2020**, the City's Code Enforcement Department confirmed with the Business License Department that Dynamic Meds does not have a current business license and confirmed with the Planning and Building Department that there is no Certificate of Occupancy for this location.

20. 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.**

21. 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**

22. On **June 12, 2020**, the City revoked Dynamic Meds' business license which had been erroneously issued. This action was taken because a Certificate of Occupancy was never obtained for Dynamic Meds, Inc.

23. On **July 1, 2020**, Dynamic Meds submitted grading and street improvement plans to the City Engineer's office.

24. 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. This letter provided 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**

25. On **July 20, 2020**, Engineering approved of the grading and street improvement plans.

26. On **November 4, 2020**, Dynamic Meds submitted electrical plans to the City's Building Department.

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

28. On or about **August 6, 2021**, Dynamic Meds ceased their illegal operation as a result of a raid by the Sheriff's Department.

29. On **September 7, 2021**, the City sent Dynamic Meds correspondence regarding expiration of their license, and revocation of any apparent authority provided by the mistakenly issued license.

30. As of **March 2, 2022**, the grading and street improvement plans, along with the electrical plans have yet to be paid for and issued.

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. Section 5.54.04 of the PMC includes conditions for issuance and continued provision of a medical marijuana dispensary permit, such as obtaining a regulatory permit, strict adherence to every requirement in the PMC chapter, permitting reasonable inspections, and maintaining current information with the City. However, here the Certificate of Occupancy was never issued, which is a violation of the Conditions of Approval for which the marijuana dispensary permit was issued.

Since Dynamic Meds failed to meet the requisite conditions, both the Medical Marijuana Dispensary Permit and Adult Use Regulatory Retail Permit are deemed abandoned. 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 several times, including providing notice that the applications would be abandoned, Dynamic Meds yet failed to complete the conditions of approval and the applications remained incomplete. Per PMC § 5.54.080(b), the incomplete applications were and are deemed abandoned.

In summary, the City's position is that there is no appeal available as the permit applications were abandoned. Per PMC Sections 5.58.080 and 5.54.080 there is no right to appeal an abandoned commercial marijuana permit or abandoned medical marijuana dispensary permit. As such, there is no avenue for an administrative review.

At this stage, without some other formal offer of resolution from Dynamic Meds which addresses all of the outstanding concerns outlined within this response, the City hereby considers this matter closed.

Regards,

ALESHIRE & WYNDER, LLP

G. Ross Trindle, III

GRT:pbg

cc: Kenneth Phung, Planning Director – City of Perris (via email only)
Eric Dunn, Esq., City Attorney – City of Perris (via email only)
Robert Trejo, Code Enforcement Supervisor – City of Perris (via email only)
Nathan Perez, Senior Planner – City of Perris (via email only)

#3

Electronically FILED by Superior Court of California, County of Riverside on 05/25/2022 02:59 PM
Case Number CVRI2202067 0000022556509 - W. Samuel Hamrick Jr., Executive Officer/Clerk of the Court By Christina Nakagawa, Clerk

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Attorneys for Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds

Petitioner,

vs.

City of Perris; Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and DOES 1-10,

Respondents.

Case #:CVRI2202067

NOTICE OF PARTIAL RECORD FOR VERIFIED PETITION FOR: 1. WRIT OF MANDATE BY NOTICED MOTION; 2. DECLARATORY RELIEF;

Volume 1 of 2 (Lines 1-97; Pages 1-157)

[Code Civ. Proc. §§1085 and Cal. Rules of Court Rule 3.1103 (a)(2); Riverside Local Rules of Court 3170]

Partial record, Volume 1 of 2.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

City of Perris/Agents	Dynamic Meds, Inc/Agents
Dulce Bernal, Analyst II, Willdan Financial Services **Keri Cavillo**, Devlop Svc Assist II **Eric Dunn, Esq.**, Aleshire & Wynder, LLP **Sharon Erb** – Trilake Consultants, Engin dept. **Alfredo Garcia**, Assoc. planner, Dept of Develop Svcs-Planning Div **Ryan Griffiths**, Planning Division **Ana Jacquez**, Accounting specialist **Daniel Louie**, Proj Mgr, Willdan Financial Svcs **Stuart McKibben**, Tri Lake Consultants **Michael Morales**, Dept of Public Works **Bryan Muhu,** Planning Division **Maria Munoz,** Sec to Eric Dunn, Esq, Aleshire & Wynder, LLP **Nathan Perez**, Sr Planner, Dept of Develop Svcs-planning div **Kenneth Phung**, Planning mgr, Dept of Develop Svcs-planning div **Michelle (Cook) Pilola**, Tri Lake Consultants, Engineering dept **John Pourkazemi** – Tri Lake Consultants **G. Ross Trindle, Esq.**, Aleshire & Wynder, LLP	David Beckwith, David Beckwith Assoc, Civil & Struc engine, etc Sandy Chandler, Webb & Assoc, Land devlop mgr Efren Contreras, Abarca Landscape Jim Deering – Sr Estimator, City Service Paving Haley Franco – Admin Assist, Webb & Assoc Fayres Hall, Land Development Spec II, Webb & Assoc Salvador Hernandez, Dynamic Meds agent Sarah Kowalski, Webb & Assoc Andrew Lytle, RHA Landscape Architects-Planners, Inc Marin Vogan, Staff Svc Analysis, Bureau of Cannabis Control

Permit/licenses

Medical Marijuana Dispensary PLN17-05171 Planning division P8-000 Minor Mod 18-05038	Adult-Use Retailer Regulatory Permit 18-05318 Planning division PLN18-05353 Minor Mod 18-05353 Development Services Dept. Case No: PLN17-05171 Landscape review PLN 20-05115 City of Perris permit/comm/elec app PMT20-01840
Fire Department developmental review MM5038 EMWD project # PPI2019-1068	

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
1.	1-9	08/22/2017				Medical Marijuana Dispensary Regulatory Permit Application Case # PLN 17-05171 Date submitted 8/22/2017 Fee $13,008.45
2.	10-11	01/09/2018	5:41pm	**Brian Muhu**	Dynamic	Attached Revised 12/21/2017 City of Perris memo from **Emily Stadnik, Senior Engineer** re MMD 17-05171. Revisions to initial review of memo originally submitted on 11/21/2017.
3.	12-14	10/23/2018				Dennis Grubb & Assoc Letter to City of Perris re Development Review for MM5038.
4.	15-16	11/09/2018				City of Perris: Conditions of Approval from Dept. of Engineering
5.	17	11/13/2018	7:06pm	**Nathan Perez**	Dynamic	Attached approval ltr with conditions for dispensary. Before operation, see attached engineering memo. Asked to include improvements along Wade Ave., any tenant improve and talk to blding dept. Staff will monitor progress.
6.	18-22	11/13/2018				City of Perris: Conditions of approval for MMD PLN17-05171, Minor Mod 18-05038
7.	23-25	12/17/2018				Agreement: Dynamic Meds and City of Perris
8.	26-27	01/25/2019				City of Perris Adult-Use Marijuana Retailer Regulatory Permit Application Review Sheet **Attachment**
9.	28-34	02/05/2019				City of Perris letter of approval for adult use regulatory permit, **permit # 18-05353**
10.	35	02/21/2019	10:18am	**Nathan Perez**	Dynamic	Asking Dynamic to submit business lic for dispensary. Dynamic has approval, City if willing to provide a Temp Cert of Occup based on outstanding construction items.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
11.	36	02/22/2019	8:27am	**Nathan Perez**	Dynamic	Letter re operating a dispensary without a business license and must post a bond or complete improvements along Wade Ave and Nance St per City Engineer's conditions of approval. A bond with a cost estimate for right-of-way improvements along Wade Ave and Nance St for city engineer to review and agree on amount. Joshua Naggar can provide estimate. If bond is posted they can issue a temp cert of occupancy (TCO) until right-of-way improvements have been completed.
12.	37	02/22/2019	9:46am	Joshua Naggar	**Nathan Phung**	Thank you for the email, guidance and patience. Will work with applicant to encourage the appropriate response.
13.	38	06/14/2019	12:08pm	Dynamic	**Nathan Perez**	Stopped by Weds, 12th to drop off contract between Dynamic and Webb & Assoc. re necessary public improvements req. Per last discussion Tri Lakes leaving the final approval to Planning Dept. Since then Dynamic has been in contact with Engineering firms re issue with power pole. Waiting on Edison on how to best resolve the relocation situation. Will update them with conclusions. Would like to have info prior to writing the letter Perez req to each dept (Planning Engineering," approx 2-3 weeks.
14.	39	07/15/2019	9:09am	Sandy Chandler	Dynamic	Inform that completed field work to establish proj boundary and Nance and Wade right of way. Asking for prelim title rpt, so they can add encumbrances and identify any easement conflicts, etc. Traffic div will start looking for proposals in lieu of power pole relocations.
15.	40	07/15/2019	12:12pm	Dynamic	Sandy Chandler	Confirm rept of status and will contact realtor for prelim title rpt. Will provide it to her.
16.	41	08/22/2019	3:30pm	Dynamic	Sandy Chandler	Asking if they have had meeting with Perris City Engineering.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
17.	42	08/23/2019	11:51am	Sandy Chandler	Dynamic	They have not been able to get a meeting scheduled. Will update with a date once set.
18.	43	09/09/2019	12:53pm	Dynamic	Sandy Chandler	Asking for status on Perris City Engineering meeting. After City meeting how long after set meeting with Edison. Please call with update.
19.	44	10/29/2019	5:26pm	Sandy Chandler	Dynamic	Meeting with Bldg official set for Nov. 6, 2019 re septic system. Original time and materials fees of $13,500 will be exceeded, need an additional $2500.
20.	45	11/06/2019	8:19pm	Sandy Chandler	Dynamic	Meeting is set for Nov 12 at 2pm.
21.	46	11/07/2019	1:10pm	Haley Franco	Dynamic	Meeting is set for 11/12 with City of Perris at 2pm with David Martinez. Asking clt if they want to attend.
22.	47	11/08/2019	11:14am	Dynamic	Sandy Chandler	Will be attending meeting with City on 11/12 at 2pm.
23.	48	11/19/2019	2:33pm	Sandy Chandler	**David Martinez Nathan Perez Stuart McKibben** Cc Sarah Kowalski	Discussions with each, email is to confirm all in agreement how to proceed as it relates to **Minor MOD 18-05038, MMD 17-05171**, engineering condition of approval #5 dated 11/9/2018, which conditioned to install sewer to serve site. Gave update on all meetings re on-site sewage disposal system.
24.	49	11/19/2019	2:36pm	Sandy Chandler	Dynamic	Update client on letter sent to City (with copy of letter). Asked to be updated on obtaining C-42 certification. Need to accurately locate the system on the plans.
25.	50-52	11/22/2019	3:07pm	Dynamic	**Fayres Hall**	Update on meeting with a C-42 contractor on 11/22/2019, will review current plan and determine an expansion plan and will provide it to Webb & Assoc.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
26.	53-54	12/02/2019	2:16pm	Dynamic	Sandy Chandler	Provided the C-42 expansion plan. Also check for status of prints. **Attachment**
27.	55-57	12/02/2019				County of Riverside, Dept of Environmental Health, Certification of existing subsurface disposal system.
28.	58	12/04/2019	3:33pm	Sandy Chandler	Dynamic	Webb rec'd the C42 Certificate. Per certification needs item #2 – site plan. Need site plan to prepare grading plan. Fix item #5G – should be No
29.	59	12/04/2019	4:48pm	Dynamic	Sandy Chandler	Thought site plan was attached. Will send plan and will have C42 contractor fix the mistake.
30.	60-61	12/06/2019	3:10pm	Sandy Chandler	Dynamic	Working on proposal for final design and included obtaining survey topo for site. Asking for additional info and conf of some things not in certification.
31.	62-73	12/13/2019	9:19am	Haley Franco	Dynamic	Attached proposal final design services for Wade Ave. for clt review. **Attachment**
32.	74	12/26/2019	12:08pm	Dynamic	David Beckwith	Provided docs to begin quote process.
33.	75	12/27/2019	10:31am	David Beckwith	Dynamic	Rec'd docs. Asking what conditions of approval are needed besides street improvement. It appears everything on-site is existing. Will need to do a survey of entire property and provide "as-built" topo showing compliance with ADA path of travel from right-of-way to bldg and ADA parking is compliant.
34.	76	01/01/2020				City of Perris business license certificate – Dynamic Meds, Inc.
35.	77-78	01/31/2020	8:02pm	David Beckwith	Dynamic	Provided screen shot of new driveway entrance off Wade. **Attachment**

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
36.	79-80	02/03/2020	10:28am	David Beckwith	Dynamic	Provided exhibit prepared for ADA compliance review. Can redo parking but base of ramp is not compliant and needs to be removed and reconstructed for 2% max in all directions. All adjacent asphalt will need to be removed and replaced. **Attachment**
37.	81	02/05/2020	4:18pm	**Kenneth Phung**	**Kenneth Phung Nathan Perez Alfredo Garcia Ryan Griffiths Mary Blais**	Info re City's Ordinances permit hours for Cannabis Dispensary in accord with State guidelines.
38.	82	02/13/2020				City of Perris letter from Kenneth Phung, planning manager Re hiring of HDL Companies to conduct compliance inspection of commercial marijuana business. Inspection date 02/25/2020 at 1:00pm -2:30pm, HDL and City stass will conduct facility inspection.
39.	83-84	02/18/2020	11:44am	Michelle Shaw	Joshua Naggar cc **Kenneth Phung** and others	Attached a list of documents that should be available at inspection.
40.	85	02/18/2020	11:56am	Lawrence Bynum	**Kenneth Phung**	Informed that Dynamic retained services to assist in inspection process. Req'ed all correspondence copies be sent to office re this matter. Clts and LRB would be ready for inspection on 02/25/2020 at1:30pm and req'd a list of info that City will expect or like to review prior to inspection.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
41.	86	02/18/2020	12:52pm	David Beckwith	Dynamic	Provided street improve plans ready for submittal to City.
42.	87-93	02/18/2020	4:56pm	Dynamic	David Beckwith	Thank you for the improvement plans. **Attachment**
43.	94	02/20/2020	11:24am	**Alfredo Garcia**	Dynamic	Status of req to consultant for copy of app form. For **Disp App # 17-05171**
44.	95	02/20/2020	2:07pm	**Alfredo Garcia City of Perris**	Dynamic	Provided attachment: dispensary application **Attachment**
45.	96-97	02/21/2020	10:17am	Dynamic	**Kenneth Phung**	Re **Public Improv MMD17-05171** Introduction of himself. Informed Phung of status of change of engineering firm. Provided status of design completion re power pole location. Edison and Tri Lakes agreed to keep pole. Asked him to review so that Dynamic could complete and submit by Mon, 24th.
46.	98	02/21/2020	10:20am	**Kenneth Phung**	Dynamic	Questions are engineering related, will defer.
47.	99	02/27/2020	3:13pm	Dynamic	**Kenneth Phung**	Did not receive cancellation for scheduled meeting with City and HDL. Req'd who ntc sent to and reason for cancellation.
48.	100	02/27/2020	8:18pm	**Kenneth Phung**	Dynamic	Responded to cancelled meeting, reason audit was postponed due to several disp req'ing a delay due to tax season. Do not know who ntc was sent to.
49.	101	03/09/2020	6:07pm	**Ana Jacquez Cc to City depts**	Dynamic	Re docs needed to process business license

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
50.	102	03/10/2020	10:49am	Lawrence Bynum	**Kenneth Phung**	Re 02/25/2020 conversation re compliance inspection. At that time Phung notified LRB that no inspection would take place and stated that a ntc cancelling the inspection was sent out. Req'ing a copy of the cancellation ntc be sent to office.
51.	103	03/13/2020	10:58am	Dynamic	Sandy Chandler	Req'ing copy of Stuart McKibbin's signature to confirm proposal to Exhibit A
52.	104-105	03/27/2020	4:36pm	Dynamic	**Kenneth Phung Cc to City depts**	Hernandez intro as consultant to Dynamic. Gave status of hurdles with Public Improvs. Provided revised meeting mins signed by Stuart from engineering. Sending them to planning dept for review of sidewalks, curb, gutter and R/W. Also will be sending proposals for street improve and traffic control. Hopes to move on with cert of occupancy. Will also be sending license applic to **Ana Jacquez** for review. **Wanted to walk it in, but City has ntc of no walk ins at this time. Attachment**
53.	106	03/27/2020	6:06pm	**HDL Business**	Dynamic	Thank you for submitting business license application fot the City of Perris. Reviewing the information submitted. Please allow up to 3 business days for app processing. Once processed, an email detailing the next step to obtaining business license.
54.	107	03/27/2020	6:55pm	**Kenneth Phung**	**Dynamic cc Nathan Perez, Ana Jucquez**	Response to Dynamic email: All plans req'd go directly through engineering office. His dept does not get in involved unless engineering has specific questions. City does not allow for cert of occupancy until all improvements are completed. In some case, City does approve temp cert of occupancy but a req to building dept must be made. If all depts. Concur that improvements necessary are not a public safety hazard would the City approve subject to appropriate bonding.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
55.	108-114	04/01/2020	1:48pm	Dynamic	**Stuart McKibben**	Provided attached public improvs for PLN17-05171, MIN MOD 18-05038. **Attachment**
56.	115	04/03/2020	5:55pm	Dynamic	**Kenneth Phung Cc City depts**	Thank you for reply. Will get the app and total amt due. He would like to drop off 6 sets of full scale plans in person the next available date he has, along with the app fee. Please provide availability.
57.	116	04/06/2020	10:00am	**Michelle Pilola**	Dynamic	Asked clt to submit engineering costs estimate for plan check fees to Sharon Erb for rev and approval. Once estimate is approved clt can submit payment, hard copy of plans with a transmittal of what is being submitted for review to the office. Due to covid all submittals are to be done by mail.
58.	117	04/07/2020	8:54am	Dynamic	**Michelle Pilola**	Resp to email. Already spoke to Erb and asked for proper docs for cost estimate. Asked that she email those to him and he will get this portion of the process completed this am.
59.	118	06/20/2020	7:12pm	Dynamic	**Ryan Griffiths**	Inform that Dynamic is ready to submit onsite, public improvement and landscaping plans. Please email req apps. Will fill out and submit on June 22nd.
60.	119	06/22/2020	8:15am	**Ryan Griffiths**	Dynamic	Provided link to app for landscaping portions only. The public improvements submit directly to engineering dept. Each will be assigned its own ref #. The fee of $200 per page, with single time fee of $8.45.
61.	120	06/22/2020	10:36am	**Ryan Griffiths**	Dynamic	Provided link for formal submission of comprehensive app.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
62.	121	06/25/2020	10:58am	Dynamic	**Ryan Griffiths**	Email to inform that they are submitting Comprehensive App with 5 sets of onsite and public improvements plans, 3 complete sets of onsite and public landscape plans, folded to 8 1/2x11, 2 complete sets of drainage plans (would City like those folded to 8 ½ x 11 also?) Will send check 4 landscape plans $200 per pg + $8.45= $808.45 to City of Perris. Check for Comprehensive App $408.45 total. Asked is charge per pg of the onsite and public sets of plans. Asked for help with "Hazardous Waste Cert".
63.	122	06/29/2020	10:17am	**Ryan Griffiths**	**Dynamic**	Req'ing ref number for the previous ltr to City req'ing Minor Mod.
64.	123	06/29/2020	10:25am	Dynamic	**Ryan Griffiths**	Re **Minor Modification 18-05353 to PLN 17-05171**
65.	124	06/29/2020	10:28am	**Ryan Griffiths**	Dynamic	Asking for clarification of address/location. There are 2 diff cases at two diff locations.
66.	125	06/29/2020	10:41am	Dynamic	**Ryan Griffiths**	Address for Minor Mod 18-05353, PLN 17-05171 is 4605 Wade Ave.
67.	125	06/29/2020	10:47am	**Ryan Griffiths**	Dynamic cc **Kennth Phung**	Email to Phung re completion of submittal for Dynamic Meds at 4605 Wade Ave. Asked that he inform Dynamic what items and fees must be submitted to proceed with this formal submittal. Dynamic currently has public improvements plans, on and offsite landscaping and drainage plans. Cases for ref are: **Minor Modification 18-05358, Dispensary license 17-05171**
68.	126	06/29/2020	11:09am	**Kenneth Phung**	**Nathan Perez**	Please follow up with Dynamic re req's for final occupancy permit.
69.	127	06/29/2020	12:00pm	**Nathan Perez**	**Kenneth Phung**	Perez's response to Dynamic's 06/25/2020 req for info.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
70.	128-129	06/29/2020	4:49pm	**Nathan Perez**	Dynamic	Provided app link for 2 landscape apps being submitted.
71.	130-131	06/30/2020	4:34pm	**Ryan Griffiths**	Dynamic	Reminder to clt that review cannot begin without 3 additional sets of landscaping plans. Drop them off at counter.
72.	132	06/30/2020	4:47pm	**Sharon Erb**	Dynamic	Provided Dynamic with fee schedule Onsite improve. $996.00 Offsite improve $3,908.00 Make cks payable to City of Perris
73.	133	07/01/2020	9:06am	Dynamic	**Sharon Erb**	Informed Erb that clt is dropping off ck $4,904.00 and 5 sets of prints today.
74.	134	07/01/2020	9:08am	**Sharon Erb**	Dynamic	Confirm 1 check is fine and 1 set of prints needed.
75.	135	08/05/2020	11:24am	David Beckwith	**Nathan Perez**	Tried contacting him but has not heard back. Review Perez's comments and there are questions and concerns; How/why were plans deemed incomplete after being at office for 4 weeks with only comments to separate the plans. Asked for clarification of how to provide onsite landscape and irrigation and separate for off-site?
76.	136	08/05/2020	3:26pm	David Beckwith	**Nathan Perez**	Thank you for call. Per discussion, attached plans just showing onsite landscape and irrigation with the right of way line clearly indicated. Please provide timeline.
77.	137-138	08/06/2020	10:33am	**Nathan Perez**	David Beckwith	Re **PLN 20-05115** Attached please find app ltr and stamped plans. When proj is complete pleas sign cert of compl. **Attachment**
78.	139	08/06/2020	10:35am	David Beckwith	**Nathan Perez**	Thank you for the help.
79.	140	08/06/2020	10:35am	**Nathan Perez**	David Beckwith	You're welcome. Straight forward.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
80.	141	08/20/2020	1:29pm	**Nathan Perez**	David Beckwith	Rec'd off-site landscape from Public Works. Will FedEx to office on Corona.
81.	142	08/24/2020	4:39pm	Andrew Lytle	David Beckwith	After further review of off-site plans, City req'd improvements will be expensive. New water meter, separate electrical meter assembly and separate controller with equipt is req'd. Go forward or ask clt if they want to rebut the irrigation req's.
82.	143	08/24/2020	4:53pm	David Beckwith	Dynamic	Status of plan check comments from City received and comments from landscape architect. Calling City to verify intent of maintenance after installation.
83.	144	08/31/2020	10:12am	Dynamic	David Beckwith	Re path of travel for ADA. Should the handicap parking be moved to other side of parking lot for stall configuration?
84.	145	08/31/2020	11:38am	David Beckwith	Dynamic	Have not worked on stall configuration. Waiting on comments from Engineering to work on corrections/revisions at once. Moving handicap to other side could be a problem, but will check on options
85.	146	08/31/2020	12:31pm	Dynamic	David Beckwith	Understand about options for parking.
86.	147	09/01/2020	4:53pm	David Beckwith	Dynamic	After back and forth with the City, determined that the prop is located within "Perris Valley Commerce Specific Plan" which requires all additional offsite landscaping to be annexed into a Landscape Maintenance District (LMD). Will have to comply with City's req of an additional irrigation meter, needs to be hot tapped, a separate irrigation controller and electrical meter located in the right of way. Trying to work out options with new property.
87.	148	09/02/2020				**ADA consultant Services**: Accessibility Survey inspection date 09/02/2020

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
88.	149	09/02/2020	11:24am	Andrew Lytle	David Beckwith	Received a call from **Michael Morales,** he claims that it is possible to share the water and power across the street but owner will have to set up new property entitlement that way. Have owner call Morales to discuss, if one already exists it may be too late. Will also need to speak to someone who specializes in LMD annexation.
89.	150	09/02/2020	12:46am	David Beckwith	Dynamic	Could be possible to share new water and power across Nance from existing to new property. Estimate from Landscape re the new LMD req's approx $25,000 to the construction cost to cover new hot top and water, controller, backflow, flow sensor, electrical meter, enclosure and point source drip.
90.	151	09/03/2020	9:55am	Dynamic	David Beckwith	Confirm $25,000 quote to cover permits, material and procedure?
91.	152	09/03/2020	11:03am	David Beckwith	Dynamic	Resp to fees, will add additional $8,000 to last estimate for Edison fees. Edison will charge for design of pole drop to the new meter. Could change if use of new property can be used.
92.	153	09/10/2020	10:19am	**Michelle Cook Pilola**	Dynamic	Plans are ready for pick-up.
93.	153	09/10/2020	12:23pm	Dynamic	**Michelle Cook Pilola**	Engineer, David Beckwith has a confirmed appt to pick up the plans.
94.	154	09/23/2020	9:29am	**Nathan Perez**	Dynamic	Email is to obtain status of the TI building plans for dispensary at 4605 Wade. Need a resolution. Have plans been submitted to building (dept)?

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

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95.	155	09/28/2020	9:20am	Dynamic	**Nathan Perez**	Email re status of building: Prior to lease agreement was to be confirm bld was in fact a commercial modular unit. All info was sent to staff and we then received building comments. Have never proposed a remodel or addition to the interior or exterior of modular,, the floor plan that was submitted initially was there. This is first time hearing about TI's.
96.	156	09/28/2020	12:46pm	**Nathan Perez**	Dynamic Cc **Kennth Phung,** John Pourkazemi **John Parker**	Received feedback from Bldg Official, will need to comply with bldg conditions of approval. Provided to bldg comments: 1. Future prop or any additional or interior remodels would require submittal to the bldg dept. and 2 For existing modular structure clts will need to submit plans to see if the exiting floor plan/structure complies with req ADA and Title 24 req's.
97.	157	09/28/2020	1:41pm	Dynamic	David Beckwith	Email re tel conf with Nathan Perez and provided Perez's (09/28/2020, 12:46pm) email. Asked for copy of Title 24 from HCD on the modular. Confimred that they have an ADA inspection report to provide as far as their req's.
98.	158	10/06/2020	10:40am	Dynamic	**Nathan Perez**	Response that an ADA inspection was done so that we know that to improve on prior to discussing about the T.I. or building comments in general. Can clts drop off the 68 page report to the City?
99.	159	10/06/2020	10:53am	**Nathan Perez**	Dynamic Cc **Kenneth Phung David Martinez**	Asked clt to discuss with Building Official concerning the ADA req's for Dynamic Med disp. Not sure if he will accept the ADA rpt and discuss the Title 24 issue.
100.	160	10/06/2020	10:57am	Dynamic	**Nathan Perez**	Confirming building contact is David J Martinez.

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101.	161	10/06/20200	10:57am	**Nathan Perez**	Dynamic	Confirmed building dept contact.
102.	162	10/06/2020	1:26pm	David Beckwith	**Nathan Perez**	Email asking for more info on what is needed/req for submittal. Re existing modular unit is the ADA compliance rpt/recommendation for the interior of the bldg? They are currently the grading plans for the parking lot and new trash enclosure will address the exterior POT issues.
103.	163	10/06/2020	1:45pm	**Nathan Perez**	David Beckwith	Asked Beckwith to contact David Martinez re bldg isues for 4605 Wade (Dynamic Meds)
104.	164	10/22/2020	10:17am	David Beckwith	**Nathan Perez**	Re Street Improve Plan resubmittal straight to Tri Lake on Monday and all other plans are ready for submittal. Found out the grading plan and onsite electrical was never reviewed by Building and want to make it is done. **Have not received any comments from bldg, he does not know how many plans sets or who to submit to. He is trying to keep the proj moving and get the City everything they need for approval but have been getting the run around from several others and that is why he is emailing him for answers.**
105.	165	10/22/2020	1:32pm	**Nathan Perez**	David Beckwith **cc Kenneth Phung David Martinez John** Pourkazemi	Re bldg dept contact David Martinez concerning onsite electrical and ADA. For grading plan, contact City Engineer's Office, **John Pourkazemi** is good contact.

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106.	165	10/22/2020	1:43pm	David Beckwith	**Nathan Perez cc Kenneth Phung David Martinez John Pourkazemi**	Addressed David: How many copies of ADA rpt for bldg'ing needed? How many copies of the onsite electrical needed? Hard copies or pdf's? Confirmed he is sorting out with John [Pourkazemi] what is needed.
107.	166-172	10/22/2020	2:12pm	David Beckwith	Dynamic	Provided Dynamic with Onsite plans. **(Attachment)**
108.	173	10/23/2020	9:40am	David Beckwith	Dynamic	Providing client a link to different plan sets for clt records which will be submitted to City on Monday.
109.	174	10/26/2020	5:06pm	David Beckwith	**Sharon Erb**	Re MM14-05191 Met with John and rece'd tentative approval of street and precise grading plans. Needs to obtain req's for the grading permit as well as an updated cost estimate for inspect fees.
110.	175-176	10/26/2020	5:03pm	David Beckwith	Dynamic	Asked Dynamic for items needed to update cost estimate to provide Tri Lakes with plans for inspection fees. Items needed 16"x16" masonry pilaster, tube steel fence, tube steel gate, chainlink fence.
111.	175-176	10/27/2020	10:18am	Dynamic	David Beckwith	Provided calculations to the items needed.
112.	175-176	10/29/2020	12:42pm	David Beckwith	Dynamic	Provided Dynamic with instructions to contact Edison for the pole drop for the LMD meter.
113.	177-180	11/04/2020	Receipt	**City of Perris**		Receipt for Application PMT20-01840 Permit/commercial/Electrical/NA Work description new parking lot lighting and LMD meter.

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114.	181-187	11/05/2020	10:19am	**Sharon Erb**	David Beckwith	Provided inspection fee cost estimate for calculation of inspect fees. Once complete please email for her review and approval. Also attached the grading permit app.
115.	188	11/06/2020	11:01am	David Beckwith	**Kerri Calvillo**	Re her email mention about SCE wanting an address for the LMD meter. Please provided direction on the process or who to contact.
116.	189	11/06/2020	11:08am	David Beckwtih	**Sharon Erb**	Re MM14-05191 attached completed cost estim for inspect fees.
117.	190	11/06/2020	11:09am	**Kerri Calvillo**	David Beckwtih	Provided the address assignment app. Fill out and return with site plan and location of the LMD.
118.	191	11/06/2020	11:35am	**Sharon Erb**	David Beckwtih	Re MM14-05191 onsite and offsite insepc cost estim reviewed and approved. Please remit payment of $5,252.00
119.	192-193	11/12/2020	4:01pm	Dynamic	Dynamic	Signed grading permit app **Attachment**
120.	194	11/13/2020	12:30pm	**Michelle Cook Pilola**	David Beckwith	Received the precise grading and street improvements plans submitted. Missing inspection fee payment and grading/encroachment permit apps.
121.	195-196	11/16/2020				**Application** for address assignment
122.	197	11/16/2020	8:53am	David Beckwith	**Michelle Cook Pilola**	Spoke with owner and they will drop off items today.
123.	198	11/16/2020	8:58am	**Michelle Cook Pilola**	David Beckwith	Asked for an appt to drop off items, only receiving clients with appts.
124.	199-203	11/17/2020				Letter from EsGil, plan check PMT20-01840 Checklist for info. Plans held with EsGil until corrected plans are submitted for recheck.
125.	204	11/18/2020	8:28am	Dynamic	Jim Street	Reminding City Paving re C.O.I., business license and City of Perris Business Licecense.
126.	205-210	11/20/2020	10:50am	Dynamic	**Sharon Erb**	Provided req'd docs for MM 17-05171, with the proposal.

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127.	211-217	11/20/2020	10:51am	David Beckwith	Dynamic	Update: Prints are made and being sent overnight to EsGil for Monday delivery. **(Attachment)**
128.	218	11/20/2020	11:01am	Dynamic	David Beckwith	Conf'd Erb has everything she needed.
129.	219-233	11/20/2020	3:34pm	Dynamic	Dynamic	Eastern Municipal Water District docs **Attachment**
130.	234	11/23/2020	Letter	**Michael Morales**	**Nathan Perez**	2 stamped approved off-site landscape plans MMD. Please forward approved landscape plans to applicant and keep original in file.
131.	235-237	12/02/2020	1:31pm	**Nathan Perez**	David Beckwith	Public Works Admin has approved the off-site landscape plans for Dynamic Meds. Approved signed plans are ready for pickup at planning front counter. Schedule an appt.
132.	235-237	12/02/2020	1:32pm	David Beckwith	Dynamic	Approval on everything except the offsite electrical from SCE. Status?
133.	238-242	01/07/2021	9:30am	Dynamic	**Keri Calvillo**	Sent LMD meter application.
134.	243-245	01/07/2021	10:02am	Dynamic	**Keri Calvillo**	Thank you (reply)
135.	246	01/27/2021	2:14pm	Dynamic	Efren Contreras	Still going forward with project however, waiting on City and EMWD to designate the address for the public electric meter to be able to pull the req'd permits.
136.	247	02/01/2021	1:59pm	**Nathan Perez, City of Perris**	Dynamic	Status of TI building site plans
137.	248	03/06/2021				City of Perris business license certificate for City Service Paving

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138.	249	03/19/2021	12:23pm	Dynamic	**K Calvillo**	Status of application for LMD Meter/Edison
139.	250	04/05/2021	10:39am	**Kenneth Phung,**	**Nathan Perez**	Internal email to provide Dynamic with update of TI, offsite improvements
140.	251	04/05/2021	10:48am	**Nathan Phung**	Dynamic	Req'ing status of TI building plans for dispensary. If no response, he will contact State Controller (tax controller) and state cannabis license control.
141.	252	04/05/2021	11:00am	**Nathan Perez**	John Pourkazemi	Status of plan check for DM disp at 4605 Wade
142.	253	04/05/2021	11:50am	David Beckwith	**Nathan Perez**	Please explain what TI improvements City is expecting. Clts have tried to comply with City request but have gotten no response from you (Nathan) or David Martinez. There have been no changes to the existing bldg, nor any req'd by owner. Per conditions City needs plans showing the existing floor plan/structure complies with ADA and Title 24 req's. Per last conversation with David Martinez he did not know what we were talking about. In effort to appease this req and ADA assessment report along with on-site electrical plans that were submitted to Building & Safety on 11/4/2020. Clts received comments/approval on electrical aspect but no comments have ever been received with regards to ADA. As the lead planner on this, they would expect coordination for help from Nathan instead of passing us off to other staff that have no clue or threats of going to State Controller and Licensing Board. We will await his response this week with specific directions to move this up to the next level in the City.
143.	254	04/05/2021	12:13pm	**Nathan Perez**	David Beckwith & Dynamic	Req plans be submitted to Building dept. No ADA plans had not been submitted.

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144.	255	04/05/2021	12:47pm	**John Pourkazemi**	**Nathan Perez**	Plan check finished, needs Dynamics to pay inspection fee and submit grading permit application
145.	256	04/05/2021	12:49pm	**Nathan Perez**	**John Pourkazemi**	Reply what is the plan check fee owed. Proj manager coming on Wed and will walk them through the fees.
146.	257	04/05/2021	12:53pm	**John Pourkazemi**	**Nathan Perez & Sharon Erb**	Reply – clarified inspection fee not plan check fee To Sharon – asked her to provide fee amt to Perez.
147.	258	04/05/2021	12:55pm	David Beckwith	**Michael Morales**	Just got off phone with Nate and informed waiting on annexation into LMD for the project. Is there anything he or the clt needs to provide to get it finalized
148.	259	04/05/2021	1:07pm	**John Pourkazemi**	**Nathan Perez**	Informing him that inspection fee was paid and grading permit applic was submitted but it was incomplete – clt's need to include back up docs: contractor's info, liability ins, etc
149.	260	04/05/2021	1:19pm	**Nathan Perez**	David Beckwith	Sent attached email from engineering concerning outstanding items to start construction of street improvement.
150.	261	04/05/2021	1:21pm	David Beckwith	Dynamic	Sent previous emails that payment rec'd but missing info.
151.	262-264	04/06/2021	11:02am	Dynamic	**Sharon Erb**	Following up on docs sent to her on 11/20/2020. Her response on 12/4/2020 re NSF check from bank and hand delivered money orders to Ernie Reyna the next morning (12/5) at 10:15am. Wants confirmation because he has 9:30am meeting with **Nathan Perez** the next day.
152.	265	04/06/2021	11:05am	**Sharon Erb**	Dynamic	Conf with Finance dept that NSF check was replaced
153.	265	04/06/2021	11:42am	Dynamic	**Sharon Erb**	Conf that she had Cert of ins, contractor's info
154.	266	04/06/2021	11:44am	**Sharon Erb**	Dynamic	No, as stated, per convo she has not rec'd contractor's info for grading permit backup

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155.	267	04/06/2021	11:57am	Dynamic	**Sharon Erb**	Attached docs for City Service Paving and City Service C.O.I.
156.	268	04/06/2021	5:14pm	**Nathan Perez**	David Beckwith & Dynamic	Thanking clt for efforts to finalize building permits to meet ADA req's. Reminder for completion before occupancy.
157.	269	04/09/2021		Dynamic	Jim Deering	Provided pdf's of split sets of prints, with change being mainly the landscaping. Req'ing that they do the curb/gutters and asked for quotes. Will send photos & address of location for new soil drop off point.
158.	270	04/14/2021				City of Perris application for building permit
159.	271	04/16/2021	1:37pm	**Nathan Perez**	David Beckwith	Email asking for update 1. Building permits, issued? status of ADA submittal? Paid to submit ADA report to building? 2. Public improve plans – recpt of grading permit? If so, when are they breaking ground to improve street? 3. Public Works annex – reach **Michael Morales** to start annex proc?
160.	272	04/16/2021	2:42pm	Dynamic	**Nathan Perez**	Update re paving contractor city license sent to Sharon at Tri-Lakes on Monday. Will have item to him tomorrow and has questions for Calvillo.
161.	272	04/16/2021	3:11pm	**Nathan Perez**	Dynamic	Office is closed on Saturday. Needs Luera's signature to get dirt moving on street. Would like more clarification from Public works?
162.	273-274	04/19/2021	12:43pm	Dynamic	**K Calvillo**	Email with building permit application. Once receipt of total cost will also walk in ADA report and check
163.	275	04/21/2021	11:09am	David Beckwith	**Nathan Perez**	Will have Sal answer questions 1 & 2 and reached out to Mike Morales on 4/5/21 with no response to date. **(Referencing 4/16/21 email from Perez to Beckwith at 1:37pm)**
164.	276	04/21/2021	12:16pm	**Nathan Perez**	David Beckwith	Email: will let **Michael Morales** know about LMD annexation.

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165.	277	04/22/2021	8:37am	**Keri Calvillo**	Dynamic	Provided application to Dynamic for building permit
166.	278	04/22/2021				City of Perris application for building permit
167.	279	04/22/2021	9:51am	**Michael Morales**	David Beckwith & Dynamic	F/u to phonecall. Discuss off-site plan check was approved by Public Works on 11/10/2020. Gave process to follow to complete annexation process and provided # for **Daniel Louis, Willdan.**
168.	280	04/22/2022	1:34pm	Dynamic	**Sharon Erb**	Status of grading permit for MM-05171, anything else needed to obtain it? Asking about issue with paying finance dept.
169.	280	04/22/2021	2:05pm	**Sharon Erb**	Dynamic	Job # given in last email was not correct.
170.	281	04/22/2021	2:08pm	Dynamic	**Sharon Erb**	Changed job info P8-625 project MM14-05191
171.	282	04/22/2021	2:20pm	**Sharon Erb**	Dynamic	Email with status: Contractor's license not recv'd City of Perris business license and cert of ins expired. Asked if check #116 is still valid.
172.	283	04/22/2021	2:30pm	Dynamic	**Sharon Erb**	Will get on phone with contractor right now about City issued license, insurance, and Luera's check #116.
173.	284	04/22/2021	2:57pm	Dynamic	**Sharon Erb**	Conf'd check still valid, attached contractor's license. Clt renewing his C.O.I. now.
174.	285	04/22/2021	3:12pm	**Sharon Erb**	Dynamic	Conf'd recpt of above email. Asked for contractor's info.
175.	286	04/23/2021	9:06am	Dynamic	**Nathan Perez**	Provide update re contractor's COI. Was just informed by Erb that it was expired. He contacted them for update contract. Also, after conversation with Cavaillo and resubmitted app and waiting on total dollar amount.
176.	287-288	04/23/2021	12:32pm	Dynamic	**Keri Calvillo**	Made changes to building permit app and asked for total fees to be paid.
177.	289	04/23/2021	2:17pm	**Nathan Perez**	Dynamic	Req'ing status of building and engineering.

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178.	290	04/26/2021	2:35pm	Jim Deering City paving	Dynamic	Provided updated insurance
179.	290	04/26/2021	3:11pm	Dynamic	Jim Deering	Requested state license info and update on concrete quote. About to have release of offsite LMD meter address.
180.	291	04/26/2021	4:03pm	Jim Deering	Dynamic	Update: will get quote tomorrow
181.	291	04/26/2021	4:16pm	Dynamic	**Sharon Erb**	Provided contactor info for dispensary.
182.	292	04/27/2021	8:15am	Dynamic	**Nathan Perez**	Conf'd Erb has what she needs for grading permit
183.	293	04/27/2021	11:27am	**Nathan Perez**	Dynamic	Asked for start date for construction of offsite street
184.	294	05/03/2021	2:34pm	**Sharon Erb**	**Nathan Perez**	F/u to 10/2020 memo to David Beckwith Assoc advising final review of Precise Grading plan street improvement plan were complete and acceptable. Prior to approval they req'd payment of inspect fees – **DONE**; submittal of original bond copy of plan for signature – **DONE** by Stuart 4/5; and grading permit applic-submitted but Cert of Ins is expired so permit app was on hold.
185.	294	05/03/2021	3:02pm	**Nathan Perez**	David Beckwith	Req'ing status of cert of ins. He informed rec'd update from building dept re permit and permit was only for trash enclosure. Asked for status of ADA and title 24 coming along with building dept.
186.	294	05/03/2021	3:17pm	David Beckwith	**Nathan Perez**	Informed Perez he is not handling any of permitting; Dynamic is. CC'd Sal so that he could respond to Perez.
187.	295	05/04/2021	10:57am	Dynamic	**Sharon Erb**	Following up on his April 26, 2021 email where he sent contractor's info and check that check #116 got cashed, no response received from Erb since last email
188.	296	05/04/2021	11:27am	Dynamic	**Sharon Erb**	Dynamic sent C.O.I. effective 01/01/2021, exp 01/01/2022 on both.

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189.	297	05/04/2021	11:34am	**Sharon Erb**	Dynamic	Confirmed recpt and that she only had the one expiring 1/2021.
190.	297	05/04/2021	1:36am	Dynamic	**Sharon Erb**	Response to confirm.
191.	298	05/05/2021	4:59pm	**Sharon Erb**	Dynamic	Plans ready for pickup
192.	299-302	05/05/2021	Memo	**Sharon Erb**	David Beckwith	Sent signed approved plans for onsite civil improvement plan, street improvement plan, onsite precise grading plan. Need returned to office Bond copy, CD with pdf copy of approved/signed plans, CD with autoCAD filed and supporting docs.
193.	303	05/06/2021	8:55am	Dynamic	**Sharon Erb**	Clt conf that he will be by to pickup that afternoon.
194.	304	05/06/2021	9:04am	**Sharon Erb**	Dynamic	Provided phone # to make arrangements for pick up
195.	305	05/06/2021	3:26pm	Dynamic	David Beckwith	Provided Beckwith with approved set of prints, need to obtain outstanding list of requirements listed so that the permits be released.
196.	306	05/07/2021	10:15am	David Beckwith	Dynamic	Can get Dynamic CAD. Asked clt to get approved plans to obtain copies and scanned PDF's created, ie Kinkos
197.	306	05/07/2021	10:17am	Dynamic	David Beckwith	Let Beckwith know that plans being taken to ARC solutions for copying.
198.	307	05/10/2021	10:57am	David Beckwith	Dynamic	Sent .zip file with street improvement plans.
199.	308	07/19/2021	12:14pm	**Nathan Perez**	**John Pourkazemi**	Let Perez know that Dynamics had not yet pulled a grading permit for onsite improvements or applied for encroachment for public improvements.
200.	309	07/19/2021	1:58pm	**Nathan Perez**	Dynamic	Req'd status of offsite improvements for project.
201.	310	07/20/2021	10:13am	Dynamic	**Daniel Louie** Willdan	Sent conditions for project MM18-05038

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202.	310	07/20/2021	10:31am	**Daniel Louie**	**Kenneth Phung** City of Perris, **Nathan Perez**	Asking for planning and public works COAs for project on 4605 Wade St.
203.	311	07/20/2021	10:44am	**Nathan Perez**	**Daniel Louie**	Sent attached conditions from Engineering and Planning. Could not find a digital approval folder from Brian Muhu for Public Works. Let him know to ask Michael from PW to provide.
204.	312	07/20/2021	10:46am	**Michael Morales**	**Daniel Louie, Phung, Perez**	Located the approved planning dept file from Public Works.
205.	313	07/20/2021	10:47am	**Nathan Perez**	**Michael Morales, Louie, Phung**	Informed Mike that the previously attached file was not for 4605 Wade, but for a cultivation of Nance & Patterson.
206.	314-315	07/20/2021	2:54pm	**Daniel Louie**	Dynamic	Sent attachment deposit letter to initiate annexation into Lighting District. Informed that one the City received deposit, Louie will send out petition and consent waiver and data request letter to request plans (street improve) pertinent to clts proj annex.
207.	316	07/26/2021	9:21am	**Nathan Perez**	Dynamic	Inform clt that bldg permit (PMT20-01840) expired. Bldg permits last 6 months (issued 11/4/2020-05/04/2021)
208.	317	07/26/2021	9:25am	**Nathan Perez**	Dynamic	Correction to last email permit issued 1/6/2021 – 7/6/2021.
209.	318	07/26/2021	11:10am	Dynamic	**Sharon Erb**	Clt asking if Performance Bond will be req'd for 4605 Wade proj.

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210.	319	07/26/2021	11:40am	**Sharon Erb**	Dynamic	Response – no bonds req'd. Follow up on her previous req date May 5th req'ing back the plans, but has not rec'd them.
211.	320	07/26/2021	12:23pm	Dynamic	**Nathan Perez**	Response to Perez – will update permit. Asked for response to inquiry about name change on Planning Dept COA from Sal to Alfonso. Louie sent him Deposit Letter, is that ok? Info that Erb stated he does not need bonding, if needed which dept is req'ing. Bond company needs a req ltr.
212.	321	08/03/2021		Dynamic	**Sharon Erb**	Trying to make it to her office before closing with the annexation deposit letter from Wildan, not notarized. Does it need a notary stamp? How many bond sets of prints are required? Did she ever receive CAD file from David Beckwith
213.	322	08/03/2021	5:20pm	Dynamic	**Daniel Louie**	Providing recpt for Annex deposit he just paid at City of Perris Engineering dept.
214.	323	08/03/2021				City of Perris receipt for annexation fees, recpt # 21-00138 Amount $ 5,250.00
215.	324	08/03/2021	8:15pm	**Daniel Louie**	Dynamic	Conf'd receipt and will send out data req ltr in next day or 2 for plans needed for annexation.
216.	325	08/04/2021		**Daniel Louie**	Dynamic	Letter with items to be provided for PLN 17-05171 annexation to special districts City of Perris.
217.	326-340	08/24/2021	2:48pm	**Dulce Bernal**	Dynamic	Provided draft reports for project's annexation. To meet Sept. 14th deadline, we would need to have any comments/approval 30th. If deadline is not met, will have to reschedule for the following meeting.
218.	341	08/27/2021	10:22am	Dynamic	**Nathan Perez**	Informed him that David Beckwith never received off-site landscape plans, he said they were to be mailed to his office. Please provide status. He also sent Kerri Calvillo an email in reference to the LMD meter address so that clt can get Edison wrapped up. These are the last remaining items.

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219.	342-351	09/03/2021				Landscape Project Connection Form for portable water – landscape irrigation
220.	Exhibit 2	09/07/2021		City	Dynamic	Alleged revocation of application
221.	Exhibit 3	09/17/2021				Appeal
222.	352	11/30/2021	7:25pm	**G. Ross Trindle**	Lawrence Bynum	Letter re appeal received for Dynamic. Informed that LRB was asking for more information but he has not received any. He and his colleague Priscilla have been asked to look in to what occurred and what the next steps will be. Please allow a day or 2 to unravel things and he will provide an update on where things stand and what all can expect moving forward.
223.	353	12/01/2021	9:49am	Lawrence Bynum	**G. Ross Trindle**	Provided a brief history of what clients have paid and process with annexation process.
224.	354	12/01/2021	8:17pm	**G. Ross Trindle**	Lawrence Bynum	Reviewed City's Sept. 9, 2021, ltr that spawned the appeal, appears City should provide an appeal hrg before the Planning Commission per Perris Municipal Code section 5.58.170 (c). There was internal confusion as to whether appeal hrg was req'd or not. City will provide a hearing. Provided procedures and process for hearing dates.
225.	355	12/07/2021	3:44pm	**G. Ross Trindle**	Lawrence Bynum	Following up on email inquiry re processing clt's appeal. Given short period of time, will not be able to offer 12/15 date and will look at one of the two meetings in January. Please provide preferred date and thoughts on proposed procedures outlined below.

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Line #	Page x of 361	Date	Time	From	To	Topic
226.	356	01/05/2022	10:14am	Lawrence Bynum	**G. Ross Trindle**	Dynamic is interested in resolving the issue and prior to scheduling an appeal hrg, provide clarification on action City has taken. The "notice" was confusing, if not contradictory. Re apps being revoked. Ltr states permits were revoked, LRB not aware of any permits being issued. Last page of ltr claims apps were completed improperly and are deemed abandoned. As to conditions of approval, those are vested property rights and not subject to revocation. Please call to discuss and if necessary schedule future appeal in February.
227.	357	01/20/2022	12:17pm	Lawrence Bynum	**G. Ross Trindle**	Follow up, Dynamic has not received a response to inquiry. Client was issued permit PLN017-05171 and minor mod 18-05038. Clt is waiting for City's response to req for address for the LMD and annexation pkg. The LMD is critically important as Edison and EMWD need address to comply with conditions of approval. Dynamic has expended, conservatively over $300,000 toward develop of prop consistent with permit and is now refusing to further process the paperwork to finalize construction.
228.	358	01/20/2022	3:29pm	**G. Ross Trindle**	Lawrence Bynum	Agrees, he owes LRB a call. Available tomorrow or Monday to discuss by phone?
229.	359	01/26/2022	11:46pm	Lawrence Bynum	**G. Ross Trindle**	Left a message to speak with atty today. Matter is urgent and would appreciate a resolution ASAP. Clt's develop is "on-hold" as City will accept its attempted submissions for their entitlement. Please call office today or set a time for call the next day.
230.	360	02/22/2022	4:15pm	**G. Ross Trindle**	Lawrence Bynum	Informed he is meeting with City on Thursday afternoon. Will give update after he's done.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
231.	361	02/24/2022	11:20am	Lawrence Bynum	**G. Ross Trindle**	Re his meeting with the City today. Wanted to emphasize a few facts for consideration. There are dozens of emails between Dynamic and its experts and the City, including planning, bldg, & engineering. Not once, in any of the emails is it mentioned of the alleged expiration of the permit. All emails consist of how to proceed to obtain permit. The annexation req was scheduled to go before the city council. Understood that all that is needed to resume/finalize the work is the LMD address, which the city refuses to provide. Dynamic is willing to apply for an extension, diligently pursue the final development and forego all prior delays, appeals, etc if City of simply continue to process its submissions, the annexation and issue the LMD address.
232.	Exhibit 4	03/03/2022	8:58am	**Maria Munoz**	Lawrence Bynum cc **E Dunn & others**	Please see attached correspondence dated March 3, 2022. Letter in response to Notice of Appeal received on 09/17/2021 from Dynamic Meds. Formal response. **Attachment**

OFFICE USE ONLY	
Case No.	PLN 17-05171
Application Submittal Date	8/22/2017
Fee	$13,008.45
Accepted By	

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

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:

X 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): 314100068

EXISTING LAND USE OF PROPERTY: C1/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: C1 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		yes	
Location Verified		yes	

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

APPLICANT: Alfonso Luera, 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: jmagttorney@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 Barnes 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 X 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/office assistent Manager PHONE NO.: 951-532-8977
   ADDRESS: 31101 Montgomery Ave, Nuevo, CA 92562
3. NAME/TITLE: Thomas Cody Bills / Floor Manager PHONE NO.: _____
   ADDRESS: 29103 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: _____

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: _____

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: 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.	✓		Fee: Payment for the application fee.
2. G	✓		Property Owner's Statement of Consent: 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	✓		Background Investigation: 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	✓		Identification: 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	✓		Compliance with State Law: 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	✓		Insurance: 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	✓		Interior Site/Floor Plan: 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	✓		Site Plan: 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. See attached	✓		Business Plan: 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	✓		Odor Control Plan: 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 Luevano **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 925,,

Assessor's Parcel Number: 314 100068

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

Address of Owner of Record: 26786 Iron Wood Ave, Moreno Valley, CA 92555

Phone: 951-212-3406 **Email address:** Socalmhc2@msn.com

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

From: BMuhu@cityofpinole.org.
To: blackstarcorp2@aol.com,
Subject: FW: 4605 WADE AVE
Date: Tue, Jan 9, 2018 5:41 pm
Attachments: 17 - 12 21 memo to Brian muhu 17-15171.pdf (376K)

From: Brian Muhu
Sent: Wednesday, January 03, 2018 10:56 AM
To: blackstarcorp2@aol.com
Subject: RE: 4605 WADE AVE

Please see attached revised Engineering Letter. We have provided 2 review letters they should be able to accept those

Brian Muhu

Planning Division

CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

P8-000

MEMORANDUM

TO: Brian Muhu

FROM: Emily Stadnik, Senior Engineer

DATE: November 27, 2017, **Revised December 21, 2017**

RE: Medical Marijuana Dispensary – 17-05171

We have revised our comments from our initial review of the above mentioned project originally submitted November 21, 2017 and offer the following:

- Provide engineered site plan (scaled).
- Provide cross sections of existing streets fronting project, with labels for existing and proposed right-of-way, existing and proposed pavement section, curb/gutter/sidewalk, etc.
- Show trash enclosure onsite.
- ADA access shall be shown per guidelines. (Show pedestrian path of travel from Wade Street.)
- Public improvements will be required along project frontage on Nance and Wade.
  - Commercial driveway per County Standard 207 for all access points
  - Sidewalk along project frontage on Wade Street.
- Additional ROW shall be dedicated for both street frontages.
  - Wade Avenue – Collector, 66' ROW, 44' curb-to-curb
  - Nance Street – Local, 60' ROW, 40' curb-to-curb
- Street light(s) may be required upon further field investigation or per City Engineer's recommendations.

Please call if you have any questions or require additional information.

Dennis Grubb and Associates, LLC
Assisting Cities Build Safe Communities

October 23, 2018

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

Subject: Development Review for MM5038, 4605 Wade Ave

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

1. 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, Chapter 5.

2. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

3. All required fire hydrants shall be installed and operational prior to building construction.

4. All fire hydrants shall remain operational during construction.

5. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.

6. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

7. All buildings shall be provided with 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.

8. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.

9. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at http://www.cityofperris.org/city-hall/forms/fire-forms/ChemicalClassificationPackage01-17.pdf

10. 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. Insure that the flammable gas detection system shall be listed or approved and shall be calibrated to the types of fuels or gases used for the extraction process. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammable limit (LFL).

13. Prior 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 3804.3.1

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

14. Prior to the 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.

Respectfully,

Dennis Grubb, CFPE

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 affected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.

2. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drainage to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.

3. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.

4. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping.

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

5. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.

6. The applicant shall submit to City Engineer the following for his review:

   a. Onsite Grading Plan and Erosion Control 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

Fwd: approval of MMD17-05171 (dynamic meds at 4605 wade)

From: Dynamic Meds, Inc. <dminc.perris@gmail.com>
To: blackstarcorp2@aol.com
D Tue, Nov 13, 2018 7:06 pm

-------- Forwarded message --------
From: **Nathan Perez** <NPerez@cityofperris.org>
Date: Tue, Nov 13, 2018, 3:56 PM
Subject: approval of MMD17-05171 (dynamic meds at 4605 wade)
To: dminc.perris@gmail.com <dminc.perris@gmail.com>

Hello Sal,
Please find your approval letter with conditions for your dispensary at 4605 Wade Avenue.

Before you can operate, please take close attention to the city engineering memo provided. You will need to include improvements along Wade Avenue. Also, if you have any Tenant improvements, then you will need to talk to the building department.
Please note that staff will monitor your progress concerning your off-site improvements.
Please print and sign the conditions and return back to me.
Email me back to confirm you received this email.
Thank you

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

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

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL

Medical Marijuana Dispensary Permit PLN17-05171 November 13, 2018

PROJECT: Medical Marijuana Dispensary Permit PLN17-05171 (Minor Modification 18-05038) is a proposal to establish and operate a Medical Marijuana Dispensary located at 4605 Wade Avenue within the *Perris Valley Commerce Specific Plan*. **Applicant**: Sal Hernandez

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General Requirements:

1. **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, 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.

2. **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.

3. **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.

4. **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.

5. **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.

6. **Operational Requirements:**

    a. 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 finaled prior to Certificate of Occupancy and Business License Issuance.

b. **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.

c. 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.

7. **Compliance Reviews and Financial Audits:**

a. 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;

8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

9. **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.

10. **City Engineer.** The Medical Marijuana Dispensary shall comply with the City of Perris City Engineer conditions dated November 9, 2018.

11. **Fire.** The Medical Marijuana Dispensary shall comply with the City of Perris Fire conditions dated October 23, 2018.

12. **Building.** The Medical Marijuana Dispensary shall comply with the City of Perris Building Official comments dated November 27, 2017.

Suspension and Revocation:

13. The Director is authorized to suspend and/or revoke a medical marijuana dispensary 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.

14. The Director may suspend or revoke a medical marijuana dispensary permit if any of the following occur:

    a. The Director determines that the medical marijuana dispensary 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

    b. Operations cease for more than 180 calendar days (including during any change of ownership, if applicable); or

    c. Ownership is changed without securing a new medical marijuana dispensary permit; or

    d. The medical marijuana dispensary fails to maintain required security camera recordings; or

    e. The medical marijuana dispensary fails to allow inspection of the security recordings, the activity logs, the records, or of the premise by authorized City officials.

Applicant/Operator Signature: _____ Date: _____
Saul Hernandez

I hereby certify that I have reviewed the contents of Conditions of Approval for Medical Marijuana Dispensary Permit PLN17-05171 and acknowledge, understand, and agree to be bound by its terms and conditions.

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

AGREEMENT

This agreement is entered into by Applicant Dynamic Meds, Inc. located at 4605 Wade Ave., Perris, California ("Applicant"), and the City of Perris; and is in relation to PLN 17-05171 and PLN 18-05038.

RECITALS

Whereas the City of Perris has conditioned Applicant to provide off site development improvements and other conditions as indicated on attached Exhibit 1 Conditions of Approval, and the Applicant has submitted estimated costs to do the same attached hereto as Exhibit 2 ("Proposal").

Applicant Dynamic Meds is willing to get the improvements done in a timely fashion and understands the city has worked with other Medical Marijuana License Applicants as such many have had certain site improvements deferred as long as a detailed plan and schedule was presented. Applicant understands the stance of the city and asks that with the prolonged process of costly and for some minor modifications logistical convoluted.

The Applicant represents the conditions in Exhibit 1 are cost prohibitive for Applicant to undertake immediately and/or all at once and/or will take time, specifically, Applicant represents that one of the power poles needing to be moved is connected to another pole that is directly across the 215 freeway and passes over the train tracks that are adjacent to the same freeway and the waiting list to get a permit to just shut down power to the pole may take 8 months to a year.

The Applicant represents its intent to try to achieve a temporary occupancy permit whereby the Applicant agrees to the conditions listed in Exhibit 1 but defers completion of the same for 1 to 2 years. The goal here is threefold:

1). Verify that there would be no substantial life, safety or health hazards that exist first and foremost, and that by granting Temporary Occupancy at 4605 Wade Ave an equivalent level of safety and protection to the public as would be afforded by completion of said Minor Modifications.

2) Afford us the chance to have local jurisdiction approval as such, we would be able to conduct business with an approved Temporary State License prior consent from the appropriate local authorizing agency, which would then afford us ample time to accrue funds for these costly offsite developments.

3). Get in line for the permit to move the power pole seeing as this would be logistically the most time-consuming MAJOR MODIFICATION.

Applicant has offered an estimate of the costs of the conditions in Exhibit 1 and has labelled the same Exhibit 2. Applicant is willing to agree to indemnify The City of Perris and/or otherwise obligate itself to the conditions in Exhibit 1.

AGREEMENT

Applicant has agreed to perform the conditions listed in Exhibit 1, and the City of Perris has accepted this deferment of the same for the specified period of time of 1-2 years for only the minor and major modifications that will prove difficult to get approval from and or permits to be able to start initial development. Applicant Dynamic Meds would also like to detail the estimated time frame for each Minor and Major modification to illustrate the schedule of improvements to be performed. The proposed Development Schedule will be as follows, which is an estimate only and subject to market conditions and shall also be determined by the civil engineer that is contracted for this extensive development project.

Phase 1: Two to Three Months

COA P8-625 Condition #1

COA P8-625 Condition #2

COA P8-625 Condition #3

COA P8-625 Condition #4

COA P8-625 Condition #6

Phase 2: Three Months to a year

COA P8-625 Condition #5

COA P8-625 Condition #7

Phase 3: One to Two Years

COA P8-625 Condition #8

COA P8-625 Condition #9

COA P8-625 Condition #10

COA P8- 625 Condition #11

COA P8-625 Condition #12

Applicant agrees to indemnify the City of Perris for the full amount listed in Exhibit 2.

The City of Perris agrees to allowing Applicant to satisfy the conditions listed in Exhibit 1 by _____.

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.	Medical Marijuana Dispensary Permit	Yes	Criteria verified
3.	Property Owner's Statement of Consent	Yes	Criteria verified
4.	Background Investigation	Yes	Criteria verified
5.	Identification	Yes	Criteria verified
6.	Compliance with State Law	Yes	Criteria verified
7.	Insurance	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.	Interior Site/Floor Plan	Yes	Criteria verified
9.	Site Plan	Yes	Criteria verified
10.	Business Plan	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.	Odor Control Plan	Yes	Criteria verified
12.	Security Plan		
	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

Exhibit 4

CITY OF PERRIS

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

February 5, 2019

Alfonso Luera
31101 Montgomery Avenue
Nuevo, CA 92567

Subject: **Adult-Use Retailer Regulatory Permit 18-05353** - to operate an adult-use marijuana retailer establishment at 4605 Wade Avenue.

Dear Applicant,

The City of Perris Planning Division has approved the above referenced project on February 5, 2019 subject to the enclosed Conditions of Approval. Adult-Use Retailer Regulatory Permit 18-05353 is to operate an adult-use marijuana retailer establishment at 4605 Wade Avenue. 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
Associate Planner

Attachment: HDL review
Conditions of Approval for adult-use retailer regulatory permit

Cc: Joshua Naggar - 443 S. D Street, Perris, CA 92570

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL

Adult-Use Marijuana Retailer Regulatory Permit PLN18-05353 February 5, 2019

PROJECT: Adult-Use Retailer Regulatory Permit 18-05318 - to operate an adult-use marijuana retailer establishment at 4605 Wade Avenue. **Applicant:** Alfonso Luera

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General Requirements:

1. **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.

2. **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.

3. **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.

4. **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.

5. **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.

6. **Operational Requirements:**

   a. 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 finaled prior to Certificate of Occupancy and Business License Issuance.

b. **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.

c. 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.

7. **Compliance Reviews and Financial Audits:**

a. 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 and adult-use marijuana retailer establishment to the City of Perris for purposes of calculating the amount of business tax due;

8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

9. **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:

10. **Security.** Adult-use retailers shall maintain the following security measures:

a. 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.

b. 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.

c. All marijuana present or kept at the adult-use retailer premises shall be securely stored against both unauthorized access and theft.

11. **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.

12. **Sale Restrictions.**

a. Adult-use retailers shall not sell or dispense marijuana or marijuana products to individuals under the age of 21.

b. Adult-use retailers shall not sell or dispense more than 28.5 grams of marijuana in any singular transaction.

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

a. The source (including name, location and contract information) of all marijuana dispensed, sold or stored by the adult-use retailer.

b. The dates upon which all customers are sold marijuana and the amount sold.

c. 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.

d. 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.

14. **Employees.**

a. 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.

b. All owners and managers must have a current and valid identification card.

15. **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.

16. **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.

17. **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.

18. **Site Management.**
    a. 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.

    b. 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.

    c. 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.

    d. 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.

19. **Delivery of marijuana.**
    a. 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.

    b. 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.

    c. 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.

    d. 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:

20. The Director is authorized to suspend and/or revoke a medical marijuana dispensary permit and or adult-use marijuana retailer pennit 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..

21. The Director may suspend or revoke a medical and adult marijuana dispensary permit if any of the following occur:

    a. 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

    b. Operations cease for more than 180 calendar days (including during any change of ownership, if applicable); or

    c. Ownership is changed without securing a new medical marijuana dispensary permit or adult-use marijuana retailer regulatory permit; or

    d. The medical marijuana dispensary and or adult-use marijuana retailer fails to maintain required security camera recordings; or

    e. 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.

Applicant/Operator Signature: _____ **Date:** _____

Alfonso Luera

I hereby certify that I have reviewed the contents of Conditions of Approval for Adult-Use Marijuana Retailer Regulatory Permit PLN18-05353 and acknowledge, understand, and agree to be bound by its terms and conditions.

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

Original Review Date:
January 25, 2019

Subsequent Review Date:
February 5, 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.	Medical Marijuana Dispensary Permit	Yes	Criteria verified
3.	Property Owner's Statement of Consent	Yes	Criteria verified
4.	Background Investigation	Yes	Criteria verified
5.	Identification	Yes	Criteria verified
6.	Compliance with State Law	Yes	Criteria verified
7.	Insurance	Yes	Criteria verified
8.	Interior Site/Floor Plan	Yes	Criteria verified
9.	Site Plan	Yes	Criteria verified
10.	Business Plan	Yes	Criteria verified
11.	Odor Control Plan	Yes	Criteria verified
12.	Security Plan		
	a. Security Cameras	Yes	Criteria verified
	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

FW: business license for 4605 wade avenue

From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Cc: lueraenterprises@gmail.com <lueraenterprises@gmail.com>; Kenneth Phung <Kphung@cityofperris.org>
Date: Thu, Feb 21, 2019 10:16 am

Hello Saul,

Please submit a business license for your medicinal dispensary.
You have the approval, however we are willing to provide you a Temporary Certificate of Occupancy based on the outstanding construction items

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

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Friday, February 22, 2019 8:27 AM
To: blackstarcorp2@aol.com; Kenneth Phung <Kphung@cityofperris.org>; Habib Motlagh <habib@trilakeconsultants.com>
Cc: Joshua Naggar <joshua@jdnattorney.com>
Subject: RE: 4605 Wade Ave dispensary that requires public improvements

Hello Sal,
You have been operating a dispensary without a business license and therefore you need to either post a bond or complete the improvements along Wade Avenue and Nance street per the City Engineer's conditions of approval (see attached).

You need to provide a bond with a cost estimate for right-of-way improvements along Wade Avenue and Nance Street for the city engineer to review and agree on the amount needed. Joshua naggar knows how to estimate this. if do decide to post a bond, then we can issue a temporary certificate of occupancy (TCO) until the right-of-way improvements have been completed.

If we do not receive a bond, then we will send code enforcement.

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

Fwd: 4605 Wade Ave dispensary that requires public improvements

Blackstarcorp2 <blackstarcorp2@aol.com>
Wed 2/23/2022 9:54 AM
To: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>

-----Original Message-----
From: Joshua Naggar <joshua@jdnattorney.com>
To: 'Nathan Perez' <NPerez@cityofperris.org>; blackstarcorp2@aol.com; 'Kenneth Phung' <Kphung@cityofperris.org>; 'Habib Motlagh' <habib@trilakeconsultants.com>
Sent: Fri, Feb 22, 2019 9:46 am
Subject: RE: 4605 Wade Ave dispensary that requires public improvements

Thank you for the email, guidance, and your patience Nathan, I will get with the Applicant and encourage the appropriate response.

Thanks again,

Joshua

Joshua D. Naggar, Esq.
CA Real Estate Broker- BRE # 01742537
Fmr. Sgt. U.S.M.C., VFW Post 888
Past President Perris Valley [illegible]

Dynamic Meds

From: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
To: NPerez@cityofperris.org <NPerez@cityofperris.org>
Date: Fri, Jun 14, 2019 12:08 pm

Hello Nathan,
Stopped by on Weds.12th to drop off a contract agreement between Dynamic Meds and Webb & Associates to prepare the necessary public improvements required. Last we spoke Tri Lakes were leaving the final approval to the Planning Dept. Since then I've been in contact with multiple engineering firms about our issue with the power pole. Obviously we hired Webb & Associates to oversee the public upgrades in its entirety. We are currently waiting on final decision from Edison on how to best resolve the relocation situation, as soon as we know what the conclusion will be we will let you know. I want to have that information prior to writing the letter that you requested to each dept "Planning, Engineering", it should be approximately 2-3 weeks.

Thank you Salvador L Hernandez
951 733 7226
Sent from my Verizon LG Smartphone

-----Original Message-----
From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Fayres Hall <fayres.hall@webbassociates.com>
Sent: Mon, Jul 15, 2019 9:09 am
Subject: 19-0136 topo and bndy

We have completed the field work to establish you project boundary and Nance and Wade right-of-way. When you get the preliminary title report, we can the encumbrances so that we can identify any easement conflicts, etc.

Our traffic division will start looking at what we can propose in lieu of power pole relocations.

I'll keep you posted. Thanks.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

ALBERT A. WEBB ASSOCIATES

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Constant Contact

Protection Notice

: 19-0136 topo and bndy

rom: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com
Date: Mon, Jul 15, 2019 12:12 pm

Hello Sandy,
That sounds great, i contacted Lueras real estate guy and asked him where he is at with it. We should be getting that today. I will get it to you as soon as i receive it.
Thanks again..... Salvador L Hernandez
Inbox
7860

----Original Message----
From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Fayres Hall <fayres.hall@webbassociates.com>
Sent: Mon, Jul 15, 2019 9:09 am
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I'll keep you posted. Thanks.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

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Constant Contact

Protection Notice

From: [redacted]
Sent: Thursday, August 22, 2019 3:30 PM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: 4605 Wade Ave.

Hello Sandy,
Just checking in to see if you were able to have that meeting with Perris City Engineering. Please let me know at your convenience.
Thanks.. Sal

Sent from my Verizon LG Smartphone

Click here to report this email as spam.

Protection Notice

RE: 4605 Wade Ave.

From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Date: Fri, Aug 23, 2019 11:51 am

Unfortunately, we have not been able to get a meeting scheduled. I'll let you know when the date is set.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

Eng meeting

From: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com <sandy.chandler@webbassociates.com>
Mon, Sep 9, 2019 12:53 pm

Hello Sandy,
Hope the weekend was relaxing. Just following up to see what's going on with the Perris City Engineer meeting. How long after that meeting will we be able to sit down with Edison? Please call or email so that I know what to tell Mr. Luera.
Thank you .... Sal
Sent from my Verizon LG Smartphone

RE: Continue with 4605 Wade Ave.

From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Oct 29, 2019 5:26 pm

We have schedule a meeting with the Building Official on November 6, 2019, at 10 a.m. to discuss the option of continuing operation with the existing septic system. We will report back.

As I mentioned before, this will exceed our original time & materials estimate of $13,500. Therefore, we are proceeding with this email as our authorization to proceed with an additional $2500 time & materials contract amendment. Thanks

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

From: Sandy Chandler
Sent: Tuesday, October 29, 2019 5:21 PM
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Subject: RE: Continue with 4605 Wade Ave.

Will do.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, October 24, 2019 1:13 PM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: Continue with 4605 Wade Ave.

Hello Sandy,
Yes absolutely continue with the project. We appreciate the service Webb has provided so far and wish to see it completed with your professional assistance.
Thank you so much Sandy. Salvador L. Hernandez

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Re: 4605 Wade Ave EMWD / CITY meeting

From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
: Wed, Nov 6, 2019 8:19 pm

We have a meeting scheduled for Nov 12 at 2 pm. Do you want to attend?

Get Outlook for iOS

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, November 5, 2019 12:20:38 PM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: 4605 Wade Ave EMWD / CITY meeting

Hello Sandy,
Hope all is well. Just checking to see when will be meeting with the City of Perris to discuss the sewer situation.

thanks and have a great day..... Salvador L Hernandez

ALBERT A. WEBB ASSOCIATES

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RE: 4605 Wade Ave EMWD / CITY meeting

From: Haley Franco <haley.franco@webbassociates.com>
To: 'Sal Hernandez <dminc.perris@gmail.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Sandy Chandler <sandy.chandler@webbassociates.com>
Date: Thu, Nov 7, 2019 1:10 pm

Hi Sal,

Would you like to attend the meeting on November 12th with the City of Perris Building Department? It is at 2pm at 101 N. D Street, Perris, CA 92570 with David Martinez. I would be happy to include you on the calendar invitation.

Thank you,

Haley C Franco - Administrative Assistant I
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4244
e: haley.franco@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

From: Sandy Chandler <sandy.chandler@webbassociates.com>
Sent: Wednesday, November 06, 2019 8:20 PM
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Subject: Re: 4605 Wade Ave EMWD / CITY meeting

We have a meeting scheduled for Nov 12 at 2 pm. Do you want to attend?

Get Outlook for iOS

4605 Wade Ave

From: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com <sandy.chandler@webbassociates.com>
Date: Fri, Nov 8, 2019 11:14 am

Hello Sandy,
Yes Mr.Lugera and I will be attending the meeting on Tues at 2 p.m..
Thank you. Salvador L Hernandez
Sent from my Verizon LG Smartphone

From: Sandy Chandler
Sent: Tuesday, November 19, 2019 2:33 PM
To: David Martinez <DMartinez@cityofperris.org>; Stuart McKibbin <stuart@lrilakeconsultants.com>; 'Nathan Perez' <nperez@cityofperris.org>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Subject: 2019-0136 4605 Wade Avenue MINOR MOD 18-05038 Medical Marijuana Dispensary 17-05171

Hi All—I have met and/or discussed this project with each of you, and wanted to make sure that we are all on the same page and in agreement how to proceed as it relates to the above referenced project's Engineering Condition of Approval #5 dated November 9, 2018, which conditioned the project to install sewer to serve the site.

The site is an existing building currently served by a on-site sewage disposal system. Webb and the applicant meet with EMWD on 10/2/2019, and they advised that it would require the installation of over a mile of sewer to connect to existing sewer at Patterson and Harley Knox Blvd. (see attached). Based on initial discussions with the current City Engineer, Stuart McKibben, his initial direction was to go back to Planning Commission to amend the Condition. This project was approved administratively by Planning Staff, and after speaking with Nathan Perez, he suggested that we discuss the situation with David Martinez, Building Official, to see if would require to permit the project to with an on-site sewage disposal system. We met with David on November 12, 2019, and it was our understanding that in concept this would be acceptable, but at a minimum, the applicant would need to provide a C-42 certification of the existing system which would include a detailed drawing showing size, and location. Following that meeting, I brief updated Stuart that we were looking to move forward with the on-site sewage disposal system that meets Building & Safety requirements

Prior to us proceeding on this path, it would be very helpful if you can provide us any any comments, clarification or additional direction. Thanking you in advance for your assistance.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

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---------- Forwarded message ---------
From: Sandy Chandler <sandy.chandler@webbassociates.com>
Date: Tue, Nov 19, 2019, 2:36 PM
Subject: FW: 2019-0136 4605 Wade Avenue MINOR MOD 18-05038 Medical Marijuana Dispensery 17-05171
To: Sal Hernandez <dmine.perris@gmail.com>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>

Sal—I send the letter below to the City and hopefully I'll hear back from them. Please keep us up to date on obtaining a C-42 certification. It will be very important that the contractor locate the system, because I anticipate that in the end Webb will need to prepare a site plan to address many of the comments I heard from Building & Safety. We will likely need to accurately locate the system on our plans.

Thanks.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

C-42 status 4605 Wade Ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: fayres.hall@webbassociates.com
Date: Fri, Nov 22, 2019 3:07 pm

Hello Fayres ,
we met with a C-42 contractor today, he is going to review our current plan and determine an expansion plan. Should take a couple of days, as soon as we get it from him i will get right over to
you guys. Sorry it took so long but we were waiting for our original contractor to provide a plan, but apparently to busy. Please feel free to contact me if you have any questions.

Thanks Salvador L Hernandez

RE: C-42 status 4605 Wade Ave

From: Fayres Hall <fayres.hall@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
: Haley Franco <haley.franco@webbassociates.com>
.e: Fri, Nov 22, 2019 3:47 pm

Thanks for the update! I will be out of the office between November 27th and December 2nd so please copy Haley for any correspondence during that time. We look forward to hearing from you.

Fayres E Hall - Land Development Specialist II
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6085
e: fayres.hall@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Friday, November 22, 2019 3:07 PM
To: Fayres Hall <fayres.hall@webbassociates.com>
Subject: C-42 status 4605 Wade Ave

Hello Fayres ,
we met with a C-42 contractor today, he is going to review our current plan and determine an expansion plan. Should take a couple of days, as soon as we get it from him I will get right over to
you guys. Sorry it took so long but we were waiting for our original contractor to provide a plan, but apparently to busy. Please feel free to contact me if you have any questions.

Thanks Salvador L Hernandez

ALBERT A. WEBB ASSOCIATES

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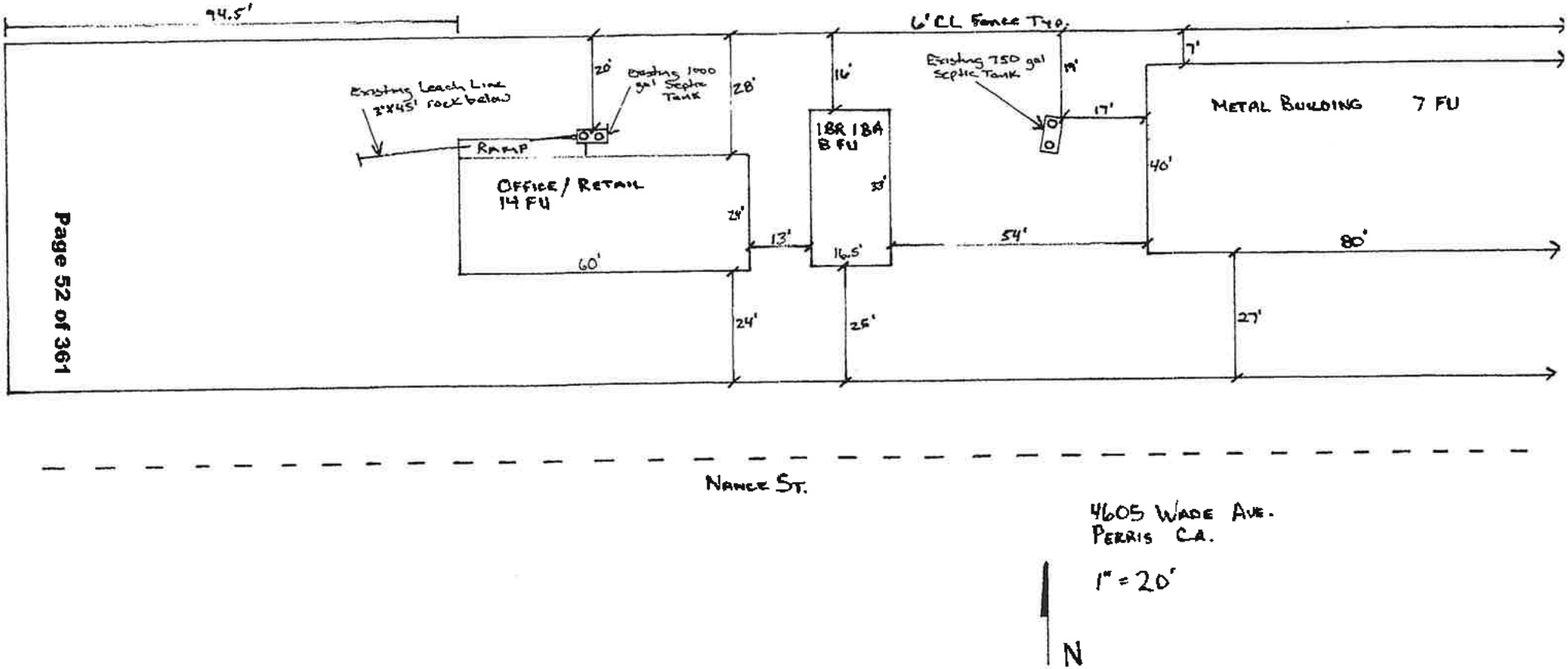
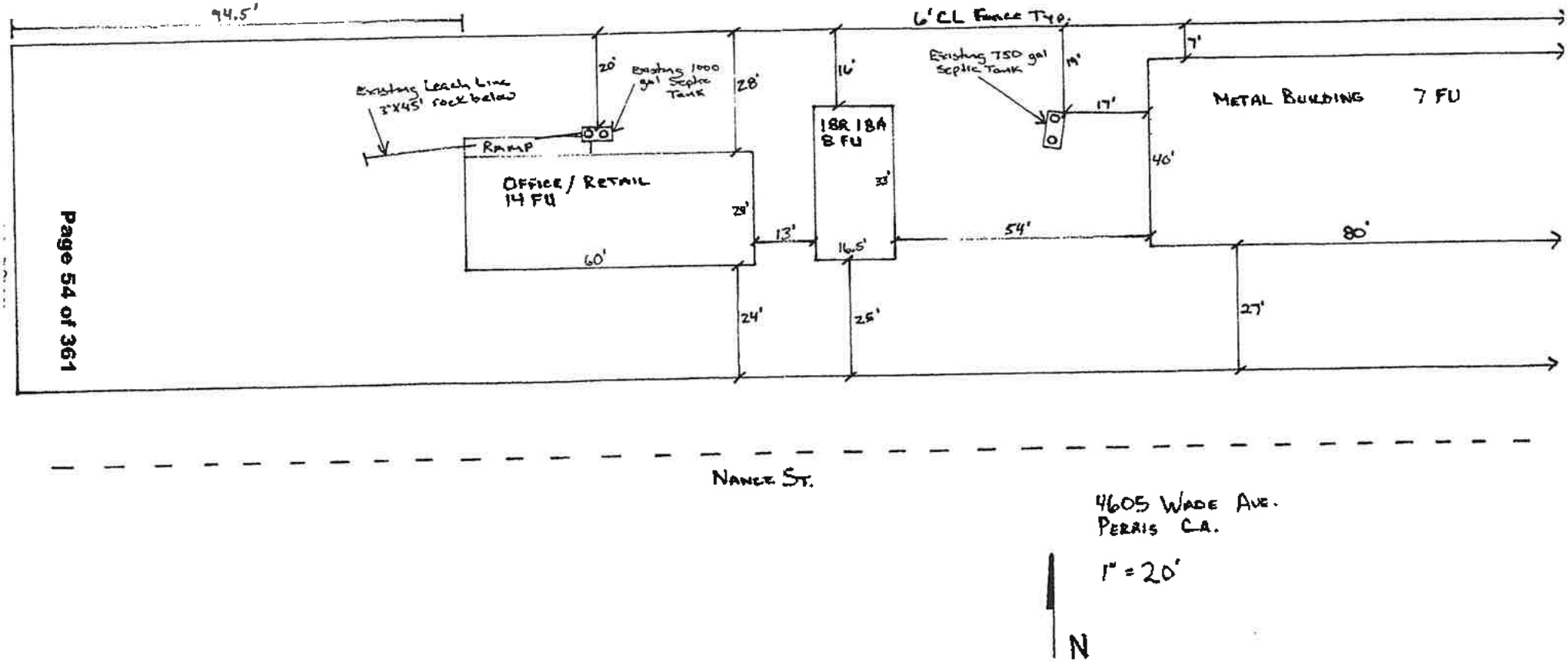

94.5'
6' CL Fence Typ.
Existing Leach Line 2'x45' rock below
20'
Existing 1000 gal Septic Tank
28'
16'
Existing 750 gal Septic Tank
19'
7'
17'
METAL BUILDING 7 FU
RAMP
OFFICE / RETAIL 14 FU
18R 18A 8 FU
33'
40'
24'
13'
16.5'
54'
80'
60'
24'
25'
27'
NANCE ST.
4605 WADE AVE.
PERRIS CA.
1" = 20'
N

C-42 expansion plan 4605 wade ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com
Mon, Dec 2, 2019 2:16 pm

Hello Sandy,
Hope your Thanksgiving was good, Here is the C-42 expansion plan, please let me know if you need anything else. Also checking status for the prints.
Thanks Salvador L Hernandez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29'
60'
13'
18R 18A 8 FU
33'
16.5'
54'
17'
40'
METAL BUILDING 7 FU
80'
24'
25'
27'
NANCE ST.
4605 WADE AVE. PERRIS CA.
1" = 20'
N

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

CERTIFICATION OF EXISTING SUBSURFACE DISPOSAL SYSTEM

3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980
47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

Property Information: APN: 314100068 Date of Inspection: 12-2-2019

1. Owner: MIKE LANE Address: 9605 Wade Ave City: Perris 92571

FAILURE TO PROVIDE ALL REQUIRED INFORMATION SHALL PREVENT OWNER FROM OBTAINING ENVIRONMENTAL HEALTH APPROVAL

2. Show design and location on a scale of 1:20 or 1:40 of the sewage disposal system and 100% expansion area in relation to dwellings, structures, wells, rock outcroppings, drainage, watercourses, etc.

3. a. I examined existing subsurface sewage disposal system at the above location on 12-2-19 and determined that the tank capacity is 1000 gallons and that there is 35 sq. ft. of leach line bottom area. There are office + 1BR, bedrooms in the dwelling and there are 22 fixture units.

b. There are 1 leach line(s), each 45 ft. long Depth 3 ft. ☒ Rock ☐ Plastic Chamber

c. There are ____ Seepage pit(s), each ____ ft. in diameter, and ____ ft. TD. ____ ft. BI.

d. The leach bed is ____ ft. by ____ ft., total ____ sq. ft. of leached area. Depth is ____ ft.

4. a. Construction of septic tank (Please check one of the following):
☒ Concrete ☐ Fiberglass ☐ Steel ☐ Other: ____

b. Internal dimensions of septic: Length 8 ft. Width 5 ft. Depth 5 ft.

c. Condition of tank (please check yes or no for each question):
Tank Structure deteriorated? ☐ Yes ☒ No
Effluent Filter Present? ☐ Yes ☒ No
Inlet Tee present? ☒ Yes ☐ No
Outlet Tee present? ☒ Yes ☐ No
Two compartments? ☒ Yes ☐ No

d. Condition of D-Box: Level? ☐ Yes ☐ No N/A Replaced? ☐ Yes ☒ No

5. a. While pumping the tank, did effluent flow back into tank from absorption system? ☐ Yes ☒ No

b. Prior to pumping, was the liquid level in the tank above the outlet tee? ☐ Yes ☒ No

c. Was the area around the lids oxidized? ☐ Yes ☒ No

d. Is design of system gravity feed? ☒ Yes ☐ No

e. Were well(s) observed on this or adjacent property? ☐ Yes ☒ No
If yes, indicate distance of well from: Septic tank ____ ft. Leach lines ____ Seepage Pits ____ ft.

f. Distance from springs, lakes, and natural water courses (check all that apply):
☐ Septic Tank ____ ft. ☐ Leach lines ____ ft. ☐ Seepage Pits ____ ft.

g. Is sewer within 200 ft. of structure and abuts property line? ☐ Yes ☒ No

Additional Comments: ____

h. How long has dwelling been vacant? (if applicable) ____ months ____ weeks ☒ N/A

6. a. ☒ It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs are necessary at this time.

b. ☐ It is my opinion that the system is not in good working order and will not function properly without the following repairs: ____

I certify under penalty of perjury that the foregoing is true and correct.

Signature: [signature] Print Name: Darrell Abbott

Contractor License No.: C42 696145 Expiration Date: 9-30-2020

Pumper Co.: Darrell's Pumping Phone Number: 951-928-9029

City: NUEVO Zip: 92567

Darrell's Pumping
C27-C42
696145
951-928-9029
Po Box 528
Nuevo Ca.
92567

INVOICE

ADVANCED UNDERGROUND SYSTEMS
Lic.# 879314 A, C42
30141 Antelope Road, Suite D-629
Menifee, CA 92584
Office: 866-757-1882
Fax: 951-301-6895
Email: tim@aussocal.com
www.aussocal.com

CUSTOMER NAME: Sal
JOB ADDRESS: 4605 Wade Ave
CROSS STREET:
CITY: Perris
PHONE: 951-733-7226

USA TICKET #
TG MAP PAGE
EMAIL:

JOB DESCRIPTION: Locate, dig up and provide scaled plot plan for two septic tanks located on this property. Backfill when complete.

$550 for each tank	$	1,100
Replace two fiberglass septic tank lids on septic tank located next to retail building.	$	115

START
COMPLETE

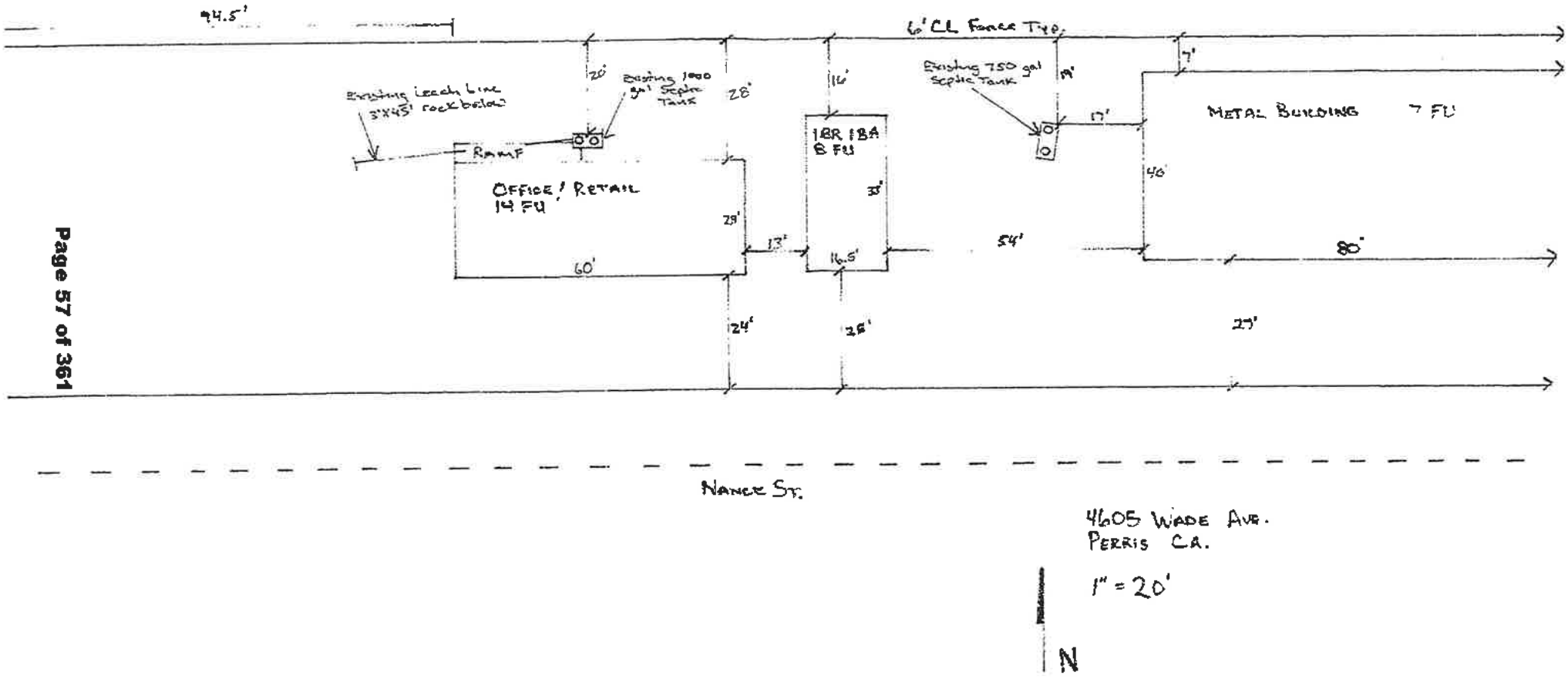
Amount Due: Twelve Hundred Fifyeen dollars ($ $1,215.00)

10.6.18
DATE:

CUSTOMER SIGNATURE

10/6/2018
DATE:

 Tim Taylor
ADVANCED UNDERGROUND SYSTEMS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4605 WADE AVE.
PERRIS CA.
1" = 20'
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2019-0136 C-42 expansion plan 4605 wade ave

From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>; Haley Franco <haley.franco@webbassociates.com>
Date: Wed, Dec 4, 2019 3:33 pm

Hi Sal—We received the C42 Certificate. A couple of things. Item #2 in the C-42 certification calls for a site plan. For our purposes, we will need a detailed site plan (accurately dimensioned) so that we can plot that on the Grading Plan. In the past, we have had our survey crew meet the C-42 contractor to field located.

Also, Sarah noticed that Item #5G is not correct. This should be NO.

g) Sewer is within 200 ft. of system and abuts property line ☒ Yes ☐ No

ADDITIONAL COMMENTS

PS I hope to have your proposal out this week. I was out of town for the holiday.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, December 02, 2019 2:17 PM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: C-42 expansion plan 4605 wade ave

Hello Sandy,
Hope your Thanksgiving was good. Here is the C-42 expansion plan, please let me know if you need anything else. Also checking status for the prints.
Thanks Salvador L Hernandez

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Re: 2019-0136 C-42 expansion plan 4605 wade ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com
Date: Wed, Dec 4, 2019 4:48 pm

Hi Sandy,
Sorry I thought I gave you a Site Plan. I will go thru my set and get that to you. Item No. 5, I will contact the C-42 guy and see if he can correct that mistake. Sorry did you request to have your survey crew there? I apologize. jumpn on the phone with the C-42 now.
Thanks, Salvador L. Hernandez
Inbox
8457

----Original Message----
From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>; Haley Franco <haley.franco@webbassociates.com>
Sent: Wed, Dec 4, 2019 3:33 pm
Subject: 2019-0136 C-42 expansion plan 4605 wade ave

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Thanks Salvador L Hernandez

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RE: Revised C-42

From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Date: Fri, Dec 6, 2019 3:10 pm

Sal

We are working on the proposal for the final design (which we will complete shortly) and have included obtaining survey topo for the site. Sarah indicated that as long the system tank caps are visible we can have the field crew pick this up and we can confirm with the rough dimensions provided on the hand sketch. 2) Thee sketch shows two tank but only the one set of leach lines. Are there one lines for the 750 gal tank? Is it one in use? It was not included in the certification.

Sandy G. Chandler, AICP - Land Development Manager
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4291
e: sandy.chandler@webbassociates.com w: www.webbassociates.com
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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Friday, December 06, 2019 10:07 AM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: Re: Revised C-42

Good Morning Sandy,
OK sounds great, and i apologize. Let me know if there is anything else you need.
Thanks Sal

Slideshow
Sandy Chandler sandy.chandler@webbassociates.comHide
To blackstarcorp2@aol.com blackstarcorp2@aol.com
Cc Sarah Kowalski sarah.kowalski@webbassociates.com
Bcc
Slideshow

---Original Message---
From: Sandy Chandler <sandy.chandler@webbassociates.com>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Cc: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Sent: Fri, Dec 6, 2019 8:15 am
Subject: Re: Revised C-42

I'll take another look but as I recall there wasn't much information ie dimensioning so that it could be accurately plotted. I'll check with Sarah but in the past she has requested our field crew locate. This is a small size so it might be ok if the site plan added enough detail.

Get Outlook for iOS

From: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Sent: Thursday, December 5, 2019 1:26:48 PM
To: Sandy Chandler <sandy.chandler@webbassociates.com>
Subject: Revised C-42

The original Site Plan of the septic won't work? Please let me know.
Thanks Sal

Sent from my Verizon LG Smartphone

ALBERT A. WEBB ASSOCIATES

Join our mailing list! Constant Contact

Protection Notice

ALBERT A. VEBB ASSOCIATES

Join our mailing list!

Constant Contact

Protection Notice

1 Attached Images

Dynamic Meds Wade Avenue Final Design Proposal (Opp# 013930)

From: Haley Franco <haley.franco@webbassociates.com>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Sal Hernandez <dminc.perris@gmail.com>
Cc: Sandy Chandler <sandy.chandler@webbassociates.com>; Jason Ardery <jason.ardery@webbassociates.com>; Fayres Hall <fayres.hall@webbassociates.com>
Date: Fri, Dec 13, 2019 9:19 am

Good morning Alfonso,

Per your discussion with Sandy, the proposal for Final Design services for the Wade Avenue project is attached for your review. Should you wish to move forward, please sign and return the attached agreement to us. Please let us know if you have any questions.

Thank you,
Haley

Haley C Franco - Administrative Assistant I
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4244
e: haley.franco@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

Join our mailing list |

Protection Notice

Fwd: Dynamic Meds Wade Avenue Final Design Proposal (Opp# 013930)

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: probaseball16@aol.com
: Sat, Dec 14, 2019 3:36 pm
@ [redacted]

8610

-----Original Message-----
From: Haley Franco <haley.franco@webbassociates.com>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Sal Hernandez <drainc.perris@gmail.com>
Cc: Sandy Chandler <sandy.chandler@webbassociates.com>; Jason Ardery <jason.ardery@webbassociates.com>; Fayres Hall <fayres.hall@webbassociates.com>
Sent: Fri, Dec 13, 2019 9:19 am
Subject: Dynamic Meds Wade Avenue Final Design Proposal (Opp# 013930)

Good morning Alfonso,

Per your discussion with Sandy, the proposal for Final Design services for the Wade Avenue project is attached for your review. Should you wish to move forward, please sign and return the attached agreement to us. Please let us know if you have any questions.

Thank you,
Haley

Haley C Franco - Administrative Assistant I
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.248.4244
e: haley.franco@webbassociates.com w: www.webbassociates.com
LinkedIn | Twitter | Facebook | YouTube

Join our mailing list

Protection Notice

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office
74967 Sheryl Avenue
Palm Desert, CA 92260
951.686.1070

Murrieta Office
41870 Kalmia Street #160
Murrieta, CA 92562
T: 951.686.1070

December 12, 2019

Alfonso Luera
DYNAMIC MEDS
4605 Wade Avenue
Perris, CA 92570

RE: Final Design Services for the Medical Marijuana Dispensary (MMD) Permit PLN17-05171 and Minor Modification 18-05038 located at 4605 Wade Avenue in the City of Perris, CA (APN 314-100-068)

Dear Mr. Luera,

Albert A. WEBB Associates (WEBB) is pleased to provide you with this proposal for Off-Site Final Design Services related to the development of your above-mentioned project. Enclosed you will find our Project Understanding (Exhibit "A"), Scope of Work (Exhibit "B"), and Compensation for Services (Exhibit "C") for your review and consideration.

If you find this proposal acceptable, please sign the contract agreement and return to our office. We appreciate this opportunity to be of service to your firm and look forward to hearing from you. If you have any questions regarding this proposal, please contact us at 951-686-1070.

Sincerely,

ALBERT A. WEBB ASSOCIATES

Sandra G. Chandler, AICP
Land Development Manager

Jason Ardery, PE|TE|LS|CPESC|QSD
Vice President

Cc: Sal Hernandez, *via email (dminc.perris@gmail.com)*

EXHIBIT "A" PROJECT UNDERSTANDING

Our understanding of the needs for this proposed development is as follows:

The Medical Marijuana Dispensary (MMD) Permit No. PLN17-05171 and Minor Modification 18-05038 were approved by the City of Perris on November 13, 2018. The approval included conditions of approval for street improvements along your project frontage at Wade Avenue and Nance Street. The improvements conditioned include the following: curb, gutter, sidewalk, street lights, parkway landscape, which would also require the relocation of existing power poles along Nance Street. The conditions also call for the installation of sewer facilities.

Per our meeting with the Stuart McKibbin, City Engineer, on September 9, 2019, he agreed to a modified street design that will eliminate the need to relocate the power poles (except for a guy wire). This modified design will result in the 3' of additional parkway along Nance Street, as shown in **Figure 1** below.)

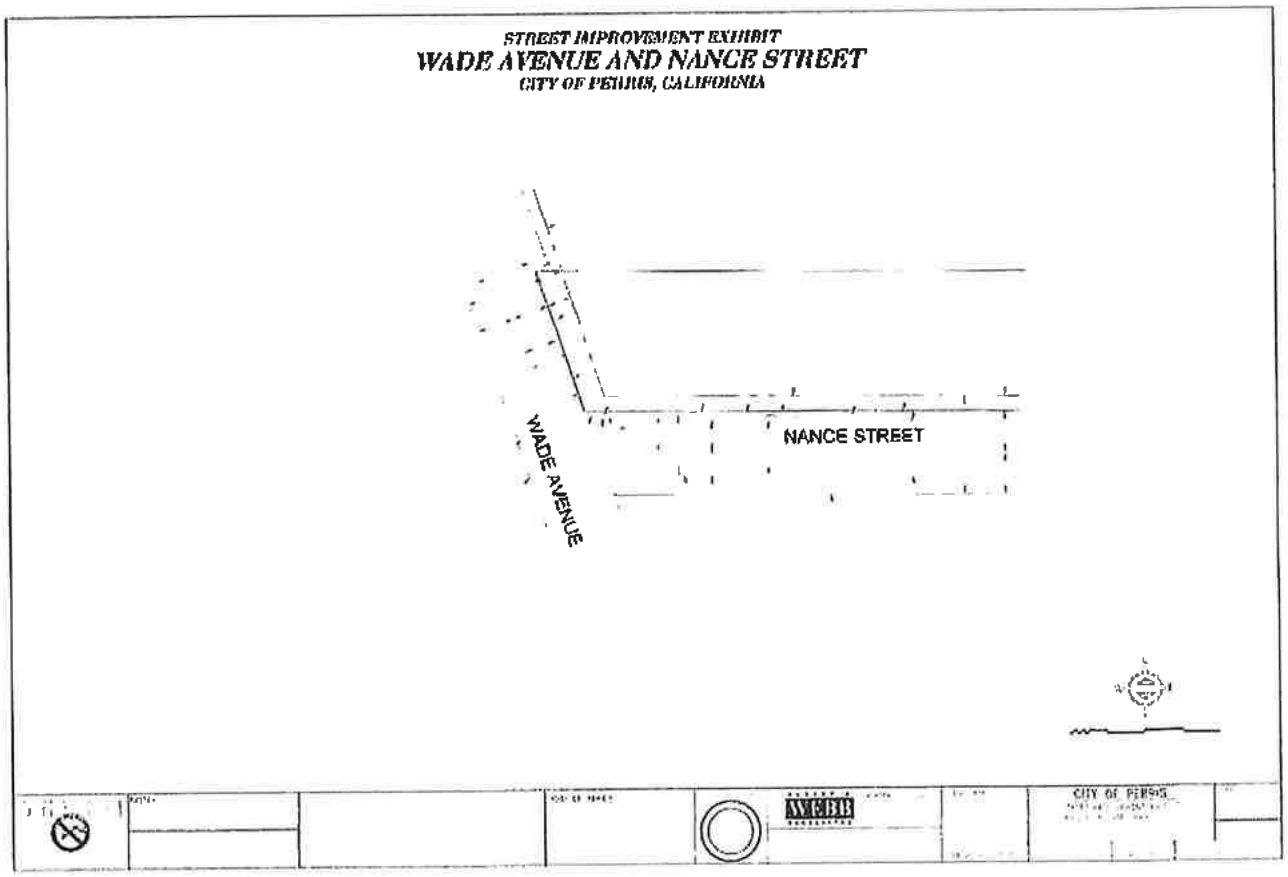


Figure 1

It is our understanding that you have already met with the Fire Marshall in Perris and provided them with fire flow testing results. You have indicated that the Fire Marshall has indicated that no additional water

improvements will be required to serve your site. This will be further confirmed during the Final Design process.

In addition, we have been exploring how this project can move forward with the existing on-site sewage disposal system in lieu of improvements identified by Eastern Municipal Water District (EMWD) at our October 2, 2019 meeting. Basically, EMWD indicated that in order to serve the site with sewer you would need to connect to the existing sewer line located at the intersection of Harley Knox and Patterson Avenue approximately 2700' l.f. along Nance Street to Patterson. Preliminary discussion with the City Engineer indicated we would need to go to City Council to amend the conditions, but after speaking with the Project Planner, Nathan Perez, that will not be the case since the project was administratively approved. Based on our November 12, 2019, meeting with David Martinez, Building Official, you will need to obtain a C-42 certification of the existing system. If is Building Official deems the existing septic system acceptable to serve the site, then no sewer improvements will be required for the project. In addition, it was our understanding that you will need to process a site plan demonstrating how the project meets ADA requirements, parking, fire access, etc. before the site is inspected.

Survey Services:

A boundary and topographic survey will be needed for the development of the site. Utilizing a preliminary title report to be supplied by the client, we will prepare a new boundary survey based on the record and field data obtained. Field topography and street cross-section for the site will also be obtained.

Final Design Services

Based on the City comments received for the Minor Modification approval and meetings with the City staff, it is our opinion that a Precise Grading Plan in conformance with local jurisdiction standards showing ADA path of travel, on-site striping, and a Fire Department Access Plan as required by the Fire Marshall will be required to be prepared and process through the City. This will likely include the preparation and processing of a Final Drainage study to determine project run-off quantities. It should also be noted that pavement R-Value testing will likely be required by the Fire Department to confirm the existing pavement is adequate, as well as for the street improvements for Nance Street and Wade Avenue. This report will need to be obtained by client from a Geotechnical Engineer. If additional pavement is required to meet fire requirement, additional cost may apply.

WEBB has included the preparation of Final Design plans for Street Including Signing and Striping, Parkway Landscape Plans and Perimeter Fencing Plan based on the concept plans approved by the City of Perris. Our scope of work also includes the preparation of right-of-way legals and plats for the dedication of right-of-way along Nance Street and Wade Avenue. We also anticipate we will need to revise the existing Eastern Municipal Water District (EMWD) water plan in order to install a fire hydrant adjacent to the project site.

Normal coordination of plans prepared by our office between the client, and design team, along with processing the plans through local agencies are included in the scope through the project entitlement phase

Notes:

All "dry" utility design work and coordination with "dry" Utility Agencies is excluded from this proposal. We recommend that a Dry Utility Consultant, familiar with the local area, be retained for this purpose.

Due to potential underground utility conflicts, we recommend potholing of existing utilities at connection points and crossing locations. Pothole locations will be provided by Webb; however, it is the client's responsibility to obtain potholing services and provide us with the obtained data to finalize plans. If necessary, WEBB can provide a separate proposal to assist with these services once pothole locations have been identified. Modifications to approved plans due to interferences of unidentified or non-potholed obstacles will be done on a T&M basis in addition to our contract amount.

Due to variable issues that are beyond our control (specifically plan review/approval times by local agencies), specific dates for construction permit issuance cannot be guaranteed by our office.

Please contact us immediately if our understanding of the project needs are not consistent with your understanding so that the proposal can be revised accordingly.

EXHIBIT "B" SCOPE OF WORK

WEBB will perform the following Scope of Engineering Services for the subject project:

Survey Services

Boundary Survey

- Research and compilation all appropriate reference materials pertaining to the property, including reference Record Maps, Corner Records, Tie Sheets, Vesting Deeds, Right-of-Way Deeds and Easement Documents.
- Perform field survey to locate and verify existing monuments.
- Prepare boundary survey based on preliminary title report supplied by client and data obtained from field survey.

Field Topographic Mapping

- Obtain field topographic survey data for key areas onsite needed to obtain ADA access from the public right-of-way to the building and vehicle circulation around the building to supplement the aerial topographic data.
- Street cross sections will be obtained for the project frontage within Wade Avenue and Nance Street to include the following:
    - Location and elevation of any existing swales
    - Elevation at street crown line, edge of pavement, cross section grade breaks, and right-of-way line at 50-ft intervals within project frontage and 300' beyond in both Wade Avenue and Nance Street.
    - Location and elevation of existing utilities and appurtenances.
    - Location, elevation, and diameter of existing trees and utility poles.
- Prepare topographic survey on a scale of 1" = 40' or on a scale as deemed appropriate.

Onsite Final Design

Onsite Civil plans will be prepared per City standards and requirements. Drawings will be compiled into one set of plans for submittal and review to the City and Fire Dept. The Onsite Civil plans shall include the following:

Precise Grading Plan

- Prepare and provide a detailed site grading plan including existing elevations for ADA path of travel, top of curb, gutter flow line, parking areas, and driveways.
- Prepare and provide a horizontal control plan to include site dimensions and setbacks for the existing building, curb, sidewalk, gutters, planters, parking stalls, etc.
- Prepare and provide a paving plan to include construction notes and details for existing and proposed asphalt concrete pavement, concrete pavement, curb, sidewalk, gutters, planters, parking stalls, etc. Pavement sections shall be provided by the project's geotechnical consultant.

Fire Department Access Plan

- Prepare Fire Access Plan in accordance with the City of Perris Fire Department requirements.
- The Fire Access Plan is to include the following:
    - Defined project scope and all applicable project information
    - Standard City of Perris fire master plan notes
    - Completed water availability form
    - Hydrant locations and spacing
    - Confirm that all hose pull requirements are satisfied
    - Identify all Fire Lanes
    - Locations of all gates and obstructions
    - Parking enforcement letter (to be provided by client)
- WEBB shall process the plan through the City Fire Department for review and approval.

Note: Fire will require verification by a Soils Engineer that the pavement meets their minimum standards. An R-Value Pavement Analysis will likely be required. In the event the existing pavement does not meet their requirement, new pavement may be required to be install.

Offsite Final Design

Street Improvement Plans

- Prepare Street Improvement Plans per City standards and requirements for Nance Street and Wade Avenue.
- Develop horizontal street centerline alignments based on existing street centerline alignments, and proposed alignments approved by the City Engineer at the September 9, 2019 meeting.
- Prepare vertical alignment design utilizing proposed and existing grades, maintaining minimum and maximum grades per City standards.
- Prepare street cross sections for match up paving and widening of Wade Avenue and Nance Street, utilizing the design topography to be obtained.
- Prepare construction quantity and cost estimate for plan check fees and inspection fee.
- Street lights to be shown on plan for location reference, however actual design to be done by separate electrical engineer.
- Prepare application and submittal package for submittal to City for review.
- Process plans through City for approval.
- Provide Traffic Index (based on local jurisdiction standards) and coordinate with Soils Engineer for final pavement section designs (to be provided by client).

Signing & Striping Plan

- Prepare signing & striping plans per City standards and requirements.
- Prepare construction quantity and cost estimate for plan check fees.

Offsite Landscape Construction Documents

- Prepare Landscape Construction Documents for parkway based on the Conditions of Approval. Areas to be included in the plans are all parkways fronting the property on both Wade Avenue and Nance Street.

- Construction Documents for the above-mentioned area shall include a Planting Plan and applicable details and specifications that designate the location and arrangement of all plant materials by common and botanical names, quantities, container sizes, mature heights and spreads, and water use plant factor designations.
- Construction Documents for the above-mentioned areas shall include an Irrigation Plan with applicable water calculations and schedules, details, and specifications that specify all equipment by manufacturer, model number, size, precipitation rate, and applicable information to provide a fully automatic and durable system that is compliant to all applicable local and state regulations.
- Plans and details shall be consistent with City of Perris LMD design and installation guidelines
- WEBB shall prepare Opinion of Probable Construction Cost
- The Construction Documents package shall be processed and approved per City of Perris Standards

Parkway Fence Plan

- Prepare Fence Plan for Parkway only which will include fencing, community walls, and masonry pilasters. A construction legend will be provided in addition to the necessary notes, details, and specifications.
- Structural wall calculations with "wet" signatures will be coordinated and provided by the block manufacturer of choice.
- Coordinate with Landscape Architect for architectural details and materials to be used. The Landscape Architect shall provide their details in CAD format for our use and incorporation into the plans.
- Prepare base file with fence and wall locations and coordinate location with the design team.
- Access gates and monuments are excluded from our scope, as well as individual plan sets.

Processing, Meetings & Coordination

- Attend meetings with local agencies as needed to clarify design issues.
- Process all Webb plans and documents through local agencies for approval.
- Assist client with clearances required pursuant to "civil" related items identified in the project's Conditions of Approval.
- Attend meetings, participate in conference calls, and provide coordination between client, design team consultants, and City of Perris staff though the processing of the project.

Off-Site and On-site Construction Administration Services

- Attend up to four (4) construction coordination meetings upon client request.
- Review and respond to contractor submittals for alternative "or equal" materials.
- Review and respond to project related RFIs.
- Client or contractor requested modifications to the approved design are not included. Costs for such requests (if any) will be determined at the time the proposed modification is requested.
- It is assumed the construction staking engineer will assume supervising civil engineering responsibilities and will prepare and process as-built plans with the city upon project close-out. WEBB can provide a proposal for construction staking when project goes to bid.

Mapping Services

Right-of-Way Dedication (Wade Avenue and Nance Street)

- Preparation of Dedication application.
- Obtain necessary signature and fees.
- Preparation of Legal Description and Plat.
- Submit dedication package, including:
  - ◊ Surrounding property owner notification.
  - ◊ Applications and fees.
  - ◊ Legal Description and Plat.

Exclusions

Any work relating to the following is specifically excluded for the services proposed herein and, if required, must be contracted for under a separate contract or as an addendum to this contract:

- Construction inspection
- Construction surveying and staking
- Onsite Improvement plans
- Power pole relocation plans
- Geotechnical studies
- Material testing
- Property appraisal and acquisition services
- Dry utility plans
- Site security and other improvements
- Any other work task not specifically indicated in the Scope of Services
- Plan check and application fees are not included in this contract and shall be paid by the client, directly to the appropriate governmental agency.

EXHIBIT "C" COMPENSATION FOR SERVICES

Work shall be billed on a "Time and Materials" basis not to exceed the amount indicated below without prior authorization from the client. Total fees for services shown in the Scope of Work (Exhibit "B") shall be **$59,300**. Charges for services will be billed monthly on a "Time and Materials" (T&M) in accordance with our attached schedule of fees. A breakdown of our fees is listed below:

Survey Services	
Boundary Survey	$2,400
Field Topographic Mapping	$2,500
Subtotal	**$4,900**
Onsite Final Design	
Precise Grading Plan	$6,300
Fire Department Access Plan	$4,100
Subtotal	**$10,400**
Offsite Final Design	
Street Improvement Plans	$12,700
Signing & Striping Plan	$3,000
Offsite Landscape Construction Documents	$8,800
Parkway Fence Plan	$3,500
Meetings & Coordination	$7,500
Offsite and Onsite Construction Administrative Services	$5,000
Subtotal	**$40,500**
Mapping Services	
Street Right-of-Way Dedication Documents	$3,500
Subtotal	**$3,500**
Total	**$59,300**

Task budgets are estimates and may be used interchangeably as needed but not to exceed the budget total. Any additional services requested outside this scope will be provided under separate contract addenda for additional fees. Invoices will be submitted monthly based on the percentage of work completed. All invoices shall be due and payable upon receipt. If invoices remain unpaid after 30 days, work on project may cease and interest of 1.5% per month shall be charged on unpaid balances.

Charges for deliveries, printing, copying, mileage, postage, outside services, and for coordination or other services not specifically listed in the scope of work (Reimbursable Expenses), will be billed on a time and material basis, in accordance with our Schedule of Fees in addition to the amounts shown above. Checking and/or filing fees are not included in this contract, and shall be paid by the client directly to the appropriate governmental agency.

ALBERT A. WEBB ASSOCIATES

Fee Schedule

CLASSIFICATION

Engineers/Project Managers/Planners/Scientists/ Assessment/Special Tax Consultants/Landscape Architects/Designers	Rates $/Hour
Principal II	281.00
Principal I	260.00
Senior III	238.00
Senior II	221.00
Senior I	209.00
Associate III	197.00
Associate II	181.00
Associate I	174.00
Assistant V	162.00
Assistant IV	146.00
Assistant III	129.00
Assistant II	109.00
Assistant I	92.00

Survey Services

2-Person Survey Party	284.00
1-Person Survey Party	196.00

Inspection Services

Inspector (Non-Prevailing Wage)	133.00
Inspector Overtime (Non-Prevailing Wage)	180.00
Inspector (Prevailing Wage)	143.00
Inspector Overtime (Prevailing Wage)	190.00

Administrative Services

Project Coordinator	107.00
Administrative Assistant III	97.00
Administrative Assistant II	86.00
Administrative Assistant I	68.00

Other Direct Expenses

Incidental Charges	Cost + 15%
Postage	Cost
Subcontracted Services	Cost + 15%
Special Consultant	355.00
Survey/Inspection Per Diem	Prevailing Wage Rate
In-House Delivery Up to 1/2 hour	30.00
In-House Delivery 1/2 Hour up to 1 Hour	60.00
In-House Delivery Over 1 Hour up to 2 Hours	110.00
In-House Delivery Over 2 Hours	160.00
Survey/Inspection Vehicle	0.81/Mile
Mileage	0.72/Mile

Note: All rates are subject to change based on annual inflation and cost of living adjustments. Prevailing wages are dictated by the California Department of Industrial Relations (DIR). As such, the indicated rate will remain in effect until revised rates are published by the DIR. The rate shown shall be subject to renegotiation to remain in compliance with State requirements if prevailing wages are increased by the DIR.

** A FINANCE CHARGE of 1 ½ % per month (18% per year) will be added to any unpaid amount commencing thirty (30) days from invoice date. A mechanic's lien may be filed for any invoice remaining unpaid after thirty (30) days from invoice date.*

COA,prints 4605 Wade ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com
Date: Thu, Dec 26, 2019 12:08 pm

Hello David,
Hope you had a great Christmas. Here is our documents to get you started on providing us a quote. Please feel free to call me or email me with any questions or concerns.
I obviously drew the onsite prints that were submitted to the city of anything and everything that is existing for review at the very beginning of application.

Thanks Sal Hernandez 951 733 7226

-----Original Message-----
From: David Beckwith <dbeckwith@dbaine.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, Dec 27, 2019 10:31 am
Subject: RE: COA,prints 4605 Wade ave

Sal,

T[illegible]s for the information, What from the conditions of approval are you looking for us to provide besides street improvement plans? It appears that ev[illegible]thing on-site is existing, is this the case? If so, at a minimum I would say we will still need to survey the entire property and provide an "as-built" topo showing compliance with ADA path-of-travel from right-of-way to the building as well as the ADA parking is compliant. Let me know and we will get a proposal worked up and over to you. Thanks!

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016807 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, December 26, 2019 12:08 PM
To: David Beckwith <dbeckwith@dbaine.com>
Subject: COA,prints 4605 Wade ave

Hello David,
Hope you had a great Christmas. Here is our documents to get you started on providing us a quote. Please feel free to call me or email me with any questions or concerns.
I obviously drew the onsite prints that were submitted to the city of anything and everything that is existing for review at the very beginning of application.

Thanks Sal Hernandez 951 733 7226

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

RE: deed 4605 Wade

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Fri, Jan 31, 2020 8:02 pm

Sal,

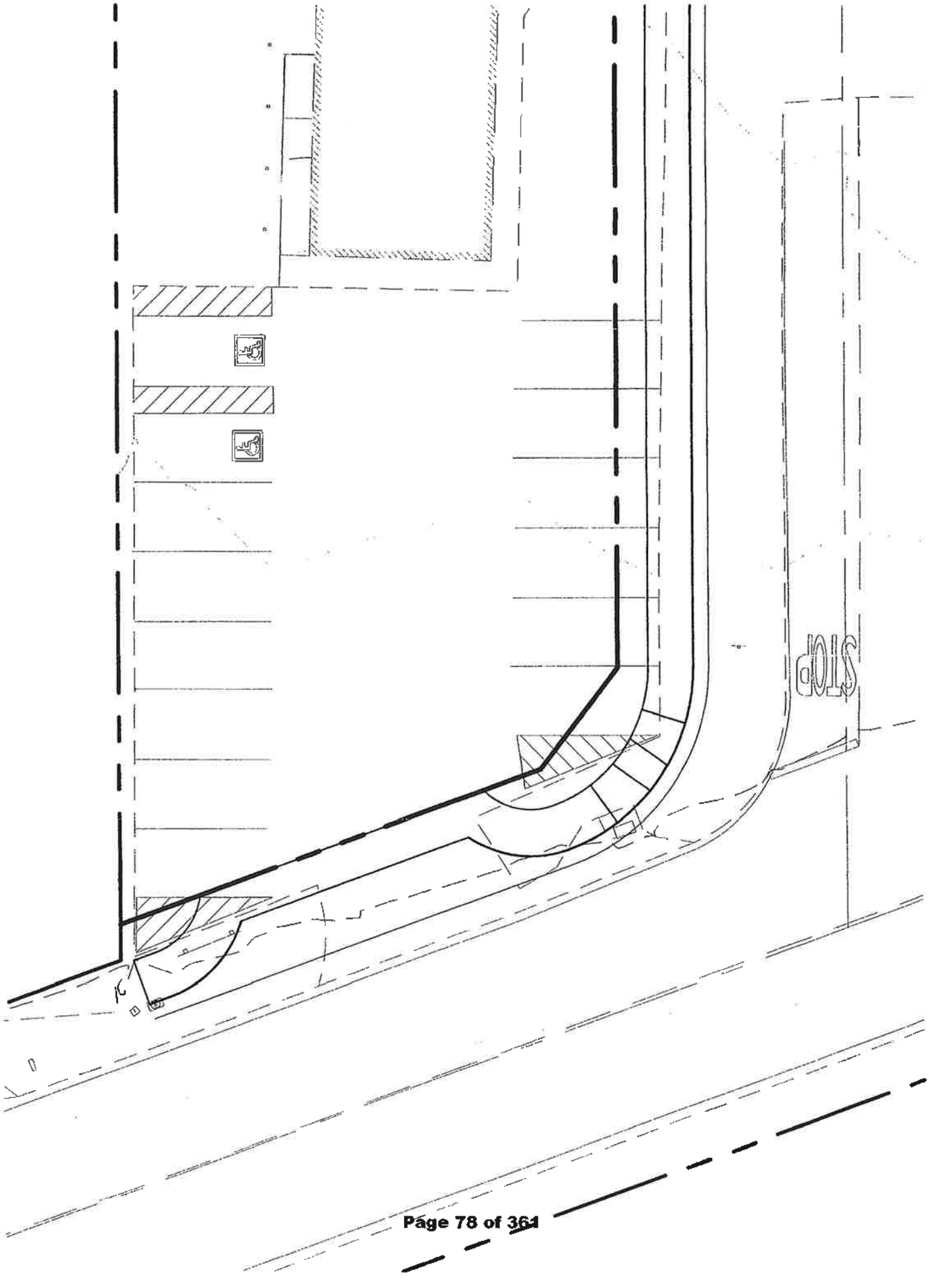
Here is a quick screen shot of the new driveway entrance off of Wade. With the new street widths and required driveway geometry, it looks like most of the parking lot is going to be wiped out. Let's talk Monday.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, January 23, 2020 1:00 PM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: deed 4605 Wade

here you go sorry about that


STOP

4605 Wade • ADA

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Mon, Feb 3, 2020 10:28 am

Sal,

Attached is an exhibit we prepared for the ADA compliance review. As you can see, with some restriping the ADA parking stalls can comply (90% sure we can have the POT behind one stall, this would still have to be checked with the City to see if they would allow it). However, the landing at the base of the ramp does not comply with current regulations and would have to be torn out and reconstructed to be 2% max in all directions. This would unfortunately mean that adjacent asphalt would also have to be removed and replaced at the proper elevation to make the landing work.

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

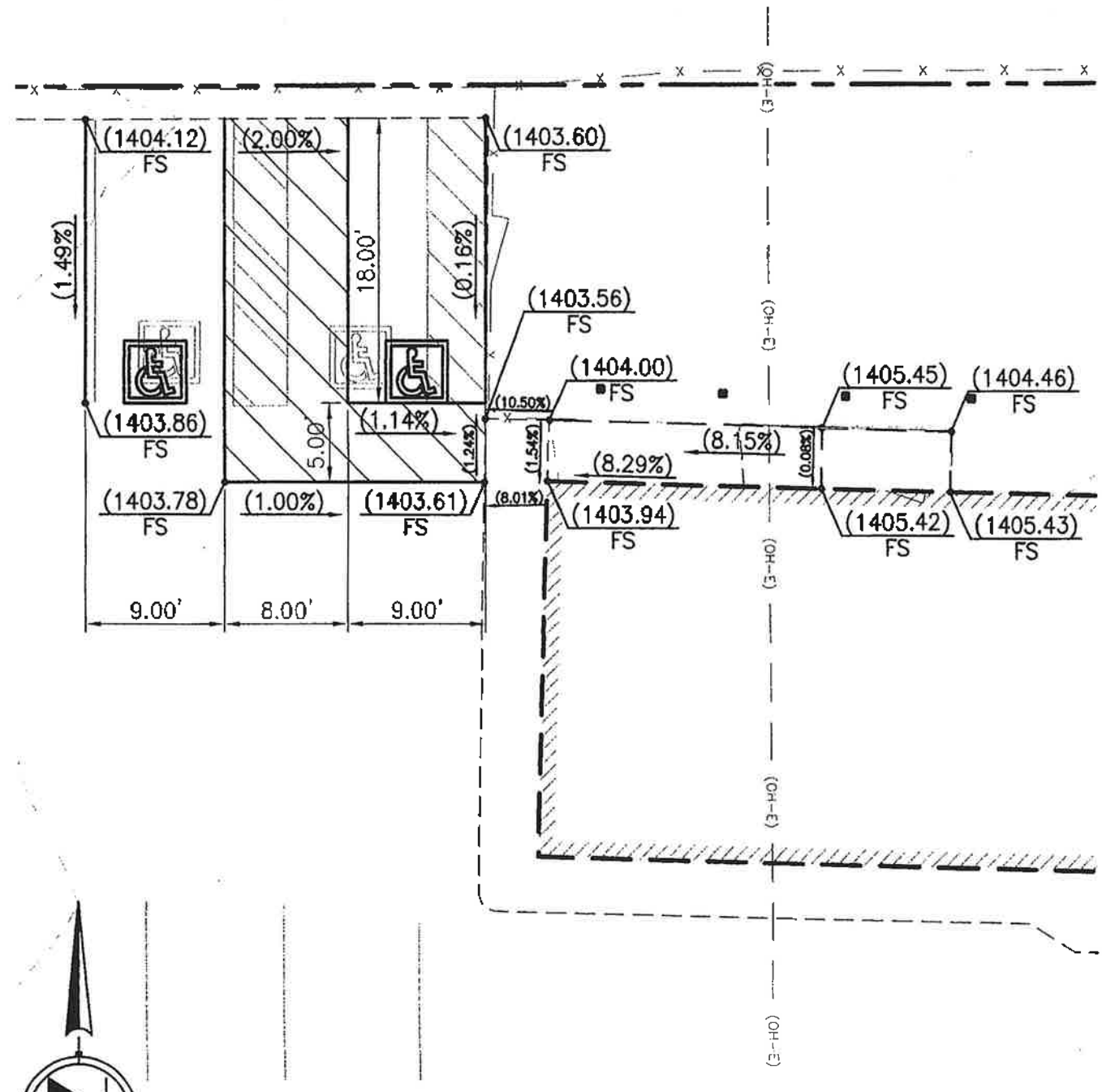
David Beckwith and Associates, Inc
DGS Certified SBE 1741788 • DIR 1000016907 • CSLB 1013422

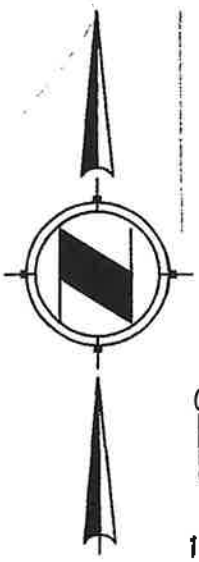
From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, January 23, 2020 1:00 PM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: deed 4605 Wade

here you go sorry about that

DYNAMIC MEDS

4605 WADE AVENUE, PERRIS
ADA COMPLIANCE EXHIBIT





0 10

(IN FEET)
1 inch = 10 ft.

DAVID BECKWITH AND ASSOCIATES, INC
Civil & Structural Engineering - Land Surveying - QSD/QSP Environmental Services

1269 Pomona Road, Suite 108
Corona, CA 92882

(T) 714.349.7007 (F) 213.270.9488
www.davidbeckwithandassociates.com

D:\OneDrive - inc\Projects\2020\2020-01_Wade Avenue\Exhibits\202001xh01ada.dw
- LAST PLOTTED ON Mon 02/03/20 - 10:27AM BY DBAinc

Hours of Operation Until 10 pm for Cannabis Dispensary - Perris, CA

From: Kenneth Phung <Kphung@cityofperris.org>
To: Kenneth Phung <Kphung@cityofperris.org>
Nathan Perez <NPerez@cityofperris.org>; Alfredo Garcia <algarcia@cityofperris.org>; Ryan Griffiths <RGriffiths@cityofperris.org>; Mary Blais <mblais@cityofperris.org>
Date: Wed, Feb 5, 2020 4:18 pm

Dear Cannabis Dispensary Representative:

The City's Ordinance permit hours of operation for Cannabis Dispensary in accordance with State guidelines, so in the event your conditions state hours of operation are limited to no later than 9 pm, please note that the State guidelines will supersede the conditions (6 am to 10 pm).
Also, as a reminder, continued operation outside the allowed hours of operation may result in the revocation of your permit.
If you should have any questions, please don't hesitate to email or contact me at 951-943-5003 Ext 257 or your assigned planner to the cannabis dispensary application.

1173 Harley Knox	Green America	Dr. Walter Jones III
872 Washington	Holistic Inc.	Joshua Naggar
4164 N. Perris, Ste. C	IE Gardens	Joshua Naggar
832 Washington	Firehouse 64	Rumzi Alabassi
SE Wade/Oleander	Perris Pharm	Sergey Koslikian
480 Harley Knox	PF John's Collective	Dr. David Welch
1133 Harley Knox	The Fire Station/High Season	Brian Barlock
1281 Oleander	Green Kong	Ellie Taj
1153 Harley Knox	Canna Cloud	Joshua Naggar
820 Rider St	Strains	Abdulla Waheed
3060 Wilson	Planet Buds	Ibrahim Rahman
4605 Wade	Dynamic Meds	Salvador L Hernandez
5162 Western Way	San Jacinto Ln LLC	Joshua Naggar
1073 Harley Knox	SoCal Cannabis Clinic	Christina Garcia
24 Malbert	Perris Regional Compassionate Center	

Operating
In Process

Sincerely,

Kenneth Phung

February 13, 2020

Joshua D. Naggar
Dynamic Meds, Inc.
6605 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

Exhibit 1a

From: Michelle Shaw <[redacted]>
Sent: Tuesday, February 18, 2020 11:44 AM
To: 'bbarlock@industrialintegritysolutions.com' <bbarlock@industrialintegritysolutions.com>; Joshua Naggar <Joshua@jdnattorney.com>; 'rumzi@alabbasi.biz' <rumzi@alabbasi.biz>; 'abcabdulla@yahoo.com' <abcabdulla@yahoo.com>; 'rahman271@gmail.com' <rahman271@gmail.com>; 'miramamba@gmail.com' <miramamba@gmail.com>; 'kevinwolf@germania.net' <kevinwolf@germania.net>
Cc: Kenneth Phung <Kphung@cityofparis.org>
Subject: Documents for Inspection

Please see the attachment. This is not an exhaustive list, but it gives an indication of what documents should be available for review at the time of your inspection.

Thank you,

Michelle Shaw Compliance Inspector
hdlcompanies.com 714.879.5000
Powerful Solutions, Proven Results

cid:image005.png@01D44F69.D69C39B0 cid:image006.png@01D44F69.D69C39B0

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4 Attached Images

HdL Companies HdL Companies

Business Name:_____

Date: _____

DOCUMENTS FOR INSPECTION

DIAGRAMS

- ☐ Premises Diagram or Notification and Request Form (BCC-LIC-027) (if applicable)
- ☐ Security Diagram/Limited Access Area (Pursuant to BCC §5006 & MCSB §40105 Premises Diagram)

LEASE

- ☐ Valid Lease or proof of legal control of Premises
- ☐ Proof of Insurance

CONTRACTS

- ☐ Video Surveillance Contract or proof of 90 Day storage capability.
- ☐ Security Guard Contract
- ☐ Burglary Alarm Contract
- ☐ Fire Alarm Contract
- ☐ Waste Management Contract

EXAMPLES

- ☐ Example of your Exit Packaging
- ☐ Example of your Sales Receipt(s)
- ☐ Example of your Employee ID Card
- ☐ Visitors Log/Check-in Procedures

LICENSES

- ☐ Copy of State and City Licenses
- ☐ Security Guard Card(s)
- ☐ Weapons Permit (if applicable)

PRIOR DOCS

- ☐ Prior City and State Inspection Reports (if applicable)

HdL

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

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Exhibit 6

4605 Wade

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Feb 18, 2020 12:52 pm

Sal,

Please find attached the street improvement plans that are ready for submittal to the City. Also, please find attached our invoice for the work to date. Let me know if you have any questions. Thanks!

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741769 • DIR 1000016907 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, January 23, 2020 1:00 PM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: deed 4605 Wade

here you go sorry about that

Dynamic Meds invoice balance

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com
Tue, Feb 18, 2020 4:56 pm

Hello David,
Thank you very much for the completion of the improvement plans. we will review and contact you if we have any questions and/or concerns. I will contact Mr Luera now and he will get the remaining balance to you ASAP. If we are good to go forward I will contact you and we can arrange a meeting with planning dept and get these submitted for review.

On behalf of the entire Luera family, thank you for helping us with our project and getting us moving onto the next step and look forward to doing business with you on the Apex project.

Salvador L Hernandez

STREET IMPROVEMENT PLANS

4605 WADE AVENUE

DPR ##-#####, SPA#####

WADE AVENUE AND NANCE STREET

CITY OF PERRIS

GENERAL NOTES

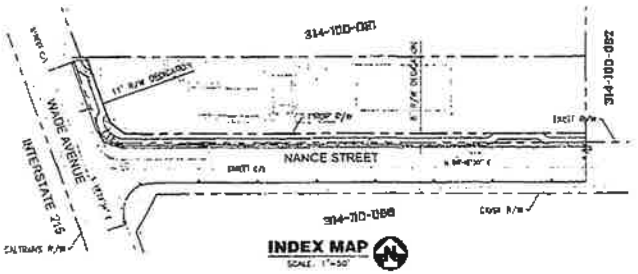
1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF PERRIS ENGINEERING DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION PHONE (951) 943-6504.
3. THE DEVELOPER WILL INSTALL STREET SIGNS CONFORMING TO COUNTY STANDARD NO. 816.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, EXCEPT ENCROACHMENT NO. 4&5 AND SUPERVISOR AMENDMENTS.
5. ALL UNDERGROUND FACILITIES WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAIN.
6. CURB DEPRESSIONS AND DRIVEWAY APPROACHES SHALL BE INSTALLED AND CONSTRUCTED PER RIVERSIDE COUNTY STANDARD NO. 207A (COMMERCIAL DRIVEWAY)
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE, AND WARNING SIGNS WITHIN THE LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. NON-MAINTENANCE SHALL RESULT IN JOB SITE SHUTDOWN.
8. ALL STREET SECTIONS ARE MINIMUM ASSUMING SOIL TESTS MAY BE TAKEN BY A SOILS ENGINEERING COMPANY AFTER ROUGH GRADING TO CONFIRM THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PRINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLONS PER SQUARE YARD, RESPECTIVELY. ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
10. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RIVERSIDE COUNTY STANDARD LS-1 AND LED MODIFICATIONS AND AS APPROVED BY THE CITY ENGINEER.
11. AS DETERMINED BY THE CITY ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE AND WILL BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSUMED TRAFFIC INDEX.
12. LANDSCAPING PER SEPARATE PLAN.
13. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SHOWING THESE IMPROVEMENTS PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY.
14. (a) CONSTRUCTION PROJECT DISTURBING MORE THAN ONE (1) ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
(b) PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WDID NUMBER.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE CITY ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
16. EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, SHARED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AS DIRECTED BY THE CITY ENGINEER. STORM DRAINAGE VIDEO SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO PAVEMENT CAPPING.
17. DUST CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO 7:00AM TO 6:00PM MONDAY TO FRIDAY. CONTRACTOR SHALL SUBMIT A WORK REQUEST 24 HOURS IN ADVANCE TO THE CITY ENGINEER FOR REVIEW AND APPROVAL OF ANY SCHEDULED WORK ON WEEKENDS AND HOLIDAYS. OVERTIME INSPECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. EXTENT OF REPAIR TO THE EXISTING ROADWAY PAVEMENT AND STRUCTURES, SUCH AS G.I.S. COVERING AND OVERLAY, SHALL BE DIRECTED BY THE CITY ENGINEER BASED ON THE DAMAGE RESULTING FROM THE CONSTRUCTION OPERATIONS.
20. HAUL ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF DIRT REMOVAL/EXPORT.
21. ALL WORK SHALL CONFORM TO THE "SILVERBOOK PLANS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", LATEST EDITION (INCLUDING THE LATEST SUPPLEMENTAL AMENDMENTS THERETO), THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION (INCLUDING THE LATEST SUPPLEMENTAL AMENDMENTS THERETO), THE CALIFORNIA BUILDING CODE (CBC 2019), AND THE CITY OF PERRIS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
22. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24; THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24; THE 2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24; THE 2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24; THE 2019 CALIFORNIA REFERENCE STANDARD CODE PART 12, TITLE 24; AND THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ANY OTHER APPLICABLE CODES AND ORDINANCES NOT SPECIFICALLY LISTED.
23. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL CONFORMING CODES AND ORDINANCES.
24. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES
25. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES
26. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND VARIFY SITES.
27. PRICE AUTHORIZATION OF ENCROACHANCES SHALL BE PRESENTED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE ENGINEER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK
28. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE UTILITIES ARE PLOTTED FROM RECORD AND FIELD DATA. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND LINES.
29. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS OR CONNECTION WITH EXECUTION OF WORK.
30. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES ONE CALL LOCATION AND/OR IDENTIFICATION MARKER BE PLACED BEFORE THE EXCAVATION MARKET WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT (SOUTH REGION) TOLL FREE AT 1-800-227-2600. TWO WORKING DAYS BEFORE YOU DIG
31. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
32. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL + INCLUDING THOSE FURNISHED BY SUBCONTRACTORS
33. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING.
34. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE PHRASE IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION, NOTIFY THE SOILS ENGINEER FOR INSPECTIONS PRIOR TO CONTINUING WORK.
35. SOILS REPORT WITH LABORATORY TESTS OF THE "R" VALUE AND SOILS ENGINEER'S STREET STRUCTURAL SECTION RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT.

GENERAL NOTES (continued)

33. SOILS REPORT WITH LABORATORY RESULTS OF THE "R" VALUE AND SOILS ENGINEER'S STREET STRUCTURAL SECTION RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT.
34. EXCAVATION OPERATIONS SHALL STRICTLY COMPLY WITH ALL EXCAVATION REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
35. ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
36. STREET MAY BE ORDERED TO HAVE A SEAL COAT APPLIED AT THE OPTION OF THE CITY ENGINEER OR APPOINTED REPRESENTATIVE. THE TYPE OF SEAL COAT IS TO BE DETERMINED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
37. BENCHMARK EXISTING ROADWAY, AS DIRECTED BY THE CITY ENGINEER, OR APPOINTED REPRESENTATIVE, DUE TO UTILITY INSTALLATIONS AND CONSTRUCTION DAMAGE
38. EXISTING STRIPING SHALL BE REMOVED AND REPLACED AS NECESSARY. NEW STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRIPING PLAN APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
39. CURB INSTALLATIONS AT LESS THAN D50 PERCENT SHALL HAVE CONSTRUCTION STAKES SET AT 12'-1/2 FT. MAXIMUM INTERVALS AND ALL CURB FORMS SHALL BE CHECKED FOR GRADE COMPLIANCE PRIOR TO CONCRETE POUR. MAXIMUM DEVIATION FROM DESIGN PROFILE GRADE AT ANY LOCATION SHALL BE 0.01 FT.
40. ASPHALT CONCRETE PAVEMENT SECTIONS ON NEW STREETS GREATER THAN 3 IN. THICK SHALL BE PLACED IN A MINIMUM OF TWO LIFTS WITH THE LAST LIFT BEING DELAYED UNTIL 85% OF ALL DEVELOPER CONSTRUCTION HAS BEEN COMPLETED.
41. THE FINAL PAVEMENT OR SURFACE LAYER OF ASPHALTIC CONCRETE ROADWAY PAVEMENT SHALL NOT BE PLACED UNTIL ALL UTILITIES AND UTILITY SERVICES WITHIN THE ROADWAY HAVE BEEN INSTALLED, COMPACTED, TESTED, AND ACCEPTED BY THE CITY. ALL ON SITE IMPROVEMENTS INCLUDING ALL GRADING HAVE BEEN COMPLETED AND ALL UNACCEPTABLE PAVEMENT AND ROADWAY IMPROVEMENTS ARE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY
42. PRIOR TO ROADWAY CONSTRUCTION, SURVEY MONUMENTS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR RESET POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE PROJECT.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

1. ALL AVAILABLE RECORDS FROM THE OWNER AND UTILITY COMPANIES HAVE BEEN INVESTIGATED AND ALL KNOWN UTILITY CONDUITS AND SUBSTRUCTURES ARE SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITY CONDUITS AND SUBSTRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS BY "POT HOLING" PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FINAL EXPENSE OF REPAIR AND/OR REPLACEMENT OF SAID UTILITY CONDUITS AND SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE LIMITS OF THIS PROJECT. CONTRACTOR TO POT HOLE AND VERIFY EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITY CROSSING PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE PROJECT DRAWINGS. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN BY THE CONTRACTOR.
2. EXISTING UTILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES NOT COVERED BY THESE PLANS SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF THE RESPECTIVE UTILITY OWNERS AT THE EXPENSE OF THE DEVELOPER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL OF ANY, LASTING SURVEY MONUMENTS.
4. THE CONTRACTOR SHALL POSSESS A VALID STATE CONTRACTOR'S LICENSE AND SHALL BE REQUIRED TO POSSESS A VALID CITY BUSINESS LICENSE WHILE PERFORMING WORK ON THIS PROJECT
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR(S) AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
7. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND/OR THE ENGINEER OF RECORD.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION.
9. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS



VICINITY MAP

SHEET INDEX

TITLE SHEET	1
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PLAN AND PROFILE	3
CROSS SECTIONS	4
DETAIL SHEET	5
DETAIL SHEET	6

OWNER

OVERNICE FUNDING, LLC
PO BOX 7249
MORENO VALLEY, CA 92552
PHONE: 951.733.7206
CONTACT: SAL HERNANDEZ

CONSTRUCTION NOTES AND QUANTITIES

1	SAWCUT EXISTING PAVEMENT	535 LF
2	REMOVE AND DISPOSE OF EXISTING AC PAVEMENT	6,595 SF
3	REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT	495 SF
4	REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE	480 SF
5	REMOVE AND DISPOSE OF EXISTING TREE	12 EA
6	REMOVE AND RELOCATE EXISTING POWER POLE, GUY WIRES, AND ASSOCIATED ANES (BY OTHERS)	4 EA
7	REMOVE AND RELOCATE EXISTING MAILBOX TO BEHIND NEW CURB ADJACENT SIDEWALK	1 EA
8	REMOVE AND RELOCATE EXISTING UTILITY BOXES TO BEHIND NEW CURB ADJACENT SIDEWALK	2 EA
9	REMOVE AND RELOCATE EXISTING BUSINESS SIGN	1 EA
10	REMOVE AND RELOCATE EXISTING STOP SIGN	1 EA
1	CONSTRUCT 0.25' THICK AC PAVEMENT (PG 61-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE	12,515 SF
2	CONSTRUCT 0.30' THICK AC PAVEMENT (PG 76-PG 61-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE	2,790 SF
3	GRIND AND OVERLAY 0.125' THICK AC PAVEMENT (PG 76-PG 61-10 PER SSPWC)	2,625 SF
4	CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 (TYPE A-6). JOINTS PER COUNTY OF RIVERSIDE STD NO. 2B5	370 LF
5	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD NO. 207A (SIDEWALK CURB ADJACENT)	2 EA
6	CONSTRUCT 4" THICK PCC SIDEWALK PER COUNTY OF RIVERSIDE STD NO. 400 AND CITY/COUNTY OF RIVERSIDE STD NO. 401	2,830 SF
7	CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STD NO. 403, CASE D	2 EA
8	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816	1 EA
9	INSTALL LED STREET LIGHT PER COUNTY OF RIVERSIDE STD NO. 1000 AND CITY OF PERRIS STD LS-3	1 EA
10	INSTALL RELOCATED SIGN PER CALIFORNIA MUTCD FIGURE 2A-3 (MINOR CROSSROAD)	1 EA
11	INSTALL CENTERLINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-101(CA), DETAIL 2	245 LF
12	INSTALL PAINT EDGE LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-106(CA), DETAIL 27B	570 LF
13	INSTALL "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3B-13(CA)	1 EA
14	INSTALL 12" WIDE LIMIT LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD SECTION 3B.16	12 LF

QUANTITIES ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR TO VERIFY AND FIELD CHECK QUANTITIES. ENGINEER MAKES NO WARRANTIES TO THE ACCURACY OF SAID QUANTITIES

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF N89°41'38"E ALONG THE CENTERLINE OF ALEXANDER AVENUE AS ESTABLISHED PER RECORD OF SURVEY 103/39-40, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SURVEYOR'S NOTE

THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF ESTABLISHING MAPPING METHOD THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE RECORD EASEMENTS AND SENIORITY OF DEEDS

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN

LEGEND

COMM	EXISTING COMMUNICATIONS LINE
EP	EXISTING IRRIGATION
OE	EXISTING ELECTRICAL
GAS	EXISTING GAS
SAN	EXISTING SANITARY SEWER
SD	EXISTING STORM DRAIN
W	EXISTING STREET LIGHT POWER LINE
W	EXISTING WATER
WM	EXISTING WATERMAIN (TYP)
	EXISTING CHAIN LINK FENCE
	EXISTING PALISADE
TOP	EXISTING TOP/TOE OF SLOPE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CONCRETE PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
PL	PLANTING
FS	PROPOSED SURFACE
CB	CATCH BASIN
HP	HIGH POINT
PAVER	PAVER
LP	LOW POINT
NAP	NOT A PART
PIP	PROPOSED IN PLACE
R	RADIUS
TOW	TOP OF CLEANOUT
TC	TOP OF CURB
TG	TOP OF GRADE
TW	TOP OF WALL

PROPOSED AC PAVEMENT

PROPOSED PCC PAVEMENT

CRACK AND OVERLAY

SSPWC — STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

MUTCD — MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

DIGALERT — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG "CBRE 911 8" IN PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS

ELEVATION: 1388.13

MARK	BY	DATE	REVISIONS	APPR	DATE

ENGINEER

CITY OF PERRIS
APPROVED BY:

CITY ENGINEER — DATE

SEAL — No. 73701 — Exp. 06/30/2020

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering - Land Surveying - OSHPD/SP Consultant Services
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CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
TITLE SHEET

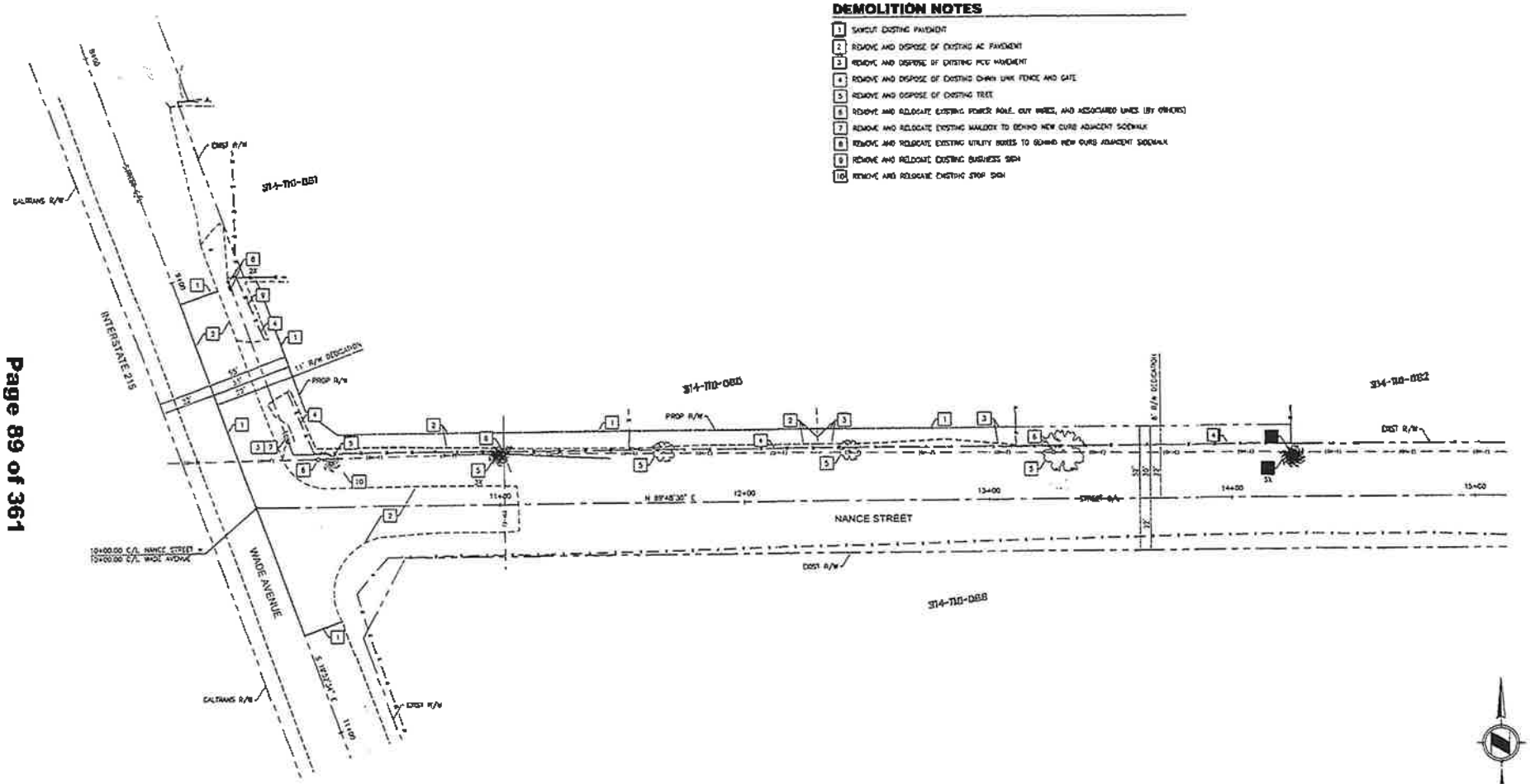
SHEET NO 1 OF 6 SHEETS

FOR XXXXX — W.O. XXXXX — PERRIS FILE No. PR-4605

-PLAN CHECK ONLY-

DEMOLITION NOTES

1. SAWCUT EXISTING PAVEMENT
2. REMOVE AND DISPOSE OF EXISTING AC PAVEMENT
3. REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE
5. REMOVE AND DISPOSE OF EXISTING TREE
6. REMOVE AND RELOCATE EXISTING POWER POLE, GUY WIRES, AND ASSOCIATED LINES (BY OTHERS)
7. REMOVE AND RELOCATE EXISTING MAILBOX TO BEHIND NEW CURB ADJACENT SIDEWALK
8. REMOVE AND RELOCATE EXISTING UTILITY BOXES TO BEHIND NEW CURB ADJACENT SIDEWALK
9. REMOVE AND RELOCATE EXISTING BUSINESS SIGN
10. REMOVE AND RELOCATE EXISTING STOP SIGN



DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — 811 TOLL FREE A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LS6690 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEARWOOD AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1368.33

MARK	BY	DATE	REVISIONS	APPR	DATE
				N/A	

CITY OF PERRIS
APPROVED BY:

CITY ENGINEER — DATE

SEAL

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering · Land Surveying · QSD/QSP Environmental Services
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Corona, CA 92882
www.davidbeckwithandassociates.com
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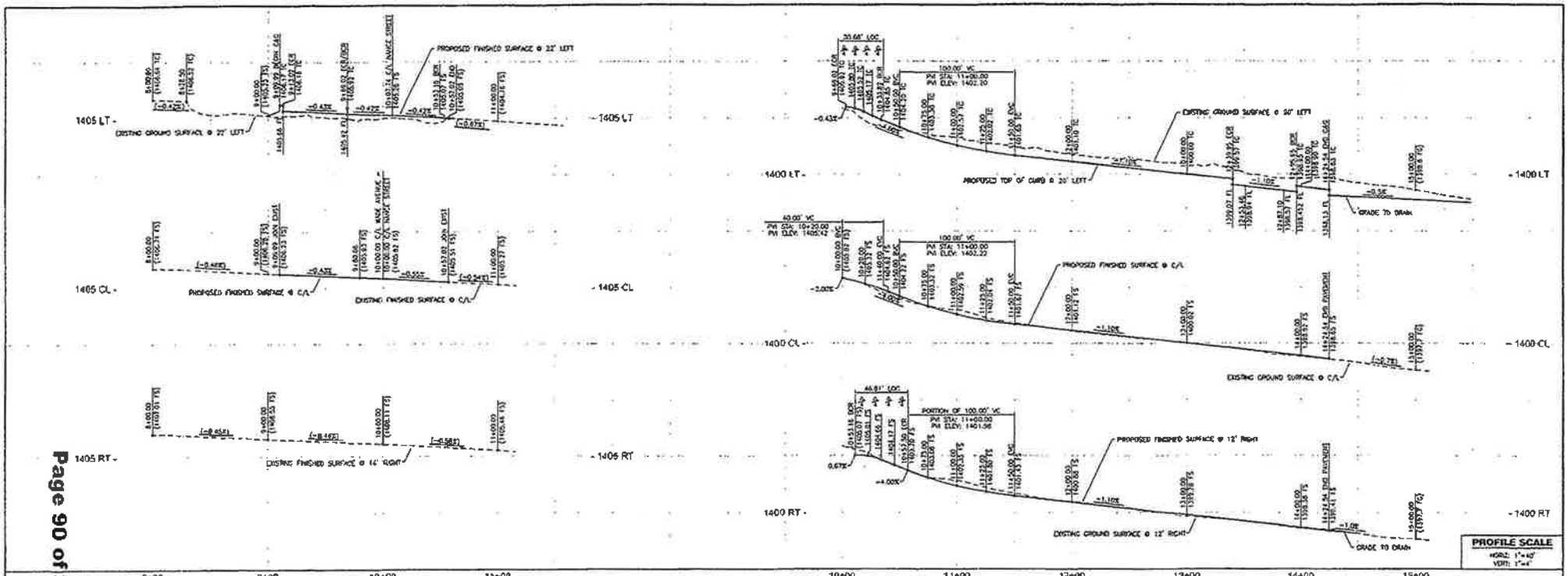
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE
WADE AVENUE & NANCE STREET
DEMOLITION PLAN

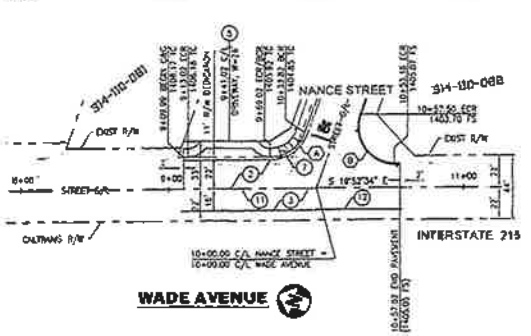
SHEET No. 2 OF 8 SHEETS

FOR XXXXX | W.O. XXXXX | PERRIS FILE No. PM-825

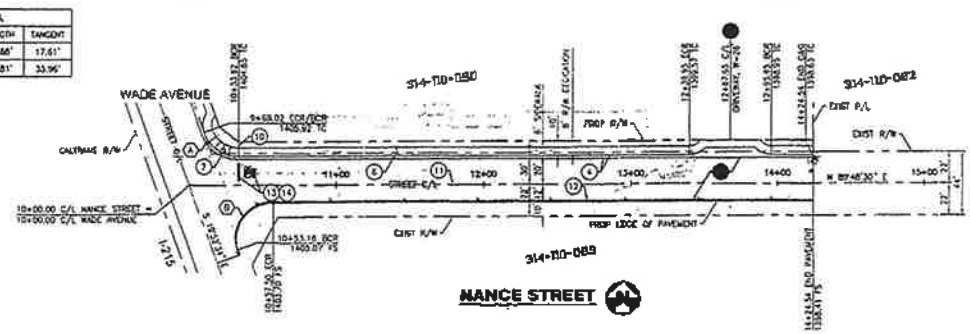
-PLAN CHECK ONLY-



PROFILE SCALE
HORIZ: 1"=40'
VERT: 1"=4'



CURVE DATA				
ID	DELTA	RADIUS	LENGTH	TANGENT
(A)	70°16'36"	25.00'	30.66'	17.61'
(B)	107°15'59"	35.00'	48.91'	33.96'



CONSTRUCTION NOTES

1. CONSTRUCT 0.25' THICK AC PAVEMENT (D2-PG 61-10 PER SSPWC) OVER 0.30' CLASS 2 AGGREGATE BASE
2. CONSTRUCT 0.35' THICK AC PAVEMENT (D2-PG 61-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE
3. GRIND AND OVERLAY 0.125' THICK AC PAVEMENT (D2-PG 61-10 PER SSPWC)
4. CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 (TYPE A-6), JOINTS PER COUNTY OF RIVERSIDE STD NO. 205
5. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD NO. 207A (SIDEWALK CURB ADJACENT)
6. CONSTRUCT 4" THICK PCC SIDEWALK PER COUNTY OF RIVERSIDE STD NO. 400 AND COUNTY OF RIVERSIDE STD NO. 404
7. CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STD NO. 403, CASE B
8. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816
9. INSTALL LED STREET LIGHT PER COUNTY OF RIVERSIDE STD NO. 1000 AND CITY OF PERRIS STD LS-3
10. INSTALL RELOCATED STOP SIGN (R1-1) PER CALIFORNIA MUTCD FIGURE 2A-3 (MINOR CROSSROAD)
11. INSTALL CENTERLINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-101(CA), DETAIL 2
12. INSTALL RIGHT EDGE LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-103(CA), DETAIL 27B
13. INSTALL "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3B-23(CA)
14. INSTALL 12" WIDE LIMIT LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD SECTION 3B.16

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG LS5886 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEARWATER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1328.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				ULPA	

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

SEAL

PREPARED BY
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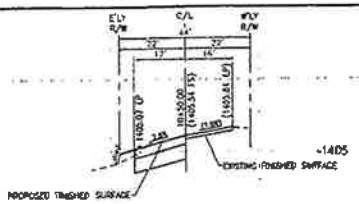
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
PLAN AND PROFILE

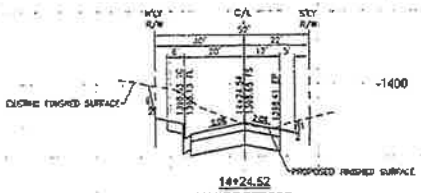
SHEET No. 3 OF 6 SHEETS

FOR XXXXX | W.O. XXXXX | PERRIS FILE No. PR-606

-PLAN CHECK ONLY-



10+50
WADE AVENUE



14+24.52
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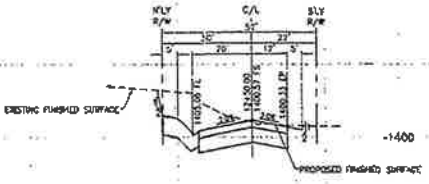

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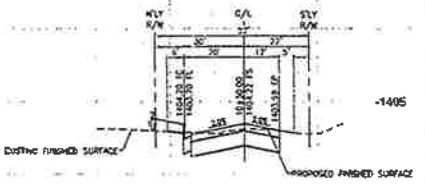
NANCE STREET



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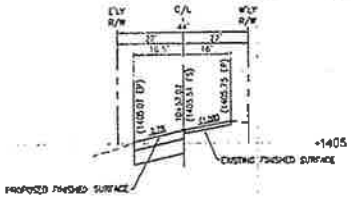
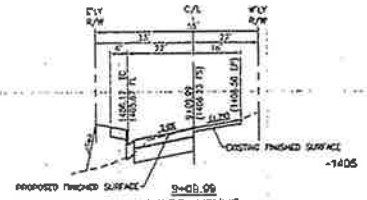
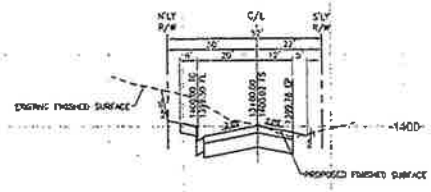


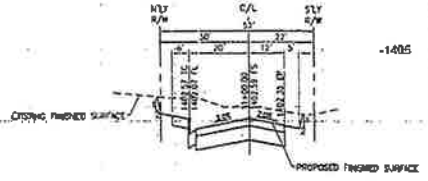
10+97.02
WADE AVENUE



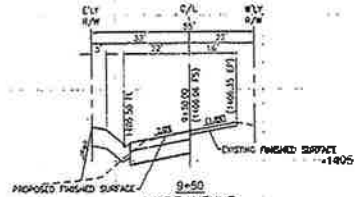
9+08.96
WADE AVENUE



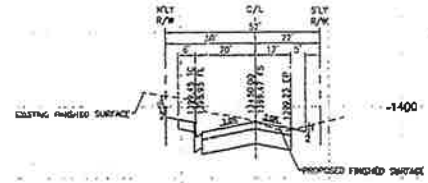
13+00
NANCE STREET



11+00
NANCE STREET



9+50
WADE AVENUE



13+50
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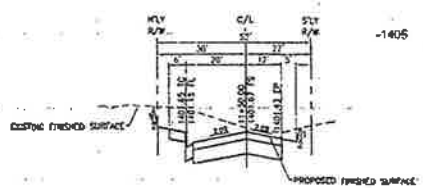
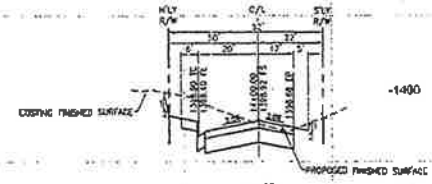
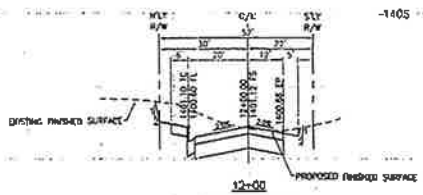


11+50
NANCE STREET

10+00
WADE AVENUE



14+00
NANCE STREET



12+00
NANCE STREET

PROFILE SCALE
HORIZ: 1"=20'
VERT: 1"=2'

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — CALL TOLL FREE 811 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG L5880 FLUSH IN HOT PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEARDY AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1386.33

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER _____ DATE _____

SEAL

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
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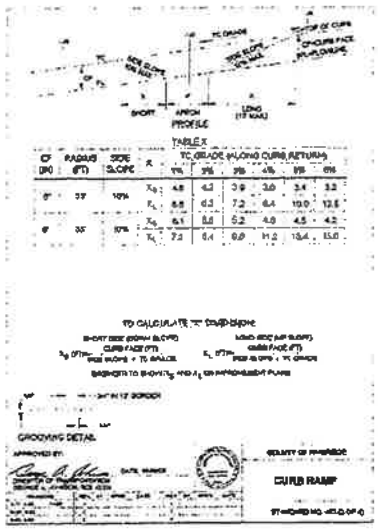
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
CROSS SECTIONS

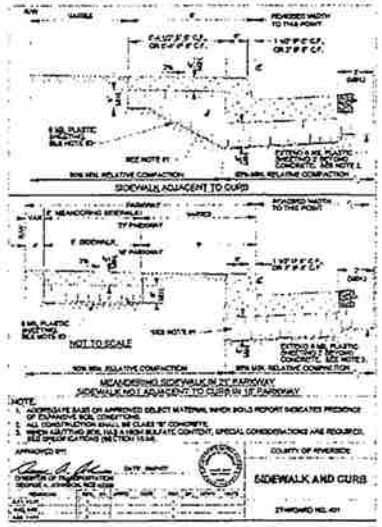
SHEET No. 4 OF _S_ SHEETS

FOR XXXXX | W.O. XXXXX | PERRIS FILE No. PB-025

-PLAN CHECK ONLY-



COUNTY OF RIVERSIDE STD NO. 403
NOT TO SCALE



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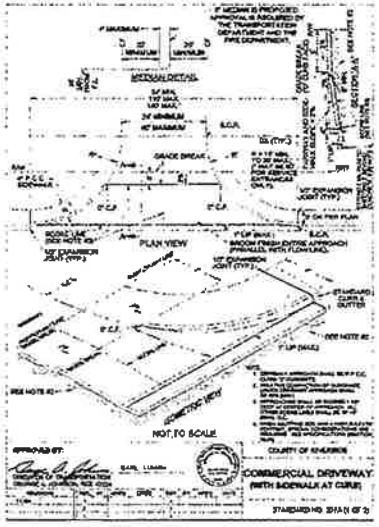

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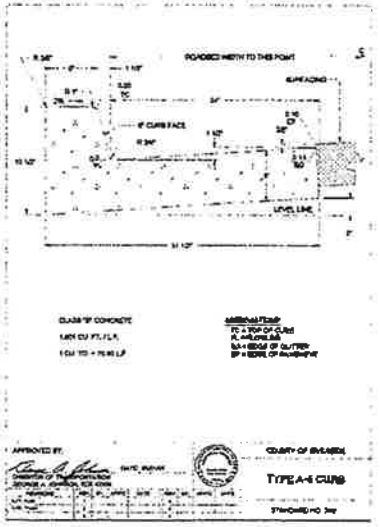

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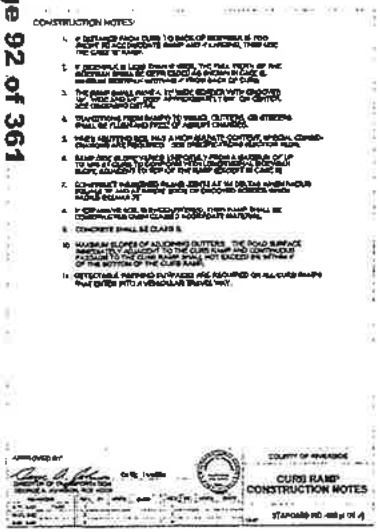

COUNTY OF RIVERSIDE STD NO. 403
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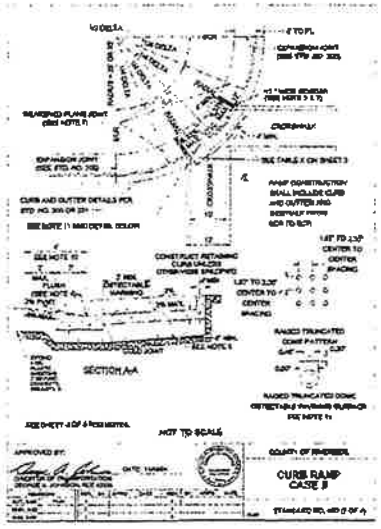

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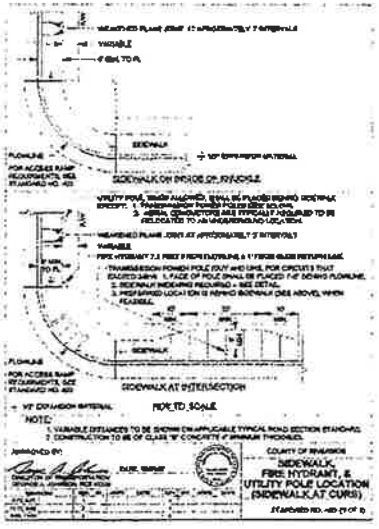

COUNTY OF RIVERSIDE STD NO. 400
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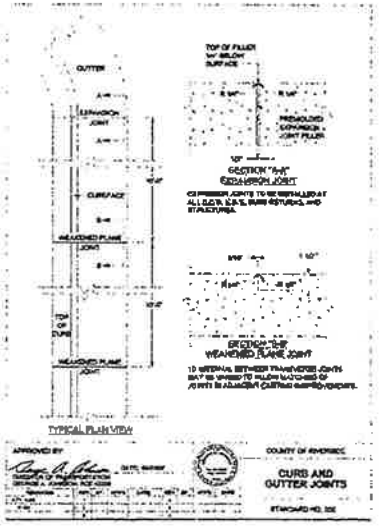

COUNTY OF RIVERSIDE STD NO. 205
NOT TO SCALE

Page 92 of 361

DIGALERT
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
811
TOLL FREE
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG LEGEND FLUSH IN ASPHALT PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
			ENGINEER		MAPA

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

SEAL

PREPARED BY
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Civil & Structural Engineering - Land Surveying - GIS/GPS Environmental Services
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CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE
WADE AVENUE & NANCE STREET
DETAIL SHEET

SHEET NO. 5 OF 6 SHEETS

FOR	W.O.	PERMIT FILE No.
XXXXX	XXXXX	PR-XXXX

-PLAN CHECK ONLY-

CA MUTCD FIGURE 3B-23(CA)

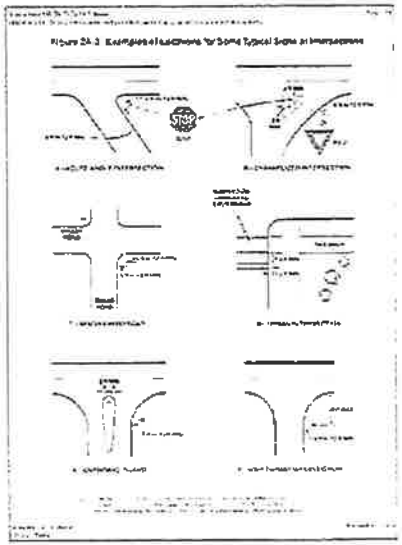
NOT TO SCALE

L

CA MUTCD FIGURE 3A-106(CA), DETAIL 27B

NOT TO SCALE

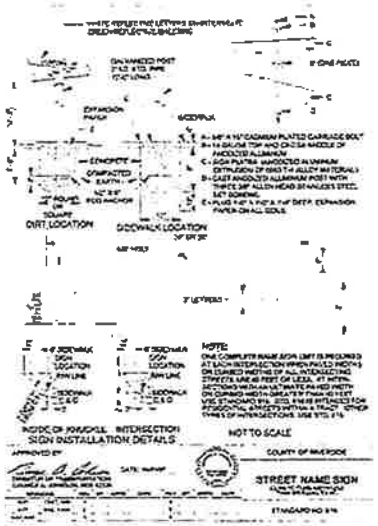
K



CA MUTCD FIGURE 2A-3 (MINOR CROSSROAD)

NOT TO SCALE

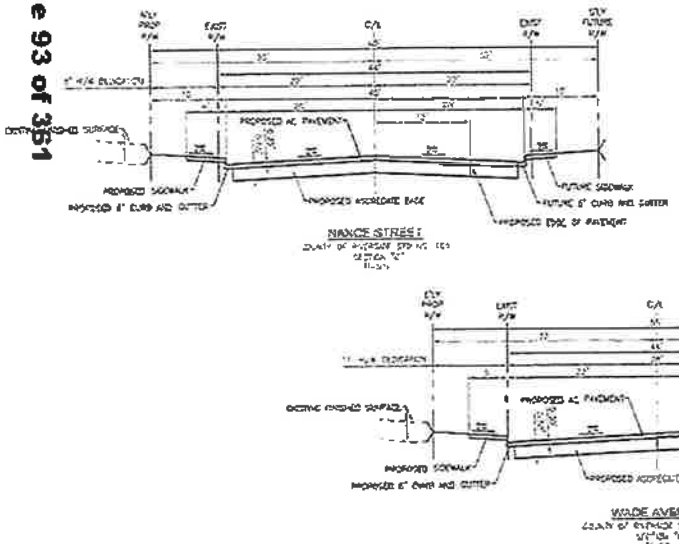
I



COUNTY OF RIVERSIDE STD NO. 816

NOT TO SCALE

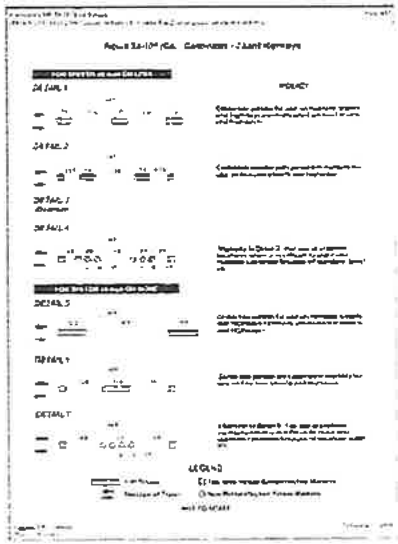
G



STREET TYPICAL SECTIONS

NOT TO SCALE

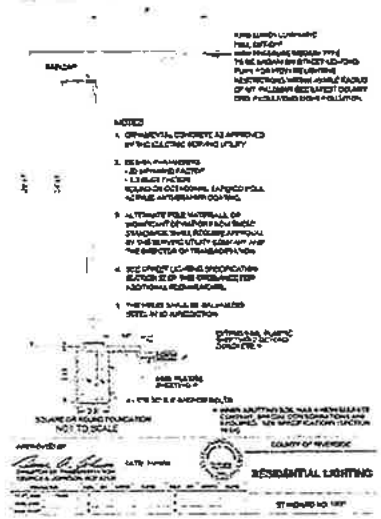
M



CA MUTCD FIGURE 3A-101(CA), DETAIL 2

NOT TO SCALE

J



COUNTY OF RIVERSIDE STD NO. 1000

NOT TO SCALE

N

DIGALERT

811 BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LS8850 FLUSH IN POC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1344.33

MARK	QTY	DATE	REVISIONS	APPR	DATE
ENGINEER					

CITY OF PERRIS

APPROVED BY:

CITY ENGINEER — DATE

SEAL

PREPARED BY

DAVID BECKWITH AND ASSOCIATES INC

Civil & Structural Engineering - Land Surveying - CEQA/EIR Environmental Services

CITY OF PERRIS

STREET IMPROVEMENT PLANS

AND WIDE MEDIAN

WADE AVENUE & NANCE STREET

DETAIL SHEET

SHEET No. 6 OF 8 SHEETS

FOR: XXXXX | W.O. XXXXX | PERMIT FILE No. PM-XXX

-PLAN CHECK ONLY-

application request

From: Alfredo Garcia <afgarcia@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Date: Thu, Feb 20, 2020 11:24 am

Sal,
I have placed a request to out consultant for a copy of the application form. Once I received the file, I will forward it to you.

Should you need anything else please let me know.

Thank you and have a great day.

Alfredo Garcia
Associate 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/

Dispensary application No. 17-05171 (City of Perris)

From: Alfredo Garcia <algarcia@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Date: Thu, Feb 20, 2020 2:07 pm

Sal,
Attached is the application for the dispensary.

Should you need additional assistance please let me know.

Thank you

Alfredo Garcia
Associate 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/

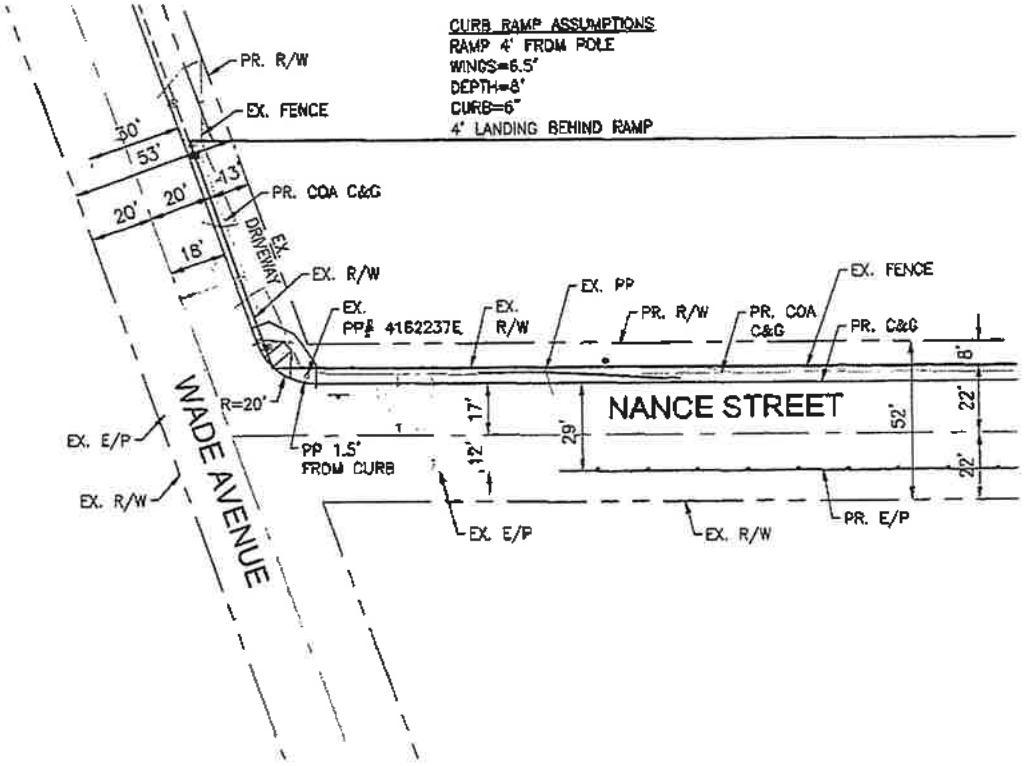
From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Friday, February 21, 2020 10:17 AM
To: Kenneth Phung <Kphung@cityofperris.org>
Subject: public improvement MMD 17-05171

Hello Kenneth,

My name is Salvador Hernandez I'm a consultant for Dynamic Meds, we had WEBB and Associates as our Engineering firm for the public improvements prints but we decided to go with another well known firm. They are coming to a completion of the design, we just wanted to talk with you and make sure we are on the right path of the curb placement on the corner of Wade and Nance do to the power pole location, Both Edison and Tri Lakes came to the agreement that the pole will stay. Please review and let us know if this is going in the right direction so we can get the rest of it completed and submitted by Monday 24th.

Thank you for your time. Salvador L. Hernandez

STREET IMPROVEMENT EXHIBIT
WADE AVENUE AND NANCE STREET
CITY OF PERRIS, CALIFORNIA



RE: public improvement MMD 17-05171

From: Kenneth Phung <Kphung@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Fri, Feb 21, 2020 10:20 am

HI Salvador,

These comments are engineering-related, so I'm going to defer to them.

Kenneth

canceled compliance meeting

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: Kphung@cityofperris.org <Kphung@cityofperris.org>
D Thu, Feb 27, 2020 3:13 pm

Hello Kenneth,
This is Sal Hernandez consultant with Dynamic Meds, Sorry we never received notification of the cancellation for the scheduled meeting with the City and HDL. If you could please let us know who the notice was sent to and the reason for cancellation it would be much appreciated.

Thank you for your time. Salvador L Hernandez

Re: canceled compliance meeting

From: Kenneth Phung <Kphung@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Thu, Feb 27, 2020 8:18 pm

I will need to look at my record for who the notice was sent for the compliance audit.

The audit was postponed as several dispensaries requested delay of the audit due to the tax season, and wanted more notice of upcoming compliance and financial audit. There was a meeting about two weeks ago with many of the dispensaries requesting delay of the audit with two of Council members present, and staff honored the request.

Sent from my iPhone

On Feb 27, 2020, at 3:13 PM, Blackstarcorp2 <blackstarcorp2@aol.com> wrote:

Hello Kenneth,
This is Sal Hernandez consultant with Dynamic Meds. Sorry we never received notification of the cancellation for the scheduled meeting with the City and HDL. If you could please let us know who the notice was sent to and the reason for cancellation it would be much appreciated.

Thank you for your time. Salvador L Hernandez

---------- Forwarded message ---------
From: Ana Jacquez <AJacquez@cityofperris.org>
Date: Mon, Mar 9, 2020, 6:07 PM
Subject: CITY OF PERRIS BUSINESS LICENSE
To: luraenterprises@gmail.com <luraenterprises@gmail.com>
Cc: Arvie Dagatan <ADagatan@cityofperris.org>, Perris@hdlgov.com <Perris@hdlgov.com>

Good evening,
The City of Perris has partnered with HdL to process all Business License. Below you will find a list of required documents that can be either mailed or emailed in order to obtain a business license.

1. Business license application
2. Fee (Unknown, until the Occupancy Type is set.)
3. Certificate of Occupancy (Please contact Developmental Services at 951-943-6504 to get further information regarding the COO.)
4. Federal EIN (IRS letter, you may contact them directly at 1-866-625-4933
5. Seller's Permit.
6. Articles of Incorporation/Organization of LLC
7. Fictitious Business Name, if name differs than Articles of Incorp.
8. Lease Agreement, or Grant Deed.
9. Department of Consumer Affairs- Bureau of Cannabis Control license

If you have any additional questions, please do not hesitate to ask.
Best Regards,

Ana Jacquez
Accounting Specialist
Description: Description: city_of_perris_seal (2)

City of Perris
Finance Department
101 N. "D" Street
Perris, CA 92570
Phn: (951) 943-4610

Office Hours: Mon-Fri 8am - 6pm

Email: AJacquez@cityofperris.org

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2 Attached Images

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

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Stuart McKibbin conformation

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sandy.chandler@webbassociates.com
: Fri, Mar 13, 2020 10:58 am

Hello Sandy,
I did find the document in your proposal Exhibit "A" about Stuart McKibbin accepting the change on those street dimensions. You said you have his signature as confirmation?
Please let me know if you can locate that.

Thank you so much for your assistance in this matter,
Salvador Luis Hernandez,
& Luera Family

4605 Wade Ave revisions

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kphung@cityofperris.org <kphung@cityofperris.org>
Cc: dminc.perris@gmail.com <dminc.perris@gmail.com>; LBynum@RealPropertyAttorney.Net <LBynum@RealPropertyAttorney.Net>; nperez@cityofperris.org <nperez@cityofperris.org>; ajacquez@cityofperris.org <ajacquez@cityofperris.org>
Date: Fri, Mar 27, 2020 4:36 pm

Hello Mr. Phung,
My name is Salvador Hernandez I'm 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

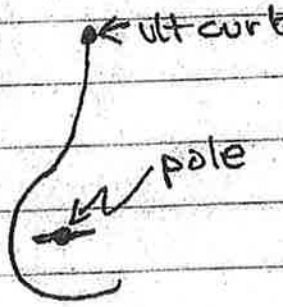
1 Attached Images

PLN 17-05171, minor mod 18-05038

Meeting w/ Delisa and Sandy C. SEM+Kibbon
Date: Sept 9, 2019

Request to not move poles to a construct streets

Decision: Poles will not be req'd to be relocated. on Wade will transition from ult curb to curb return.



And on Nance will shift paving south 3ft. 3ft will provide 32-feet pavement for entire frontage. No transition to the dirt road.

This is acceptable, however the tradeoff is that the City will be 3-ft short of r/w for Nance on southside. To the parkway will only be 1-ft on the southside.

Also means 3 more feet of "landscaping" on the northside.

---------- 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 10

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>; Llynum@realpropertyattorney.net <llynum@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 I'm 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 RAW. 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
>
> <20200 I-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>

PUB_IMP_PLN17-05171,MIN_MOD-18-05038

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: stuart@trilakeconsultants.com <stuart@trilakeconsultants.com>
Cc: LBynum@RealPropertyAttorney.Net <LBynum@RealPropertyAttorney.Net>; dminc.perris@gmail.com <dminc.perris@gmail.com>
Date: Wed, Apr 1, 2020 1:46 pm

Hello Stuart,
Here are the public improvements for PLN17-05171, MIN MOD 18-05038. If you have any further questions or concerns please feel free to contact me at (951) 733-7226
Thank you Sir and stay safe.

Salvador L Hernandez

STREET IMPROVEMENT PLANS

4605 WADE AVENUE

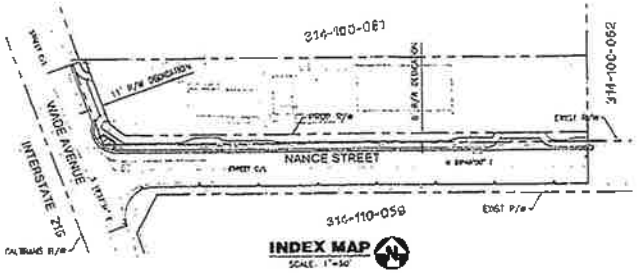
DPR ##-#####, SPA#####

WADE AVENUE AND NANCE STREET

CITY OF PERRIS

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF PERRIS ENGINEERING DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ASSOCIATED WITH THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES, PERMITEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE (951) 943-6504.
3. THE DEVELOPER WILL INSTALL STREET SIGNS CONFORMING TO COUNTY STANDARD NO. 858.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
5. ALL UNDERGROUND FACILITIES WITH LATERALS, STUBS, OR IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, SEWER, WATER, ELECTRIC, GAS, STORM DRAIN.
6. CURB DEPRESSIONS AND DRIVEWAY APPROACHES SHALL BE INSTALLED AND CONSTRUCTED PER RIVERSIDE COUNTY STANDARD NO. 207A (COMMERCIAL DRIVEWAY)
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION REGULATORY DEVICE, AND WARNING SIGNS WITHIN THE LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. NON-MAINTENANCE SHALL RESULT IN JOB SITE SHUTDOWN.
8. ALL STREET SECTIONS ARE MINIMUM, ADDITIONAL 20K TESTS MAY BE TAKEN BY A SOILS ENGINEERING COMPANY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLONS PER SQUARE YARD, RESPECTIVELY. ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
10. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RIVERSIDE COUNTY STANDARD LS-3 AND LED REQUIREMENTS AND AS APPROVED BY THE CITY ENGINEER.
11. AS DETERMINED BY THE CITY ENGINEER, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND WILL BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
12. LANDSCAPING PER SEPARATE PLAN
13. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY.
14. (a) CONSTRUCTION PROJECT DISTURBING MORE THAN ONE (1) ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
(b) PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WDID NUMBER.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT LIMITS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE CITY ENGINEER OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
16. EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, CHANGED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AS DIRECTED BY THE CITY ENGINEER. STORM DRAINAGE VIDEO SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO PAVEMENT CAPPING.
17. TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO 7:00AM TO 6:00PM MONDAY TO FRIDAY. CONTRACTOR SHALL SUBMIT A WORK REQUEST 24 HOURS IN ADVANCE TO THE CITY ENGINEER FOR REVIEW AND APPROVAL OF ANY SCHEDULED WORK ON WEEKENDS AND HOLIDAYS. OVERTIME INSPECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. EXTENT OF REPAIR TO THE EXISTING ROADWAY PAVEMENT AND STRUCTURES, SUCH AS 0.15' GRINDING AND OVERLAY, SHALL BE DIRECTED BY THE CITY ENGINEER BASED ON THE DAMAGE RESULTING FROM THE CONSTRUCTION OPERATIONS.
20. HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF DIRT IMPORT/EXPORT.
21. ALL WORK SHALL CONFORM TO THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)", LATEST EDITION (INCLUDING THE LATEST SUPPLEMENTAL AMENDMENTS THEREOF), THE CALIFORNIA BUILDING CODE (CBC 2019), AND THE CITY OF PERRIS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
22. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24; THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24; THE 2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24; THE 2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24; THE 2019 CALIFORNIA REFERENCE STANDARD CODE PART 12, TITLE 24; AND THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES NOT SPECIFICALLY LISTED.
23. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
24. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTORS.
25. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES.
26. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
27. FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE BOOKMYLAR AND ULTIMATELY TRANSMITTED TO THE ENGINEER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
28. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE UTILITIES ARE PLOTTED FROM RECORD AND FIELD DATA. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND LINES.
29. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
30. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE THE "EXCAVATION PERMIT" SHALL BE VALID. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT (ROLL FREE) AT 1-800-227-2600, TWO WORKING DAYS BEFORE YOU DIG.
31. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
32. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
33. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
34. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
35. SOILS REPORT WITH LABORATORY TESTS OF THE "R" VALUE AND SOILS ENGINEER'S STREET STRUCTURAL SECTION RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT.



INDEX MAP

SCALE: 1"=50'

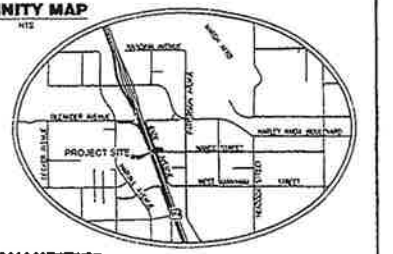
GENERAL NOTES (continued)

33. SOILS REPORT WITH LABORATORY TESTS OF THE "R" VALUE AND SOILS ENGINEER'S STREET STRUCTURAL SECTION RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT.
36. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED BY ALL LOCAL BUILDING CODES AND ORDINANCES.
37. "AS-BUILT" DRAWINGS SHALL BE REMARKED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO RELEASE FOR FINAL PAYMENT.
38. STREET MAY BE REQUIRED TO HAVE A SEAL COAT APPLIED AT THE OPTION OF THE CITY ENGINEER OR APPOINTED REPRESENTATIVE. THE TYPE OF SEAL COAT IS TO BE DETERMINED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
39. RESURFACE EXISTING ROADWAY, AS DIRECTED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE, DUE TO UTILITY INSTALLATIONS AND CONSTRUCTION DAMAGE.
40. EXISTING SIGNAGE SHALL BE REMOVED AND REPLACED AS NECESSARY. NEW SIGNAGE AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE PLAN APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
41. CURB INSTALLATIONS AT LESS THAN 0.50 PERCENT SHALL HAVE CONSTRUCTION JOINTS SET AT 12-1/2' ±. MAXIMUM INTERVALS AND ALL CURB FORMS SHALL BE CHECKED FOR GRADE COMPLIANCE PRIOR TO CONCRETE POUR. MAXIMUM DEVIATION FROM DESIGN FINISHED GRADE AT ANY LOCATION SHALL BE 0.01 FT.
42. ASPHALT CONCRETE PAVEMENT SECTIONS ON NEW STREETS GREATER THAN 3 CY THICK SHALL BE PLACED IN A MINIMUM OF TWO LIFTS WITH THE LAST LIFT BEING DELAYED UNTIL 90% OF ALL DEVELOPER CONSTRUCTION HAS BEEN COMPLETED.
43. THE FINAL PAVEMENT OR SURFACE LAYER OF ASPHALTIC CONCRETE ROADWAY PAVEMENT SHALL NOT BE PLACED UNTIL ALL UTILITIES AND UTILITY TRENCHES WITHIN THE ROADWAY HAVE BEEN INSTALLED, COMPACTED, TESTED, AND ACCEPTED BY THE CITY. ALL ON SITE IMPROVEMENTS INCLUDING ALL GRADING HAVE BEEN COMPLETED AND ALL UNACCEPTABLE PAVEMENT AND ROADWAY IMPROVEMENTS ARE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY.
44. PRIOR TO ROADWAY CONSTRUCTION, SURVEY MONUMENTS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE PROJECT.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

1. ALL AVAILABLE RECORDS FROM THE OWNER AND UTILITY COMPANIES HAVE BEEN INVESTIGATED AND ALL KNOWN UTILITY CONDUITS AND SUBSTRUCTURES ARE SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITY CONDUITS AND SUBSTRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS BY "POT HOLING" PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR AND/OR REPLACEMENT OF SAID UTILITY CONDUITS AND SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE LIMITS OF THIS PROJECT. CONTRACTOR TO POT HOLE AND VERIFY EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITY CROSSING PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE PROJECT DRAWINGS. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN BY THE CONTRACTOR.
2. EXISTING UTILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES NOT COVERED BY THESE PLANS SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF THE RESPECTIVE UTILITY OWNERS AT THE EXPENSE OF THE DEVELOPER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL, IF ANY, EXISTING SURVEY MONUMENTS.
4. THE CONTRACTOR SHALL POSSESS A VALID STATE CONTRACTOR'S LICENSE AND SHALL BE REQUIRED TO POSSESS A VALID CITY BUSINESS LICENCE WHILE PERFORMING WORK ON THIS PROJECT
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR(S) AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
7. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND/OR THE ENGINEER OF RECORD.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLANS SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION.
9. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF THESE PLANS.

VICINITY MAP



SHEET INDEX

TITLE SHEET	1
DEMOLITION PLAN	2
PLAN AND PROFILE	3-4
CROSS SECTIONS	5
DETAIL SHEET	5
DETAIL SHEET	6

OWNER

CHEROKEE PERRIS, LLC
PO BOX 2289
MORENO VALLEY, CA 92571
PHONE: 951-733-7288
CONTACT: SAL HERNANDEZ

CONSTRUCTION NOTES AND QUANTITIES

1	SAWCUT EXISTING PAVEMENT	535 LF
2	REMOVE AND DISPOSE OF EXISTING AC PAVEMENT	5,575 SF
3	REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT	485 SF
4	REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE	480 LF
5	REMOVE AND DISPOSE OF EXISTING TREE	12 EA
6	REMOVE AND RELOCATE EXISTING MAILBOX TO BEHIND NEW CURB ADJACENT SIDEWALK	1 EA
7	REMOVE AND RELOCATE EXISTING UTILITY METER TO BEHIND NEW CURB ADJACENT SIDEWALK	3 EA
8	REMOVE AND RELOCATE EXISTING BUSINESS SIGN	2 EA
9	REMOVE AND RELOCATE EXISTING STOP SIGN	1 EA
10	PROTECT IN PLACE EXISTING POWER POLE, GUY WIRES, AND ASSOCIATED LINES (NOT OTHERWISE)	4 EA
1	CONSTRUCT 0.25' THICK AC PAVEMENT (02-PG 61-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE	12,515 SF
2	CONSTRUCT 0.30' THICK AC PAVEMENT (07-PG 64-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE	2,790 SF
3	GRIND AND OVERLAY 0.15' THICK AC PAVEMENT (05-PG 67-10 PER SSPWC)	2,475 SF
4	CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 (TYPE A-6). ADJUST PER COUNTY OF RIVERSIDE STD NO. 206	330 LF
5	CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD NO 207A (SIDEWALK CURB ADJACENT)	2 EA
6	CONSTRUCT 4" THICK PCC SIDEWALK PER COUNTY OF RIVERSIDE STD NO. 400 AND COUNTY OF RIVERSIDE STD NO. 401	2,630 SF
7	CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STD NO. 403, CASE A	1 EA
8	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816	1 EA
9	INSTALL CUL STREET SIGNS PER COUNTY OF RIVERSIDE STD NO. 1000 AND CITY OF PERRIS STD 15-3	1 EA
10	INSTALL RELOCATED STOP SIGN (R1-1) PER CALIFORNIA MUTCD FIGURE 2A-3 (MINOR CROSSROAD)	1 EA
11	INSTALL CONTRASTING PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-103(CA), DETAIL 2	245 SF
12	INSTALL 8" WHITE EDGE LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-104(CA), DETAIL 27B	570 LF
13	INSTALL "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-103(CA)	1 EA
14	INSTALL 12" SIDE LANE LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD SECTION 3B.18	12 LF

QUANTITIES ARE TOP PLAN ENGINEERS PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE THEIR OWN TAKE-OFFS FOR CONSTRUCTION. ENGINEER MAKES NO WARRANTIES AS TO THE ACCURACY OF SAID QUANTITIES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF N89°59'30"E ALONG THE CENTERLINE OF OLEANDER AVENUE AS ESTABLISHED PER RECORD OF SURVEY 1/85/39-40, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SURVEYOR'S NOTE

THIS MAP IS NOT A BOUNDARY SURVEY, AND PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET FOR WITNESS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN

LEGEND

EXISTING COMMUNICATIONS LINE	FF	FINISHED FLOOR	PROPOSED AC PAVEMENT
EXISTING IRRIGATION	FG	FINISHED GROUND	PROPOSED PCC PAVEMENT
EXISTING ELECTRICAL	FL	FLOWLINE	GRIND AND OVERLAY
EXISTING GAS	FS	FINISHED SURFACE	
EXISTING STORM DRAIN	GB	GRADE BREAK	SSPWC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
EXISTING STORM DRAIN	HP	HIGH POINT	
EXISTING STREET LIGHT POWER LINE	INV	INVERT	MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
EXISTING WATER	LP	LOW POINT	
EXISTING UNKNOWN UTILITY	NAP	NOT A PART	
EXISTING CHAIN LINK FENCE	PIP	PROJECT IN PLACE	
EXISTING FLOWLINE	R	RADIUS	
EXISTING TOP/TOE OF SLOPE	RIM	TOP OF CLEANOUT	
EXISTING MAJOR CONTOUR	TC	TOP OF CURB	
EXISTING MINOR CONTOUR	TG	TOP OF GRATE	
SAWCUT EXISTING PAVEMENT	TW	TOP OF WALL	

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND BASE MAR AND SURVEYOR TAG STAMPED PLUSH IN ASC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
			ENGINEER	MUTCD	

CITY OF PERRIS
APPROVED BY:

CITY ENGINEER — DATE

SEAL

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering • Land Surveying • QSD/QSP Environmental Services
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Corona, CA 92882
www.davidbeckwithandassociates.com
(714) 349-7007 (T) (213) 270-5488 (F)

CITY OF PERRIS
STREET IMPROVEMENT PLANS
4605 WADE AVENUE
WADE AVENUE & NANCE STREET
TITLE SHEET

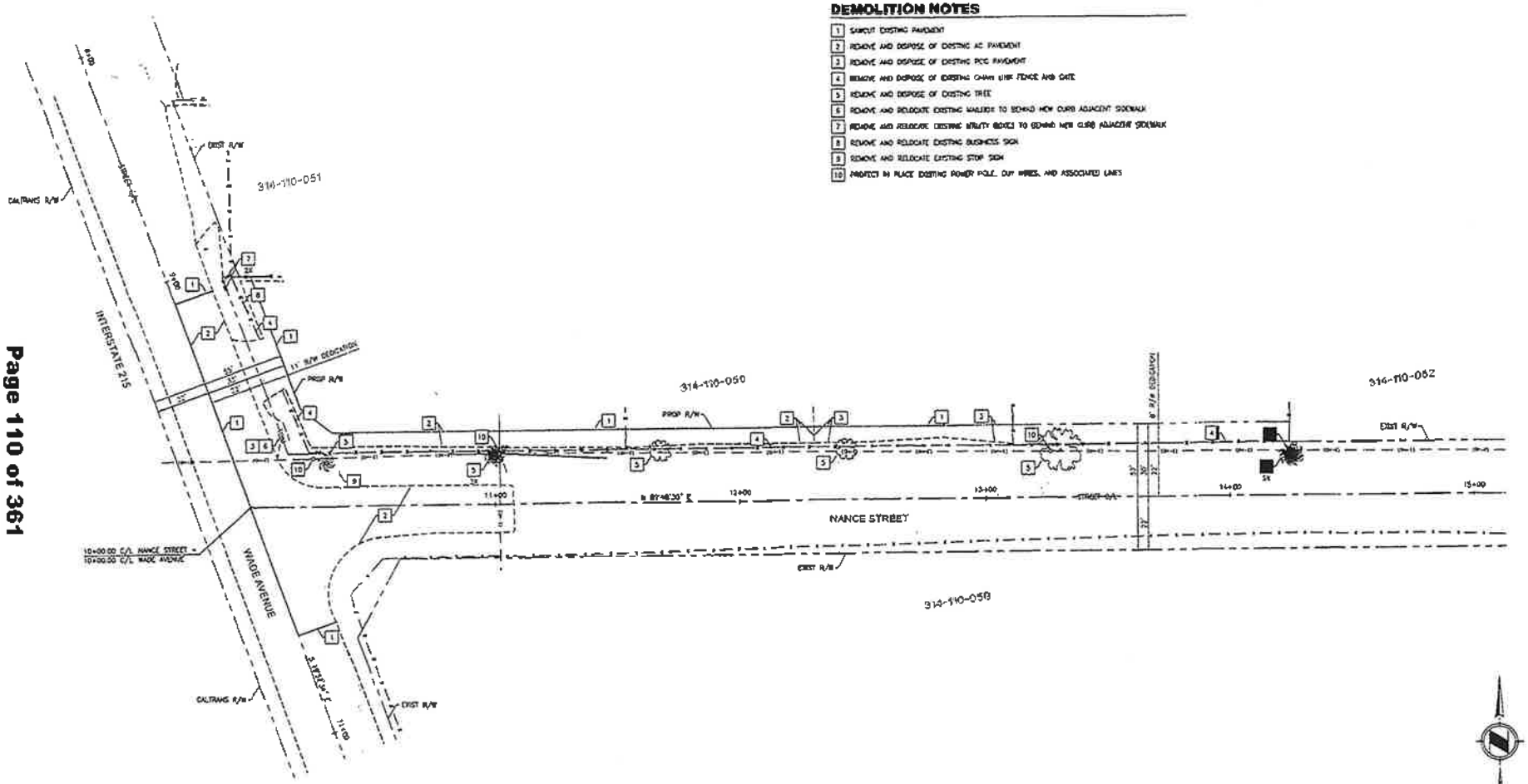
SHEET NO 1 OF 6 SHEETS

FOR XXXXX | W.O. XXXXX | PERMIT FILE NO. PP-0XX

-PLAN CHECK ONLY-

DEMOLITION NOTES

1. SAWCUT EXISTING PAVEMENT
2. REMOVE AND DISPOSE OF EXISTING AC PAVEMENT
3. REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE
5. REMOVE AND DISPOSE OF EXISTING TREE
6. REMOVE AND RELOCATE EXISTING MAILBOX TO BEHIND NEW CURB ADJACENT SIDEWALK
7. REMOVE AND RELOCATE EXISTING UTILITY BOXES TO BEHIND NEW CURB ADJACENT SIDEWALK
8. REMOVE AND RELOCATE EXISTING BUSINESS SIGN
9. REMOVE AND RELOCATE EXISTING STOP SIGN
10. PROTECT IN PLACE EXISTING POWER POLE, GUY WIRES, AND ASSOCIATED LANES



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DIGALERT
DIAL BEFORE YOU DIG — 811 — END WORKING DAYS BEFORE YOU DIG
TOLL FREE
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG LS2260 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1389.53

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				MJPA	

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

SEAL
No. 73761
Exp. 09/30/21

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
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Corona, CA 92882
www.davidbeckwithandassociates.com
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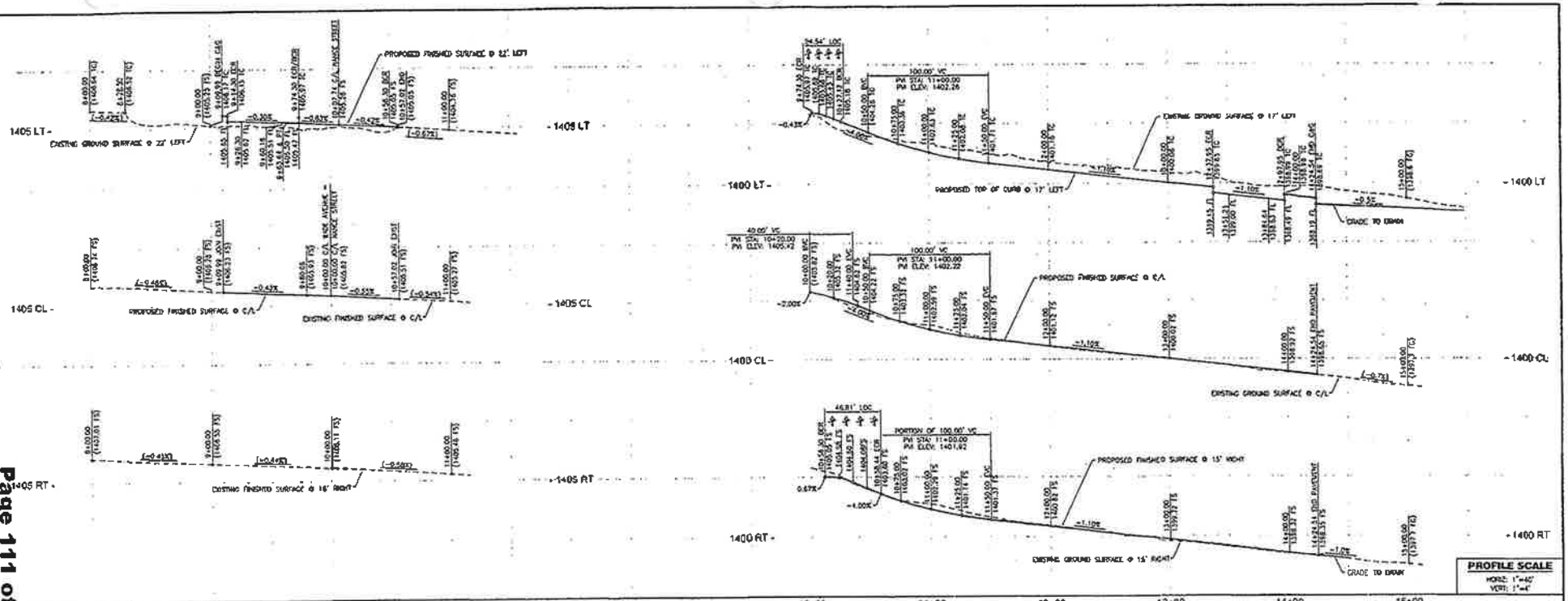
CITY OF PERRIS
STREET IMPROVEMENT PLANS
AND WADE AVENUE
WADE AVENUE & NANCE STREET
DEMOLITION PLAN

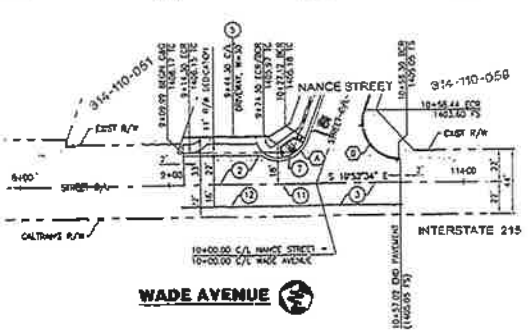
SHEET No 2 OF 8 SHEETS
FOR XXXXX
W.O. XXXXX
PERRIS FILE No. PS-025

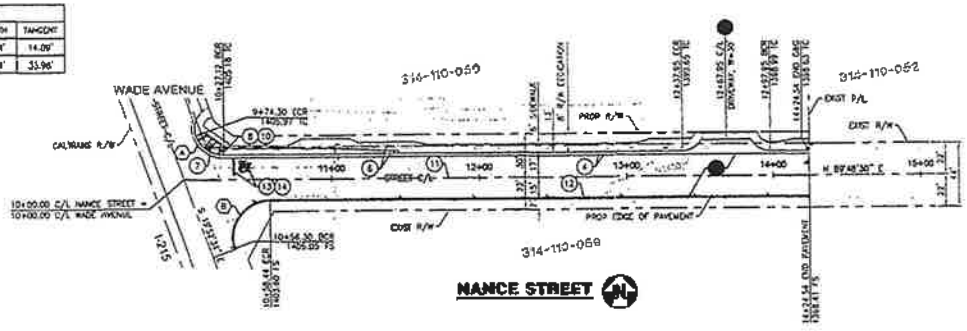
-PLAN CHECK ONLY-



Page 111 of 361

CURVE DATA				
ID	DELTA	RADIUS	LENGTH	TANGENT
(A)	70°15'56"	20.00'	25.54'	14.09'
(B)	107°16'39"	25.00'	46.81'	33.96'





CONSTRUCTION NOTES

1. CONSTRUCT 0.25' THICK AC PAVEMENT (02-PG 81-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE
2. CONSTRUCT 0.30' THICK AC PAVEMENT (02-PG 81-10 PER SSPWC) OVER 0.50' CLASS 2 AGGREGATE BASE
3. GRIND AND OVERLAY 0.125' THICK AC PAVEMENT (02-PG 81-10 PER SSPWC)
4. CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 (TYPE A-6), JOINTS PER COUNTY OF RIVERSIDE STD NO. 206
5. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD NO. 207A (SIDEWALK CURB ADJACENT)
6. CONSTRUCT 4" THICK PCC SIDEWALK PER COUNTY OF RIVERSIDE STD NO. 400 AND COUNTY OF RIVERSIDE STD NO. 401
7. CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STD NO. 403, CASE A
8. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816
9. INSTALL LED STREET LIGHT PER COUNTY OF RIVERSIDE STD NO. 1000 AND CITY OF PERRIS STD LS-1
10. INSTALL RELOCATED STOP SIGN (R1-1) PER CALIFORNIA MUTCD FIGURE 2A-3 (MINOR CROSSROAD)
11. INSTALL CENTERLINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-101(CA), DETAIL 2
12. INSTALL RIGHT EDGE LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3A-103(CA), DETAIL 23B
13. INSTALL "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD FIGURE 3B-23(CA)
14. INSTALL 12" WIDE LIMIT LINE PAVEMENT MARKINGS PER CALIFORNIA MUTCD SECTION 3B.16

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 INCH = 40 FT.

DIGALERT — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG STAMPED FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEMSON AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1,384.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				MAPA	

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

SEAL

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
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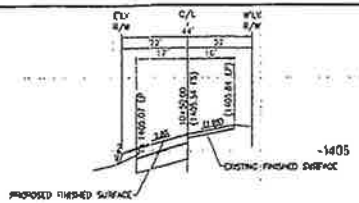
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE
WADE & NANCE STREET
PLAN AND PLOT

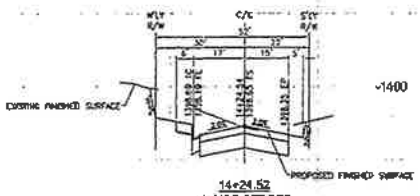
SHEET NO. 3 OF 6 SHEETS

FOR XXXXX | W.O. XXXXX | PERRIS FILE No. PR-0026

-PLAN CHECK ONLY-



10+50
WADE AVENUE



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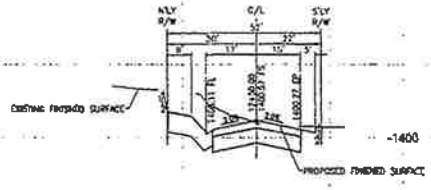

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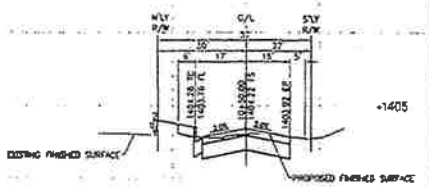

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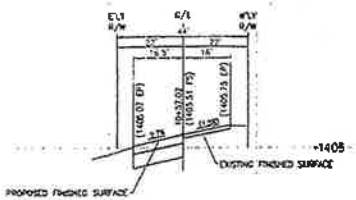

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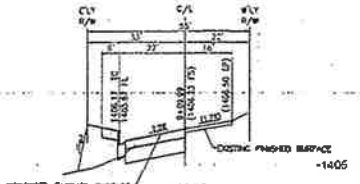

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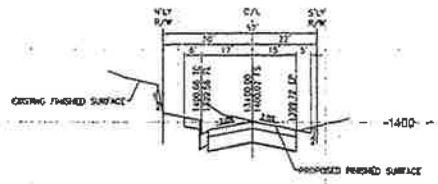
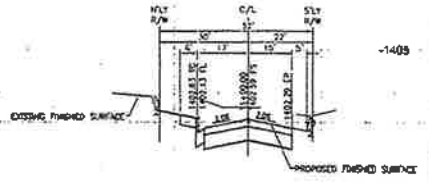
WADE AVENUE



13+00
NANCE STREET



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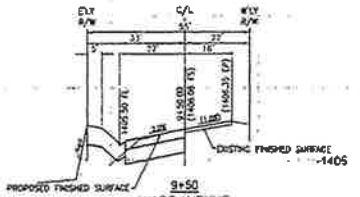

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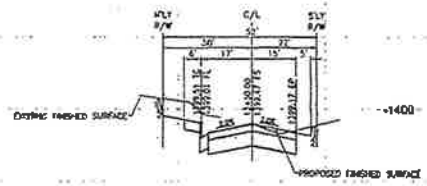
WADE AVENUE



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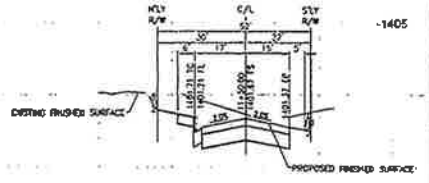
NANCE STREET



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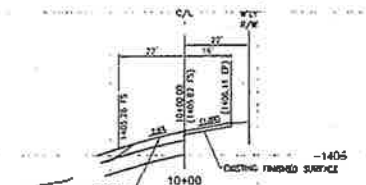
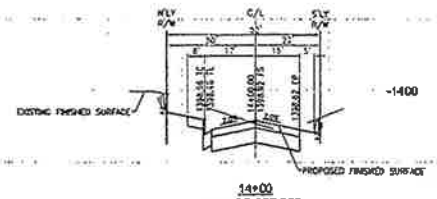


10+00
WADE AVENUE



14+00
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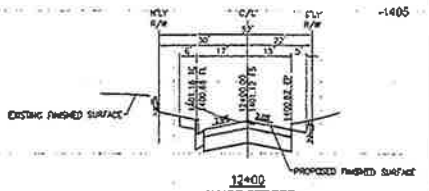

12+00
NANCE STREET

PROFILE SCALE
HORZ: 1"=20'
VERT: 1"=2'

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
TEMPORARY BENCHMARK:
FOUND NAIL AND SHINER AND SURVEYOR TAG LS6866 FLUSH IN P.C.C. PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1368.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				N/A	

CITY OF PERRIS
APPROVED BY:

CITY ENGINEER DATE

SEAL

PREPARED BY
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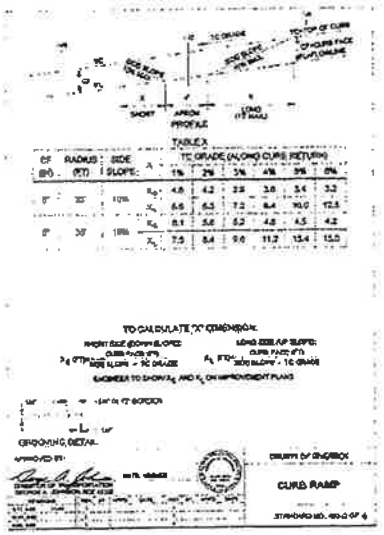
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE

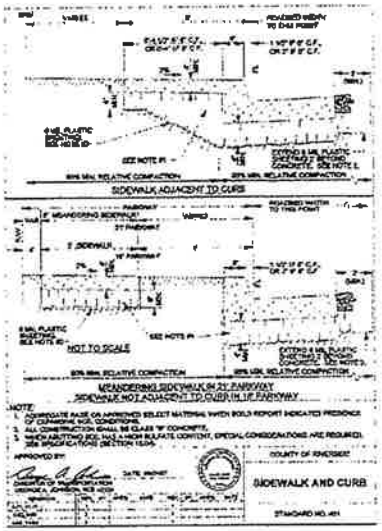
WADE AVENUE & NANCE STREET
CROSS SECTIONS

SHEET No. 4 OF 8 SHEETS

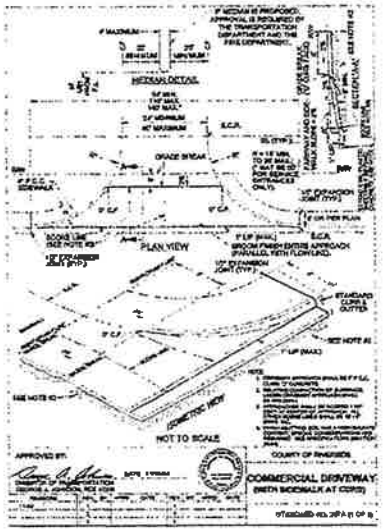
FOR XXXXX W.O. XXXXX PERRIS FILE No. PR-XXX

-PLAN CHECK ONLY-

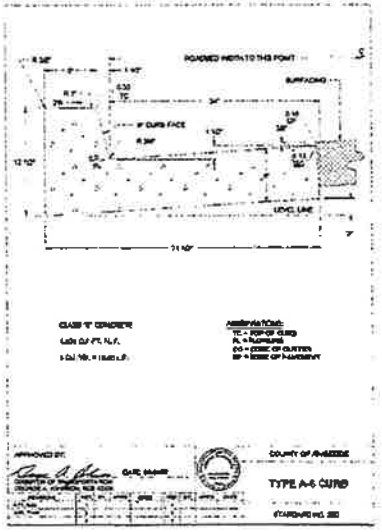




COUNTY OF RIVERSIDE STD NO. 401
NOT TO SCALE
E

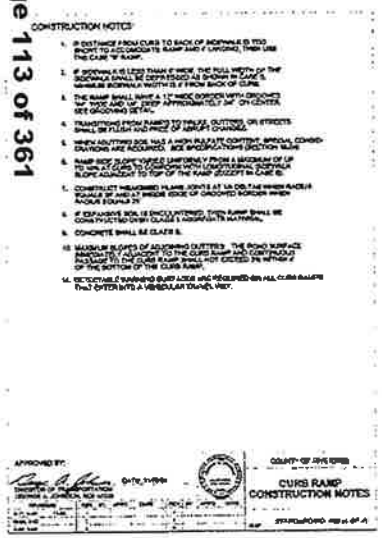


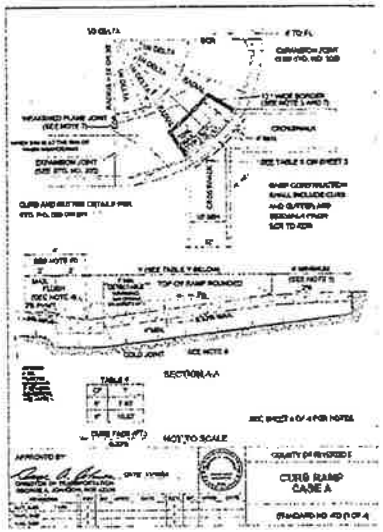
COUNTY OF RIVERSIDE STD NO. 207A
NOT TO SCALE
C



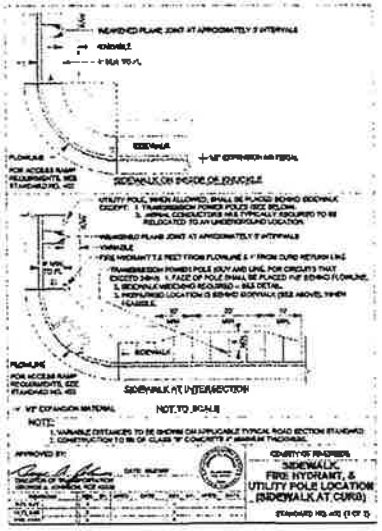
COUNTY OF RIVERSIDE STD NO. 200
NOT TO SCALE
A

Page 113 of 361

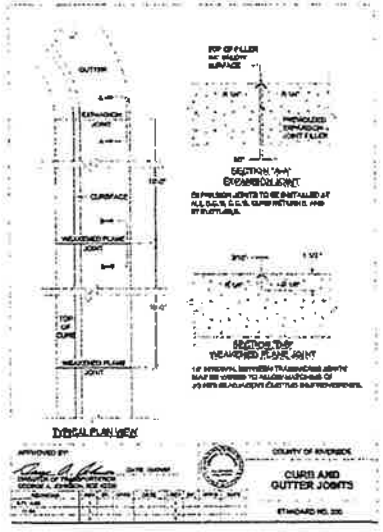




COUNTY OF RIVERSIDE STD NO. 403
NOT TO SCALE
F



COUNTY OF RIVERSIDE STD NO. 400
NOT TO SCALE
D



COUNTY OF RIVERSIDE STD NO. 205
NOT TO SCALE
B

DIGALERT
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYOR TAG LS6010 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF MANLEY (MAIN BOULEVARD) (FORMERLY ALEXANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1386.93

MARK	BY	DATE	REVISIONS	APPR	DATE
			ENGINEER	MAPA	

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER DATE

SEAL
No. 72761
Exp. 06/30/21

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering • Land Surveying • GIS/GPS Environmental Services
1360 Pomona Road, Suite 108
Corona, CA 92882
www.davidbeckwithandassociates.com
(714) 345-7007 (T) (213) 270-5488 (F)

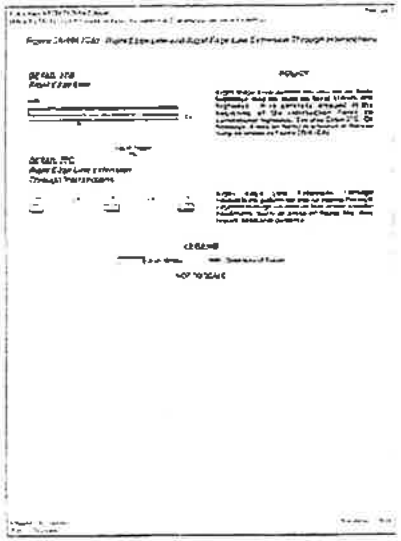
CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
DETAIL SHEET

SHEET No. 5 OF 8 SHEETS

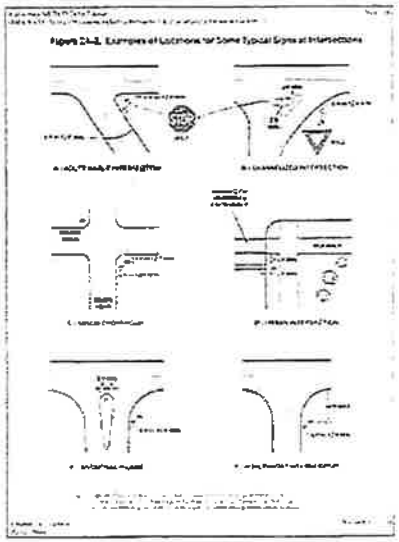
TR#	W.O.	PERMIT No.
XXXXX	XXXXX	PW-025

-PLAN CHECK ONLY-

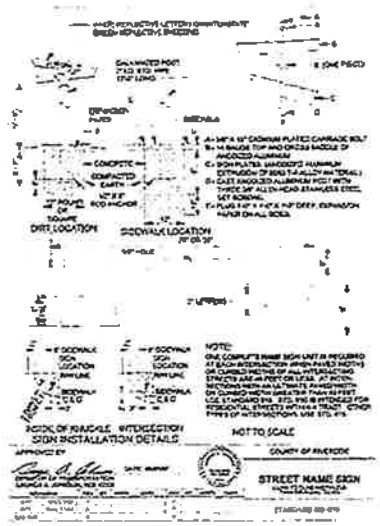
CA MUTCD FIGURE 3B-23(CA) (L)



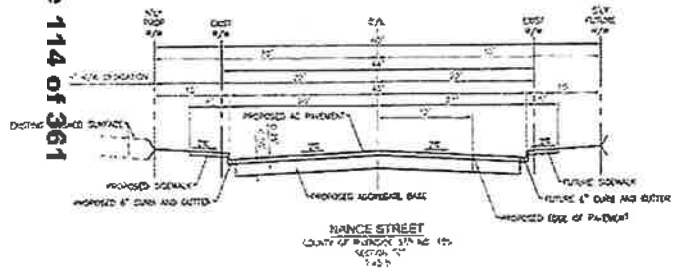
CA MUTCD FIGURE 3A-106(CA), DETAIL 27B (K)



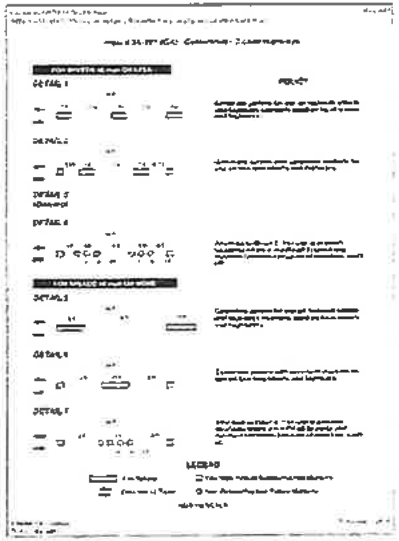
CA MUTCD FIGURE 2A-3 (MINOR CROSSROAD) (I)



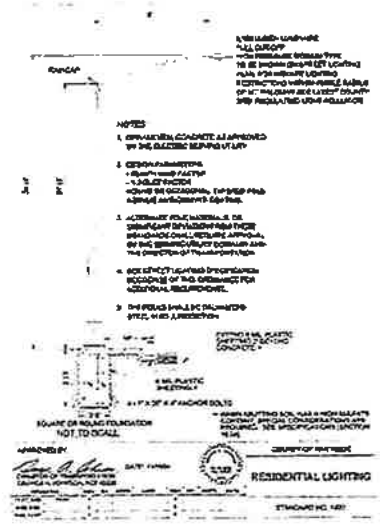
COUNTY OF RIVERSIDE STD NO. 816 (G)



STREET TYPICAL SECTIONS (M)



CA MUTCD FIGURE 3A-101(CA), DETAIL 2 (J)



COUNTY OF RIVERSIDE STD NO. 1000 (H)

DIGALERT — DIAL 811 BEFORE YOU DIG

BENCHMARK
TEMPORARY BENCHMARK:
FOUND NAIL AND WASHER TAG 65850 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEMSON AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1,586.53

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				MUNA	

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

SEAL

PREPARED BY
DAVID BECKWITH AND ASSOCIATES INC
Civil & Structural Engineering · Land Surveying · GIS/CAD Environmental Services
12363 Limonite Road, Suite 106
Corona, CA 92883
www.davidbeckwithandassociates.com
(714) 345-2567 (T) (213) 270-4420 (F)

CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
DETAIL SHEET

SHEET No. 6 OF 8 SHEETS

TR#	P.D.	PDPS FILE No. PP-025
XXXXX	XXXXX	

-PLAN CHECK ONLY-

Re: Landscape plans MIN_MOD_18-05038, PLN17-05171

From: Blackstarcorp2 <blackstarcorp2@aol.com>

To: Kphung@cityofperris.org <Kphung@cityofperris.org>
: LBynum@RealPropertyAttorney.Net <LBynum@RealPropertyAttorney.Net>; aluera@dynamicmeds.com <aluera@dynamicmeds.com>; RGriffiths@cityofperris.org <RGriffiths@cityofperris.org>; dminc.perris@gmail.com <dminc.perris@gmail.com>

Date: Fri, Apr 3, 2020 5:55 pm

Hello Kenneth,

Thank you for the reply, after we get the application and total amount due I would like to drop off 6 sets of full scale plans in person the next available date you have. Along with the application and fee. Please let me know what date you have available for me to come by next week.

Salvador Hernandez (951)733-7226

-----Original Message-----
From: Michelle Pilola <michelle@lnlakeconsultants.com>
To: blackstarcom2@aol.com <blackstarcom2@aol.com>
Sent: Mon, Apr 6, 2020 10:00 am
Subject: PLN 17-05171, 4605 Wade Avenue

Good morning Salvador,

Per our conversation, please submit the Engineers Cost Estimate for plan check fees to Sharon Erb at Sharon@lnlakeconsultants.com for review and approval.

Once the estimate has been approved you may submit payment and a hard copy of the plans with a transmittal of what is being submitting for review to our office. Due to COVID-19 we are requesting all submittals be mailed in. We are located at 24 South D Street, Suite 100, Perris CA 92570.

Should you have any questions please let me know.

Thank you,

Michelle Pilola
Engineering Dept
951-943-6504

Re: PLN 17-05171, 4605 Wade Avenue

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: michelle@trilakeconsultants.com <michelle@trilakeconsultants.com>
: Tue, Apr 7, 2020 8:54 am

Good Morning Michelle,
I spoke with Sharon yesterday afternoon and had asked her for the proper document for cost estimation. If you could please email those docs, I will get this portion of the process completed this a.m.

Thank you very much for your assistance. Salvador L Hernandez

From: Blackstarcorp2 <[redacted]>
Sent: Saturday, June 20, 2020 7:12 PM
To: Ryan Griffiths <[redacted]>
Subject: Application for print submittal

Hello Mr. Griffiths,
I'm getting ready to submit Onsite, Public Improvement and Landscaping Plans. Can you please email me the required applications and I will get these submitted Mon. June 22nd.

Thank You Sir, Salvador L. Hernandez

From: Ryan Griffiths
Sent: Monday, June 22, 2020 8:15 AM
To: Blackstarcorp2 <[redacted]>
Subject: RE: Application for print submittal

Hello Salvador,

The application can be found below. This is ONLY for the landscaping portions. The public improvements would need to be submitted directly to our Engineering Department.

Please complete (2) of these applications, one will be for onsite landscaping and another one for offsite landscaping. These will required two applications as each one will be assigned its own reference number. http://www.cityofperris.org/city-hall/forms/planning-forms/LSPC_Application_11-5-18.pdf

The fee is $200 per page, with a single time fee of $8.45 added. For example onsite has 10 pages, the fee would be $2,008.45

Please let me know if you have any additional questions.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

RE: Application for print submittal

From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Jun 22, 2020 10:36 am

Hello,

Please see the attached application for the formal submittal.
http://www.cityofperris.org/city-hall/forms/planning-forms/comprehensive-application.pdf

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <[redacted]>
Sent: Thursday, June 25, 2020 10:58 AM
To: Ryan Griffiths <[redacted]>
Subject: Comprehensive Application

Hello Mr, Griffiths,
I'm going to be submitting our Comprehensive Application along with
A) 3 complete sets of Onsite and Public Improvements plans
B.) 3 complete sets of Onsite and Public Landscape plans, folded to 8 1/2 x 11
C.) 2 complete sets of Drainage plans. would you like those folded to 8 1/2 x 11 also?
There are 4 pages to the landscape plans. $200.00 per page = $800.00 + $8.45 total of $808.45 pay to the city of Perris. Check o.k.?
Also a separate check for Comprehensive Application $408.45 total. pay to the city of Perris ? Is there a charge per page of the Onsite and Public sets of plans? there are 17 pages and 1 Traffic Control plan totaling 18 pages. Can I walk these in and leave at the counter or do we need to schedule an appointment ?

On page 2 of the Application "Hazardous Waste Certification" i looked on the Geotracker system and couldn't figure bout exactly what we are considered. if you could please contact me maybe you can walk me through that. It's the only thing holding me up at this point.

Thank you, Sal 951 733 7226

-----Original Message-----
From: Ryan Griffiths <[redacted]>
To: Blackstarcorp2 <[redacted]>
Sent: Mon, Jun 29, 2020 10:17 am
Subject: RE: Comprehensive Application

Hello Sal,

Do you happen to have a reference number for the previous letter you received from the City requesting the Minor Mod? I am a bit confused as I am not sure exactly what that original request intended. Having this information will allow me to understand how exactly you need to submit. Our counter is open everyday now from 8-4pm so you may submit anytime. I would just ask to please clarify the above before submitting so I can verify the check amounts. The checks would be payable to the City of Perris.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, June 29, 2020 10:25 AM
To: Ryan Griffiths <RGriffiths@cityofnorris.org>
Subject: Re: Comprehensive Application

Hello Mr. Griffiths,
Yes it is Minor Modification 18-05353, PLN 17-05171.

RE: Comprehensive Application

From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Jun 29, 2020 10:28 am

Could you please clarify the address/location of the property in question? These are 2 different cases at two different locations.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Ryan Griffiths <RGriffiths@cityofperris.org>
Sent: Monday, June 29, 2020 10:47 AM
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>
Subject: RE: Comprehensive Application

Hello Kenneth,

Sal is looking to complete the formal submittal for Dynamic Meds at 4605 Wade Ave. I know there has been discussion with you and the applicant about this previously. Would you be able to let Sal know what items and fee he would be required to submit to proceed with this formal submittal? I believe he currently has: public improvement plans, on and offsite landscaping, and drainage plans.

The cases for reference are Minor Mod 18-05038 and the Dispensary license 18-05353.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, June 29, 2020 10:41 AM
To: Ryan Griffiths <RGriffiths@cityofperris.org>
Subject: Re: Comprehensive Application

Dynamic Meds 4605 Wade Ave.

--Original Message--
From: Ryan Griffiths <RGriffiths@cityofperris.org>

From: Kenneth Phung <Kphung@cityofperris.org>
Sent: Monday, June 29, 2020 11:09 AM
To: Nathan Perez <NPerez@cityofperris.org>
Cc: blackstarcorp2@aol.com
Subject: FW: Comprehensive Application - 4605 Wade Avenue

Hi Nathan,

Please follow-up with Sal regarding requirements for the final occupancy permit.

Kenneth

RE: Comprehensive Application - 4605 Wade Avenue

From: Nathan Perez <NPerez@cityofperris.org>
To: Kenneth Phung <Kphung@cityofperris.org>
: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Ryan Griffiths <RGriffiths@cityofperris.org>
: Mon, Jun 29, 2020 12:00 pm

Hello Sal,
I haven't heard from you in a while. Please note that I'm your case planner, please send all correspondences and inquiries to me. Please see my responses in red below:

A.) 5 sets of Onsite and Public Improvements plans
B.) 3 complete sets of Onsite and Public Landscape plans, folded to 8 1/2 x 11
C.) 2 complete sets of Drainage plans. would you like those folded to 8 1/2 x 11 also? What is required by us?

There are 4 pages to the landscape plans. $200.00 per page = $800.00 + $8.45 total of $808.45 pay to the city of Perris. Check o.k.?

Also a separate check for Comprehensive Application $408.45 total, pay to the city of Perris ? Is there a charge per page of the Onsite and Public sets of plans? there are 17 pages and 1 Traffic Control plan totaling 18 pages. Can I walk these in and leave at the counter or do we need to schedule an appointment ?

On page 2 of the Application "Hazardous Waste Certification" i looked on the Geotracker system and couldn't figure bout exactly what we are considered. if you could please contact me maybe you can walk me through that. It's the only thing holding me up at this point.

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/

RE: Application for print submittal

From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Jun 29, 2020 4:49 pm

Hello sal, please use this application link for the 2 landscape applications your are submitting.

http://www.cityofperris.org/city-hall/forms/planning-forms/LSPC_Application_11-5-18.pdf

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/

-

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, June 29, 2020 4:48 PM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: Fwd: Application for print submittal

Mr. Perez
This is the Application that was sent to me.

Salvador

--Original Message--
From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Jun 22, 2020 10:36 am
Subject: RE: Application for print submittal

Hello,

Please see the attached application for the formal submittal.
http://www.cityofperris.org/city-hall/forms/planning-forms/comprehensive-application.pdf

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Ryan Griffiths
Sent: Monday, June 22, 2020 8:15 AM
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Subject: RE: Application for print submittal

Hello Salvador,

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Please complete (2) of these applications, one will be for onsite landscaping and another one for offsite landscaping. These will required two applications as each one will be assigned its own reference number. http://www.cityofperris.org/city-hall/forms/planning-forms/LSPC_Application_11-5-18.pdf

The fee is $200 per page, with a single time fee of $8.45 added. For example onsite has 10 pages, the fee would be $2,008.45

Please let me know if you have any additional questions.

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Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Saturday, June 20, 2020 7:12 PM
To: Ryan Griffiths <RGriffiths@cityofperris.org>
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Hello Mr. Griffiths,
I'm getting ready to submit Onsite, Public Improvement and Landscaping Plans. Can you please email me the required applications and I will get these submitted Mon. June 22nd.

T. You Sir, Salvador L. Hernandez

RE: Comprehensive Application

From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Jun 30, 2020 4:34 pm

Hello Sal,

Just a reminder that the review cannot begin until we receive the additional 3 sets of landscaping plans. Please feel free to drop them off at the counter anytime this week (closed Friday). I will be out of the office until Monday so I can route when I return.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, June 29, 2020 10:41 AM
To: Ryan Griffiths <RGriffiths@cityofperris.org>
Subject: Re: Comprehensive Application

Dynamic Meds 4605 Wade Ave,

---Original Message---
From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Jun 29, 2020 10:27 am
Subject: RE: Comprehensive Application

Could you please clarify the address/location of the property in question? These are 2 different cases at two different locations.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, June 29, 2020 10:25 AM
To: Ryan Griffiths <RGriffiths@cityofperris.org>
Subject: Re: Comprehensive Application

Hello Mr. Griffiths,
Yes it is Minor Modification 18-05353, PLN 17-05171.

---Original Message---
From: Ryan Griffiths <RGriffiths@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Jun 29, 2020 10:17 am
Subject: RE: Comprehensive Application

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Do you happen to have a reference number for the previous letter you received from the City requesting the Minor Mod? I am a bit confused as I am not sure exactly what that original request intended. Having this information will allow me to understand how exactly you need to submit. Our counter is open everyday now from 8-4pm so you may submit anytime. I would just ask to please clarify the above before submitting so I can verify the check amounts. The checks would be payable to the City of Perris.

Sincerely,

Ryan Griffiths
City of Perris Planning Division
(951) 943-5003 ext 271

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, June 25, 2020 10:58 AM
To: Ryan Griffiths <RGriffiths@cityofperris.org>
Subject: Comprehensive Application

Hello Mr. Griffiths,
I am going to be submitting our Comprehensive Application along with

A.) 5 sets of Onsite and Public Improvements plans
B.) 3 complete sets of Onsite and Public Landscape plans, folded to 8 1/2 x 11

C.) 2 complete sets of Drainage plans. would you like those folded to 8 1/2 x 11 also?
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page 2 of the Application "Hazardous Waste Certification" i looked on the Geotracker system and couldn't figure bout exactly what we are considered. if you could please contact me maybe you can walk me through that. It's the only thing holding me up at this point.

Thank you, Sal 951 733 7226

-----Original Message-----
From: Sharon Erb <sharon@jtlaconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tue, Jun 30, 2020 4:47 pm
Subject: 4605 Wade Avenue

We have reviewed the onsite and offsite plan check cost estimates submitted to our office and find them acceptable. Please remit fees as follows:

Onsite Improvements: $996.00
Offsite Improvements: $3,908.00

Please make check(s) payable to the City of Perris and submit to our office for processing. Let me know if you have any questions.

Thank you and have a wonderful day!

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

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wednesday, July 1, 2020 9:06 AM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Re: 4605 Wade Avenue

[This e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin]
Hello Sharon,
That's great news, I will be walking in today with a Check for the total of $4,904.00 and the 5 sets of prints. Or do you prefer separate checks Onsite/Public?

Thank You and Stay Safe, Salvador L. Hernandez

Re: 4605 Wade Avenue

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Wed, Jul 1, 2020 9:08 am

One check is fine, however we only need 1 set of prints.

Thank you and have a wonderful day!

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

Sent: Wednesday, August 05, 2020 11:24 AM
To: [redacted]
Cc: [redacted]
Subject: 4605 Wade Avenue - PLN20-05115

Nathan,

We are the consultants working on the project at the above address and received your plan check comment letter from the owner yesterday. I tried calling you yesterday, but it went to voicemail and I left a message; I called again today, but your voicemail is full.

After reviewing your comments, I have a few questions and/or concerns that we need answered so we can keep this project moving for the Client.

1. We are not sure how the plans have been deemed incomplete after being at your office for almost 4 weeks with only the comments to separate the plans into on-site and off-site and darken the P/L. I can understand how this can be a comment on plan review, but to return plans unchecked after a month does not sit well. The plans are not incomplete and can and should be plan checked accordingly.
2. Do you want a separate sheet for just on-site landscape/irrigation? And a separate sheet for just off-site landscape/irrigation? Or are you asking for completely different plan submittals? The comment is unclear as to what you would like.

Thank you for your time and I will keep an eye out for further, more thorough, plan review comments as well as clarification on the separating of the plans.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
(213) 270-9488 (f)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Wednesday, August 05, 2020 3:26 PM
To: Nathan Perez <NPerez@cityofperris.org>
Cc: blackstarcorp2@aol.com
Subject: RE: 4605 Wade Avenue - PLN20-05115

Nathan,

Thank you for the call back earlier. Per our discussion, please find attached the revised plans showing just onsite landscape and irrigation with the right-of-way line clearly indicated. Now that you have these plans, do you have a timeline I can let the Client know when to expect comments from review? Thanks again.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741788 • DIR 1000016907 • CSLB 1013422

From: Nathan Perez <[redacted]>
Sent: Thursday, August 06, 2020 10:33 AM
To: David Beckwith <[redacted]>
Cc: blackstarcorp2@aol.com
Subject: RE: 4605 Wade Avenue - PLN20-05115

Good morning David,
p[illegible]e find your approval letter and stamped plans (the site is easy to landscape).
A[illegible]when the project is completed, please sign the certificate of completion form prior to Planning final.

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/

CITY OF PERRIS

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

August 6, 2020

David Beckwith
1269 Pomona Road, Suite 108
Corona, CA 92882

RE: Landscape Review 20-05115 – on-site landscape and irrigation review for 4605 Wade Avenue (Dynamic Meds)

Dear Applicant,

The City of Perris Planning Division approved the above-referenced project on August 6, 2020. Enclosed please stamped set of plans in pdf.

As a reminder, any deviation from the approved set of landscaping plans may require an additional plan review and payment of additional deposit fees. If you require any additional information, please do not hesitate to contact me at (951) 943-5003 x 279 or Nperez@cityofperris.org

Sincerely,

Nathan Perez

Nathan Perez
Senior Planner

Enclosure: stamped approved set of plans
Certificate of Completion

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Thursday, August 06, 2020 10:35 AM
To: Nathan Perez <NPerez@cityofmenifee.us>
Cc: blackstar.cpm2@gmail.com
Subject: RE: 4605 Wade Avenue - PLN20-05116

Thanks Nathan! We appreciate your help on this.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

RE: 4605 Wade Avenue - PLN20-05115

From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>
Cc: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Date: Thu, Aug 6, 2020 10:35 am

No problem. Straight forward.

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/

-

From: Nathan Perez <NPerez@perrisca.gov>
To: David Beckwith <[redacted]>
Cc: blackstarcorp24@aol.com <blackstarcorp26@aol.com>
Sent: Thu, Aug 20, 2020 1:29 pm
Subject: RE: 4605 Wade Avenue - PLN20-05115

Hello David,
We received the off-site landscape review from Public works. I will fedex it to your office in corona, ca.

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/

Sent: Monday, August 24, 2020 4:39 PM
To: David Beckwith <[redacted]>
Cc: Doug Grove <[redacted]>
Subject: Dynamic Meds

David,

After further review of the off-site plans for Dynamic Meds, the improvements the city is asking for is going to be expensive. A new water meter, separate electrical meter assembly and separate controller with equipment is required. Do you want to review this with the owner and see if there is any potential for rebutting these irrigation requests, or if we should just continue with the revisions. We are assuming the city (LMD) will take over the maintenance after the improvements are installed, thus why they are asking for the separate, specific equipment. Please advise.

Thanks,
Andrew Lytle

RHA Landscape Architects-Planners, Inc.
6809 Indiana Avenue, Suite 245, Riverside, CA 92506
(951) 781-1930 x124
[redacted]

In light of the Covid-19 situation, RHA remains fully operational either in the office or remotely to handle all projects.

Check out our YouTube page at [redacted]

FW: Dynamic Meds

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Aug 24, 2020 4:53 pm

Sal,

FYI, we received the plan check comments from the City on the offsite landscape today and below are comments from the landscape architect. I have them calling the City for verify the intent of maintenance after installation. If they are planning on annexing the landscape into a LMD and maintaining it post construction, the improvements requested make sense. But if they are still planning on having you maintain it, then we will be pushing back on their comments. I will let you know what we find out.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 - DIR 1000016907 • CSLB 1013422

From: Blackstarcorp2 <[redacted]>
Sent: Monday, August 31, 2020 10:12 AM
To: David Beckwith <[redacted]>
Subject: ADA parking

Hello David,
Hope all is well and staying safe. I've been thinking about the path of travel for ADA. would it be wise to move our Handicap parking to the other side of the parking lot? Nance St P/L. so that we are able to have the path of travel in front of the vehicles. I know that it would interrupt the % of Landscape and that we would have to shuffle that around. Or have you come to a conclusion on how we are going to situate those 2 current stalls?

P.S. Looks like we will be closing Escrow on the property next door in about 12 days. Not really sure exactly how we are going to lay that out and for what purpose. We have about 3 different concepts to choose from. I'll keep you posted on that see if you guys would like to tackle that as well.

Thanks, Sal

-----Original Message-----
From: David Beckwith <[redacted]>
To: [redacted]ckstarcorp2 <[redacted]>
Sent: [redacted]lon, Aug 31, 2020 11:38 am
Subject: RE: ADA parking

Sal,

I haven't worked on the revised stall configuration yet. I am waiting for comments from Engineering and then was going to do all corrections/revisions at that time. The grades along Nance are problematic, but I will look along there are see what options there are.

We'd definitely be interested in the project next door. Keep me posted when escrow closes and we can talk more about design layout and concept and get some numbers together for you for construction docs.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, August 31, 2020 12:31 PM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Re: ADA parking

Right, I understand just thinking of options as far as the parking.

Offsite Landscape

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Sep 1, 2020 4:53 pm

Sa

We have been going back and forth with the City and it turns out the property is located within the "Perris Valley Commerce Specific Plan which requires all offsite landscaping to be annexed into a Landscape Maintenance District (LMD). That said, we are going to have to comply with the City's request of an additional irrigation meter, which will need to be hot tapped, a separate irrigation controller, and electrical meter located within the right-of-way. This definitely adds construction cost to your work, but, I am trying to see if we can, as part of this project, provide conduits/stubs for the new property and have that offsite landscape served by these systems. This would at least allow you to save the cost of installing the exact same systems again on the new property. I will keep you posted as to what we find out on this.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

Accessibility Survey

2019 California Building Code and 2010 ADA Standards

Inspection Date: September 2, 2020

Project Name: Dynamic Meds Dispensary

Project Location: 4605 Wade Ave.
Perris, CA

Contact Person: Cris C. Vaughan
Vaughan & Associates Law Office
6207 South Walnut, Suite 800
Loomis, CA 95650
(916) 660-9401

CASp Inspector: Gary D. Layman

Inspector's #: CASp #073, Expires 9/11/2021

From: Andrew Lytle <Andrew@[redacted]>
Sent: Wednesday, September 02, 2020 11:24 AM
To: David Beckwith <dbeckwith@[redacted]>
Subject: RE: Dynamic Meds

David,

I got a call from Michael Morales, at City of Perris, and he claims it is possible to share the water meter and power across the street, but the owner will have to set up the new property entailment that way. If the entitlement was already created, it may be too late. Have the owner call Michael (951) 445 7730 to get it figured out. They will also have to speak to another guy who specializes in the LMD annexation to get everything squared away.

Keep me informed on how things work out between their discussions so that we can design the plans accordingly.

Thanks,
Andrew

---Original Message---
From: David Beckwith <[redacted]>
To: Blackstarcorp2 <[redacted]>
Sent: Wed, Sep 2, 2020 12:46 pm
Subject: FW: Dynamic Meds

Sal,

It is sounding like it is possible to share your new water and power across Nance from your existing property to the new property (assuming you are able to swap with the developer and get the corner lot). I'll give Michael at the City a call for you and talk to him and let him know we aren't yet at the stage of entitling the property, but wanted to see if it was an option and provide stubs at this point that may or may not be connected to in the future.

I got an estimate from our Landscape that the new LMD requirements are going to add around $25k to the construction cost to cover the new hot top and meter, controller, backflow, flow sensor, electrical meter, enclosure, and point source drip.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, September 03, 2020 9:55 AM
To: David Beckwith <dbeckwith@dbarts.com>
Subject: Re: Dynamic Meds

Hello David,
25K is total permits, material and procedure?

RE: Dynamic Meds

From: David Beckwith <dbeckwith@dbeinc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Thu, Sep 3, 2020 11:03 am

Sal,

I am actually going to add about 8k to that 25 for Edison fees. I just spoke with Jim and we had correctly accounted for the meter, but he said Edison is going to charge around 5-10k for their design of the pole drop to the new meter. We are thinking they will want to do the drop on the same pole that the warehouse is getting its overhead drop from and will locate the irrigation controller near there to save you money on conduit to get from the meter to it. So for now, use 32k as a ROM for this new LMD hurdle the City is throwing on the project. Luckily though, like we talked yesterday, if things work out with the property across the street, we should be able to tie it to this work and save you this 32k on that project. Tiny silver lining, but, silver lining.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741769 • DIR 1000016907 • CSLB 1013422

Re: MM 17-05171, 4605 Wade Ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: michelle@trilakeconsultants.com <michelle@trilakeconsultants.com>
luceaenterprises@gmail.com <luceaenterprises@gmail.com>; lbynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Date: Thu, Sep 10, 2020 12:23 pm

Hello Michelle,
I did speak with our Engineer David Beckwith and he did confirm that he has an appointment with you to pick those up.

Thank you and stay safe. Salvador L. Hernandez

-----Original Message-----
From: Michelle Cook <michelle@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Sep 10, 2020 10:19 am
Subject: MM 17-05171, 4605 Wade Ave

Good morning

Plans for the above mentioned project are ready for pick up.

Note we are not accepting walk-ins at this time. Please give me a call when you get a chance so we can schedule an appointment for you.

Please note the architectural drawings will be returned unsigned unless you provide a wet stamp set for signature.

Thank you,

Michelle Pilola
Engineering Dept
951-943-6504
24 South D Street, Suite 100,
Perris, CA 92570

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

Status of TI plans 4605 wade (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; dminc.perris@gmail.com <dminc.perris@gmail.com>
Cc: MMLane45@gmail.com <MMLane45@gmail.com>
Date: Wed, Sep 23, 2020 9:29 am

Good morning Salvador,
I'm email to see what the status of your TI buildings plans for your dispensary for 4605 Wade?
We need to come to a resolution on this
Have you submitted to building?

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/

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, September 28, 2020 9:20 AM
To: Nathan Perez <NPerez@alyofpems.org>
Subject: Building Comments 4605 Wade

Good Morning Nathan,
I'm providing you what we have in regards to the Building Comments. The very first thing we did prior to a lease agreement was make sure that the building was in fact a Commercial Modular unit. We sent all that information over to your staff and we then received the Building Comments from you. We never proposed any remodel or addition to the interior or exterior of the modular, the floor plan that was submitted initially is what was there. This is the first time we are hearing anything about T.I.'s. Please review and let me know your thoughts to this.

#11. Additions or Remodel to the exterior of the Commercial Modular were never proposed.
#12. Remodel or Additions to the Interior of the Commercial Modular were never proposed.

Thank you, Salvador L. Hernandez

-----Original Message-----
From: Nathan Perez <[redacted]>
To: Blackstarcorp2 <[redacted]>
Cc: Kenneth Phung <[redacted]>; John Pourkazemi <[redacted]>; John Parker <[redacted]>
Sent: Mon, Sep 28, 2020 12:46 pm
Subject: RE: Building Comments 4605 Wade

Good morning Salvador,
I received feedback from the Building Official; you will need to comply with the building conditions of approval. The following two building comments were provided:

1. Future proposal or any additional or interior remodels would require submittal to the building department.
2. For the existing modular structure, you will need to submit plans to see if your existing floor plan/structure complies with the required ADA and Title 24 requirements.

Also, re-submit your off-site street improveents as soon as possible, to continue the process.

Nathan Perez
Senior Planner

[redacted]

Fwd: Building Comments 4605 Wade

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
D Mon, Sep 28, 2020 1:41 pm

Hello David,
Hope all is well, talked to Nathan Perez this is his response. Is there any way i can get a Title 24 from HCD on our Modular? We do have the ADA inspection report that we can provide as far as their requirements.

Thanks, Sal

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>; John Pourkazemi <john@tdjakeconsultants.com>; John Parker <jparker@cityofperris.org>
Sent: Mon, Sep 28, 2020 12:46 pm
Subject: RE: Building Comments 4605 Wade

Good morning Salvador,
I received feedback from the Building Official; you will need to comply with the building conditions of approval. The following two building comments were provided:

1. Future proposal or any additional or interior remodels would require submittal to the building department.
2. For the existing modular structure, you will need to submit plans to see if your existing floor plan/structure complies with the required ADA and Title 24 requirements.

Also, re-submit your off-site street improveents as soon as possible, to continue the process.

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/

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, September 28, 2020 9:20 AM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: Building Comments 4605 Wade

Good Morning Nathan,
I'm providing you what we have in regards to the Building Comments. The very first thing we did prior to a lease agreement was make sure that the building was in fact a Commercial Modular unit. We sent all that information over to your staff and we then received the Building Comments from you. We never proposed any remodel or addition to the interior or exterior of the modular, the floor plan that was submitted initially is what was there. This is the first time we are hearing anything about T.I.'s. Please review and let me know your thoughts to this.

#11. Additions or Remodel to the exterior of the Commercial Modular were never proposed.
#12. Remodel or Additions to the Interior of the Commercial Modular were never proposed.

Thank you, Salvador L. Hernandez

#4

Electronically FILED by Superior Court of California, County of Riverside on 05/25/2022 02:59 PM
Case Number CVRI2202067 0000022568510 - W. Samuel Hamrick Jr., Executive Officer/Clerk of the Court By Christina Nakagawa, Clerk

Law Offices of Lawrence R. Bynum,
A Professional Corporation
Lawrence R. Bynum, Esq, State Bar 176588
6700 Indiana Avenue, Suite 240
Riverside, CA 92506-4258
(951) 682-2345 Fax: (951) 682-2324
Lbynum@realpropertyattorney.net

Attorneys for Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds

Petitioner,

vs.

City of Perris; Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and DOES 1-10,

Respondents.

Case #: CVRI2202067

NOTICE OF PARTIAL RECORD FOR VERIFIED PETITION FOR: 1. WRIT OF MANDATE BY NOTICED MOTION; 2. DECLARATORY RELIEF;

Volume 2 of 2 (Lines 98-232; Pages 158-361)

[Code Civ. Proc. §§1085 and Cal. Rules of Court Rule 3.1103 (a)(2); Riverside Local Rules of Court 3170]

Partial record, Volume 2 of 2.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

City of Perris/Agents	Dynamic Meds, Inc/Agents
Dulce Bernal, Analyst II, Willdan Financial Services	David Beckwith, David Beckwith Assoc, Civil & Struc engine, etc
Keri Cavillo, Devlop Svc Assist II	Sandy Chandler, Webb & Assoc, Land devlop mgr
Eric Dunn, Esq., Aleshire & Wynder, LLP	Efren Contreras, Abarca Landscape
Sharon Erb – Trilake Consultants, Engin dept.	Jim Deering – Sr Estimator, City Service Paving
Alfredo Garcia, Assoc. planner, Dept of Develop Svcs-Planning Div	Haley Franco – Admin Assist, Webb & Assoc
Ryan Griffiths, Planning Division	Fayres Hall, Land Development Spec II, Webb & Assoc
Ana Jacquez, Accounting specialist	Salvador Hernandez, Dynamic Meds agent
Daniel Louie, Proj Mgr, Willdan Financial Svcs	Sarah Kowalski, Webb & Assoc
Stuart McKibben, Tri Lake Consultants	Andrew Lytle, RHA Landscape Architects-Planners, Inc
Michael Morales, Dept of Public Works	Marin Vogan, Staff Svc Analysis, Bureau of Cannabis Control
Bryan Muhu, Planning Division	
Maria Munoz, Sec to Eric Dunn, Esq, Aleshire & Wynder, LLP	
Nathan Perez, Sr Planner, Dept of Develop Svcs-planning div	
Kenneth Phung, Planning mgr, Dept of Develop Svcs-planning div	
Michelle (Cook) Pilola, Tri Lake Consultants, Engineering dept	
John Pourkazemi – Tri Lake Consultants	
G. Ross Trindle, Esq., Aleshire & Wynder, LLP	

Permit/licenses

Medical Marijuana Dispensary PLN17-05171 Planning division P8-000 Minor Mod 18-05038	Adult-Use Retailer Regulatory Permit 18-05318 Planning division PLN18-05353 Minor Mod 18-05353 Development Services Dept. Case No: PLN17-05171 Landscape review PLN 20-05115 City of Perris permit/comm/elec app PMT20-01840
Fire Department developmental review MM5038 EMWD project # PPI2019-1068	

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
1.	1-9	08/22/2017				Medical Marijuana Dispensary Regulatory Permit Application Case # PLN 17-05171 Date submitted 8/22/2017 Fee $13,008.45
2.	10-11	01/09/2018	5:41pm	**Brian Muhu**	Dynamic	Attached Revised 12/21/2017 City of Perris memo from **Emily Stadnik, Senior Engineer** re MMD 17-05171. Revisions to initial review of memo originally submitted on 11/21/2017.
3.	12-14	10/23/2018				Dennis Grubb & Assoc Letter to City of Perris re Development Review for MM5038.
4.	15-16	11/09/2018				City of Perris: Conditions of Approval from Dept. of Engineering
5.	17	11/13/2018	7:06pm	**Nathan Perez**	Dynamic	Attached approval ltr with conditions for dispensary. Before operation, see attached engineering memo. Asked to include improvements along Wade Ave., any tenant improve and talk to blding dept. Staff will monitor progress.
6.	18-22	11/13/2018				City of Perris: Conditions of approval for MMD PLN17-05171, Minor Mod 18-05038
7.	23-25	12/17/2018				Agreement: Dynamic Meds and City of Perris
8.	26-27	01/25/2019				City of Perris Adult-Use Marijuana Retailer Regulatory Permit Application Review Sheet **Attachment**
9.	28-34	02/05/2019				City of Perris letter of approval for adult use regulatory permit, **permit # 18-05353**
10.	35	02/21/2019	10:18am	**Nathan Perez**	Dynamic	Asking Dynamic to submit business lic for dispensary. Dynamic has approval, City if willing to provide a Temp Cert of Occup based on outstanding construction items.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
11.	36	02/22/2019	8:27am	**Nathan Perez**	Dynamic	Letter re operating a dispensary without a business license and must post a bond or complete improvements along Wade Ave and Nance St per City Engineer's conditions of approval. A bond with a cost estimate for right-of-way improvements along Wade Ave and Nance St for city engineer to review and agree on amount. Joshua Naggar can provide estimate. If bond is posted they can issue a temp cert of occupancy (TCO) until right-of-way improvements have been completed.
12.	37	02/22/2019	9:46am	Joshua Naggar	**Nathan Phung**	Thank you for the email, guidance and patience. Will work with applicant to encourage the appropriate response.
13.	38	06/14/2019	12:08pm	Dynamic	**Nathan Perez**	Stopped by Weds, 12th to drop off contract between Dynamic and Webb & Assoc. re necessary public improvements req. Per last discussion Tri Lakes leaving the final approval to Planning Dept. Since then Dynamic has been in contact with Engineering firms re issue with power pole. Waiting on Edison on how to best resolve the relocation situation. Will update them with conclusions. Would like to have info prior to writing the letter Perez req to each dept (Planning Engineering," approx 2-3 weeks.
14.	39	07/15/2019	9:09am	Sandy Chandler	Dynamic	Inform that completed field work to establish proj boundary and Nance and Wade right of way. Asking for prelim title rpt, so they can add encumbrances and identify any easement conflicts, etc. Traffic div will start looking for proposals in lieu of power pole relocations.
15.	40	07/15/2019	12:12pm	Dynamic	Sandy Chandler	Confirm rept of status and will contact realtor for prelim title rpt. Will provide it to her.
16.	41	08/22/2019	3:30pm	Dynamic	Sandy Chandler	Asking if they have had meeting with Perris City Engineering.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
17.	42	08/23/2019	11:51am	Sandy Chandler	Dynamic	They have not been able to get a meeting scheduled. Will update with a date once set.
18.	43	09/09/2019	12:53pm	Dynamic	Sandy Chandler	Asking for status on Perris City Engineering meeting. After City meeting how long after set meeting with Edison. Please call with update.
19.	44	10/29/2019	5:26pm	Sandy Chandler	Dynamic	Meeting with Bldg official set for Nov. 6, 2019 re septic system. Original time and materials fees of $13,500 will be exceeded, need an additional $2500.
20.	45	11/06/2019	8:19pm	Sandy Chandler	Dynamic	Meeting is set for Nov 12 at 2pm.
21.	46	11/07/2019	1:10pm	Haley Franco	Dynamic	Meeting is set for 11/12 with City of Perris at 2pm with David Martinez. Asking clt if they want to attend.
22.	47	11/08/2019	11:14am	Dynamic	Sandy Chandler	Will be attending meeting with City on 11/12 at 2pm.
23.	48	11/19/2019	2:33pm	Sandy Chandler	**David Martinez Nathan Perez Stuart McKibben** Cc Sarah Kowalski	Discussions with each, email is to confirm all in agreement how to proceed as it relates to **Minor MOD 18-05038, MMD 17-05171**, engineering condition of approval #5 dated 11/9/2018, which conditioned to install sewer to serve site. Gave update on all meetings re on-site sewage disposal system.
24.	49	11/19/2019	2:36pm	Sandy Chandler	Dynamic	Update client on letter sent to City (with copy of letter). Asked to be updated on obtaining C-42 certification. Need to accurately locate the system on the plans.
25.	50-52	11/22/2019	3:07pm	Dynamic	**Fayres Hall**	Update on meeting with a C-42 contractor on 11/22/2019, will review current plan and determine an expansion plan and will provide it to Webb & Assoc.

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26.	53-54	12/02/2019	2:16pm	Dynamic	Sandy Chandler	Provided the C-42 expansion plan. Also check for status of prints. **Attachment**
27.	55-57	12/02/2019				County of Riverside, Dept of Environmental Health, Certification of existing subsurface disposal system.
28.	58	12/04/2019	3:33pm	Sandy Chandler	Dynamic	Webb rec'd the C42 Certificate. Per certification needs item #2 – site plan. Need site plan to prepare grading plan. Fix item #5G – should be No
29.	59	12/04/2019	4:48pm	Dynamic	Sandy Chandler	Thought site plan was attached. Will send plan and will have C42 contractor fix the mistake.
30.	60-61	12/06/2019	3:10pm	Sandy Chandler	Dynamic	Working on proposal for final design and included obtaining survey topo for site. Asking for additional info and conf of some things not in certification.
31.	62-73	12/13/2019	9:19am	Haley Franco	Dynamic	Attached proposal final design services for Wade Ave. for clt review. **Attachment**
32.	74	12/26/2019	12:08pm	Dynamic	David Beckwith	Provided docs to begin quote process.
33.	75	12/27/2019	10:31am	David Beckwith	Dynamic	Rec'd docs. Asking what conditions of approval are needed besides street improvement. It appears everything on-site is existing. Will need to do a survey of entire property and provide "as-built" topo showing compliance with ADA path of travel from right-of-way to bldg and ADA parking is compliant.
34.	76	01/01/2020				City of Perris business license certificate – Dynamic Meds, Inc.
35.	77-78	01/31/2020	8:02pm	David Beckwith	Dynamic	Provided screen shot of new driveway entrance off Wade. **Attachment**

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36.	79-80	02/03/2020	10:28am	David Beckwith	Dynamic	Provided exhibit prepared for ADA compliance review. Can redo parking but base of ramp is not compliant and needs to be removed and reconstructed for 2% max in all directions. All adjacent asphalt will need to be removed and replaced. **Attachment**
37.	81	02/05/2020	4:18pm	**Kenneth Phung**	**Kenneth Phung Nathan Perez Alfredo Garcia Ryan Griffiths Mary Blais**	Info re City's Ordinances permit hours for Cannabis Dispensary in accord with State guidelines.
38.	82	02/13/2020				City of Perris letter from Kenneth Phung, planning manager Re hiring of HDL Companies to conduct compliance inspection of commercial marijuana business. Inspection date 02/25/2020 at 1:00pm -2:30pm, HDL and City stass will conduct facility inspection.
39.	83-84	02/18/2020	11:44am	Michelle Shaw	Joshua Naggar cc **Kenneth Phung** and others	Attached a list of documents that should be available at inspection.
40.	85	02/18/2020	11:56am	Lawrence Bynum	**Kenneth Phung**	Informed that Dynamic retained services to assist in inspection process. Req'ed all correspondence copies be sent to office re this matter. Clts and LRB would be ready for inspection on 02/25/2020 at1:30pm and req'd a list of info that City will expect or like to review prior to inspection.

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41.	86	02/18/2020	12:52pm	David Beckwith	Dynamic	Provided street improve plans ready for submittal to City.
42.	87-93	02/18/2020	4:56pm	Dynamic	David Beckwith	Thank you for the improvement plans. **Attachment**
43.	94	02/20/2020	11:24am	**Alfredo Garcia**	Dynamic	Status of req to consultant for copy of app form. For **Disp App # 17-05171**
44.	95	02/20/2020	2:07pm	**Alfredo Garcia City of Perris**	Dynamic	Provided attachment: dispensary application **Attachment**
45.	96-97	02/21/2020	10:17am	Dynamic	**Kenneth Phung**	Re **Public Improv MMD17-05171** Introduction of himself. Informed Phung of status of change of engineering firm. Provided status of design completion re power pole location. Edison and Tri Lakes agreed to keep pole. Asked him to review so that Dynamic could complete and submit by Mon, 24th.
46.	98	02/21/2020	10:20am	**Kenneth Phung**	Dynamic	Questions are engineering related, will defer.
47.	99	02/27/2020	3:13pm	Dynamic	**Kenneth Phung**	Did not receive cancellation for scheduled meeting with City and HDL. Req'd who ntc sent to and reason for cancellation.
48.	100	02/27/2020	8:18pm	**Kenneth Phung**	Dynamic	Responded to cancelled meeting, reason audit was postponed due to several disp req'ing a delay due to tax season. Do not know who ntc was sent to.
49.	101	03/09/2020	6:07pm	**Ana Jacquez Cc to City depts**	Dynamic	Re docs needed to process business license

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50.	102	03/10/2020	10:49am	Lawrence Bynum	**Kenneth Phung**	Re 02/25/2020 conversation re compliance inspection. At that time Phung notified LRB that no inspection would take place and stated that a ntc cancelling the inspection was sent out. Req'ing a copy of the cancellation ntc be sent to office.
51.	103	03/13/2020	10:58am	Dynamic	Sandy Chandler	Req'ing copy of Stuart McKibbin's signature to confirm proposal to Exhibit A
52.	104-105	03/27/2020	4:36pm	Dynamic	**Kenneth Phung Cc to City depts**	Hernandez intro as consultant to Dynamic. Gave status of hurdles with Public Improvs. Provided revised meeting mins signed by Stuart from engineering. Sending them to planning dept for review of sidewalks, curb, gutter and R/W. Also will be sending proposals for street improve and traffic control. Hopes to move on with cert of occupancy. Will also be sending license applic to **Ana Jacquez** for review. **Wanted to walk it in, but City has ntc of no walk ins at this time. Attachment**
53.	106	03/27/2020	6:06pm	**HDL Business**	Dynamic	Thank you for submitting business license application fot the City of Perris. Reviewing the information submitted. Please allow up to 3 business days for app processing. Once processed, an email detailing the next step to obtaining business license.
54.	107	03/27/2020	6:55pm	**Kenneth Phung**	**Dynamic cc Nathan Perez, Ana Jucquez**	Response to Dynamic email: All plans req'd go directly through engineering office. His dept does not get in involved unless engineering has specific questions. City does not allow for cert of occupancy until all improvements are completed. In some case, City does approve temp cert of occupancy but a req to building dept must be made. If all depts. Concur that improvements necessary are not a public safety hazard would the City approve subject to appropriate bonding.

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55.	108-114	04/01/2020	1:48pm	Dynamic	**Stuart McKibben**	Provided attached public improvs for PLN17-05171, MIN MOD 18-05038. **Attachment**
56.	115	04/03/2020	5:55pm	Dynamic	**Kenneth Phung Cc City depts**	Thank you for reply. Will get the app and total amt due. He would like to drop off 6 sets of full scale plans in person the next available date he has, along with the app fee. Please provide availability.
57.	116	04/06/2020	10:00am	**Michelle Pilola**	Dynamic	Asked clt to submit engineering costs estimate for plan check fees to Sharon Erb for rev and approval. Once estimate is approved clt can submit payment, hard copy of plans with a transmittal of what is being submitted for review to the office. Due to covid all submittals are to be done by mail.
58.	117	04/07/2020	8:54am	Dynamic	**Michelle Pilola**	Resp to email. Already spoke to Erb and asked for proper docs for cost estimate. Asked that she email those to him and he will get this portion of the process completed this am.
59.	118	06/20/2020	7:12pm	Dynamic	**Ryan Griffiths**	Inform that Dynamic is ready to submit onsite, public improvement and landscaping plans. Please email req apps. Will fill out and submit on June 22nd.
60.	119	06/22/2020	8:15am	**Ryan Griffiths**	Dynamic	Provided link to app for landscaping portions only. The public improvements submit directly to engineering dept. Each will be assigned its own ref #. The fee of $200 per page, with single time fee of $8.45.
61.	120	06/22/2020	10:36am	**Ryan Griffiths**	Dynamic	Provided link for formal submission of comprehensive app.

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62.	121	06/25/2020	10:58am	Dynamic	**Ryan Griffiths**	Email to inform that they are submitting Comprehensive App with 5 sets of onsite and public improvements plans, 3 complete sets of onsite and public landscape plans, folded to 8 1/2x11, 2 complete sets of drainage plans (would City like those folded to 8 ½ x 11 also?) Will send check 4 landscape plans $200 per pg + $8.45= $808.45 to City of Perris. Check for Comprehensive App $408.45 total. Asked is charge per pg of the onsite and public sets of plans. Asked for help with "Hazardous Waste Cert".
63.	122	06/29/2020	10:17am	**Ryan Griffiths**	**Dynamic**	Req'ing ref number for the previous ltr to City req'ing Minor Mod.
64.	123	06/29/2020	10:25am	Dynamic	**Ryan Griffiths**	Re **Minor Modification 18-05353 to PLN 17-05171**
65.	124	06/29/2020	10:28am	**Ryan Griffiths**	Dynamic	Asking for clarification of address/location. There are 2 diff cases at two diff locations.
66.	125	06/29/2020	10:41am	Dynamic	**Ryan Griffiths**	Address for Minor Mod 18-05353, PLN 17-05171 is 4605 Wade Ave.
67.	125	06/29/2020	10:47am	**Ryan Griffiths**	Dynamic cc **Kennth Phung**	Email to Phung re completion of submittal for Dynamic Meds at 4605 Wade Ave. Asked that he inform Dynamic what items and fees must be submitted to proceed with this formal submittal. Dynamic currently has public improvements plans, on and offsite landscaping and drainage plans. Cases for ref are: **Minor Modification 18-05358, Dispensary license 17-05171**
68.	126	06/29/2020	11:09am	**Kenneth Phung**	**Nathan Perez**	Please follow up with Dynamic re req's for final occupancy permit.
69.	127	06/29/2020	12:00pm	**Nathan Perez**	**Kenneth Phung**	Perez's response to Dynamic's 06/25/2020 req for info.

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70.	128-129	06/29/2020	4:49pm	**Nathan Perez**	Dynamic	Provided app link for 2 landscape apps being submitted.
71.	130-131	06/30/2020	4:34pm	**Ryan Griffiths**	Dynamic	Reminder to clt that review cannot begin without 3 additional sets of landscaping plans. Drop them off at counter.
72.	132	06/30/2020	4:47pm	**Sharon Erb**	Dynamic	Provided Dynamic with fee schedule Onsite improve. $996.00 Offsite improve $3,908.00 Make cks payable to City of Perris
73.	133	07/01/2020	9:06am	Dynamic	**Sharon Erb**	Informed Erb that clt is dropping off ck $4,904.00 and 5 sets of prints today.
74.	134	07/01/2020	9:08am	**Sharon Erb**	Dynamic	Confirm 1 check is fine and 1 set of prints needed.
75.	135	08/05/2020	11:24am	David Beckwith	**Nathan Perez**	Tried contacting him but has not heard back. Review Perez's comments and there are questions and concerns; How/why were plans deemed incomplete after being at office for 4 weeks with only comments to separate the plans. Asked for clarification of how to provide onsite landscape and irrigation and separate for off-site?
76.	136	08/05/2020	3:26pm	David Beckwith	**Nathan Perez**	Thank you for call. Per discussion, attached plans just showing onsite landscape and irrigation with the right of way line clearly indicated. Please provide timeline.
77.	137-138	08/06/2020	10:33am	**Nathan Perez**	David Beckwith	Re **PLN 20-05115** Attached please find app ltr and stamped plans. When proj is complete pleas sign cert of compl. **Attachment**
78.	139	08/06/2020	10:35am	David Beckwith	**Nathan Perez**	Thank you for the help.
79.	140	08/06/2020	10:35am	**Nathan Perez**	David Beckwith	You're welcome. Straight forward.

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80.	141	08/20/2020	1:29pm	**Nathan Perez**	David Beckwith	Rec'd off-site landscape from Public Works. Will FedEx to office on Corona.
81.	142	08/24/2020	4:39pm	Andrew Lytle	David Beckwith	After further review of off-site plans, City req'd improvements will be expensive. New water meter, separate electrical meter assembly and separate controller with equipt is req'd. Go forward or ask clt if they want to rebut the irrigation req's.
82.	143	08/24/2020	4:53pm	David Beckwith	Dynamic	Status of plan check comments from City received and comments from landscape architect. Calling City to verify intent of maintenance after installation.
83.	144	08/31/2020	10:12am	Dynamic	David Beckwith	Re path of travel for ADA. Should the handicap parking be moved to other side of parking lot for stall configuration?
84.	145	08/31/2020	11:38am	David Beckwith	Dynamic	Have not worked on stall configuration. Waiting on comments from Engineering to work on corrections/revisions at once. Moving handicap to other side could be a problem, but will check on options
85.	146	08/31/2020	12:31pm	Dynamic	David Beckwith	Understand about options for parking.
86.	147	09/01/2020	4:53pm	David Beckwith	Dynamic	After back and forth with the City, determined that the prop is located within "Perris Valley Commerce Specific Plan" which requires all additional offsite landscaping to be annexed into a Landscape Maintenance District (LMD). Will have to comply with City's req of an additional irrigation meter, needs to be hot tapped, a separate irrigation controller and electrical meter located in the right of way. Trying to work out options with new property.
87.	148	09/02/2020				**ADA consultant Services**: Accessibility Survey inspection date 09/02/2020

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88.	149	09/02/2020	11:24am	Andrew Lytle	David Beckwith	Received a call from **Michael Morales,** he claims that it is possible to share the water and power across the street but owner will have to set up new property entitlement that way. Have owner call Morales to discuss, if one already exists it may be too late. Will also need to speak to someone who specializes in LMD annexation.
89.	150	09/02/2020	12:46am	David Beckwith	Dynamic	Could be possible to share new water and power across Nance from existing to new property. Estimate from Landscape re the new LMD req's approx $25,000 to the construction cost to cover new hot top and water, controller, backflow, flow sensor, electrical meter, enclosure and point source drip.
90.	151	09/03/2020	9:55am	Dynamic	David Beckwith	Confirm $25,000 quote to cover permits, material and procedure?
91.	152	09/03/2020	11:03am	David Beckwith	Dynamic	Resp to fees, will add additional $8,000 to last estimate for Edison fees. Edison will charge for design of pole drop to the new meter. Could change if use of new property can be used.
92.	153	09/10/2020	10:19am	**Michelle Cook Pilola**	Dynamic	Plans are ready for pick-up.
93.	153	09/10/2020	12:23pm	Dynamic	**Michelle Cook Pilola**	Engineer, David Beckwith has a confirmed appt to pick up the plans.
94.	154	09/23/2020	9:29am	**Nathan Perez**	Dynamic	Email is to obtain status of the TI building plans for dispensary at 4605 Wade. Need a resolution. Have plans been submitted to building (dept)?

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95.	155	09/28/2020	9:20am	Dynamic	**Nathan Perez**	Email re status of building: Prior to lease agreement was to be confirm bld was in fact a commercial modular unit. All info was sent to staff and we then received building comments. Have never proposed a remodel or addition to the interior or exterior of modular,, the floor plan that was submitted initially was there. This is first time hearing about TI's.
96.	156	09/28/2020	12:46pm	**Nathan Perez**	Dynamic Cc **Kennth Phung,** John Pourkazemi **John Parker**	Received feedback from Bldg Official, will need to comply with bldg conditions of approval. Provided to bldg comments: 1. Future prop or any additional or interior remodels would require submittal to the bldg dept. and 2 For existing modular structure clts will need to submit plans to see if the exiting floor plan/structure complies with req ADA and Title 24 req's.
97.	157	09/28/2020	1:41pm	Dynamic	David Beckwith	Email re tel conf with Nathan Perez and provided Perez's (09/28/2020, 12:46pm) email. Asked for copy of Title 24 from HCD on the modular. Confimred that they have an ADA inspection report to provide as far as their req's.
98.	158	10/06/2020	10:40am	Dynamic	**Nathan Perez**	Response that an ADA inspection was done so that we know that to improve on prior to discussing about the T.I. or building comments in general. Can clts drop off the 68 page report to the City?
99.	159	10/06/2020	10:53am	**Nathan Perez**	Dynamic Cc **Kenneth Phung David Martinez**	Asked clt to discuss with Building Official concerning the ADA req's for Dynamic Med disp. Not sure if he will accept the ADA rpt and discuss the Title 24 issue.
100.	160	10/06/2020	10:57am	Dynamic	**Nathan Perez**	Confirming building contact is David J Martinez.

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101.	161	10/06/20200	10:57am	**Nathan Perez**	Dynamic	Confirmed building dept contact.
102.	162	10/06/2020	1:26pm	David Beckwith	**Nathan Perez**	Email asking for more info on what is needed/req for submittal. Re existing modular unit is the ADA compliance rpt/recommendation for the interior of the bldg? They are currently the grading plans for the parking lot and new trash enclosure will address the exterior POT issues.
103.	163	10/06/2020	1:45pm	**Nathan Perez**	David Beckwith	Asked Beckwith to contact David Martinez re bldg isues for 4605 Wade (Dynamic Meds)
104.	164	10/22/2020	10:17am	David Beckwith	**Nathan Perez**	Re Street Improve Plan resubmittal straight to Tri Lake on Monday and all other plans are ready for submittal. Found out the grading plan and onsite electrical was never reviewed by Building and want to make it is done. **Have not received any comments from bldg, he does not know how many plans sets or who to submit to. He is trying to keep the proj moving and get the City everything they need for approval but have been getting the run around from several others and that is why he is emailing him for answers.**
105.	165	10/22/2020	1:32pm	**Nathan Perez**	David Beckwith **cc Kenneth Phung David Martinez John** Pourkazemi	Re bldg dept contact David Martinez concerning onsite electrical and ADA. For grading plan, contact City Engineer's Office, **John Pourkazemi** is good contact.

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106.	165	10/22/2020	1:43pm	David Beckwith	**Nathan Perez cc Kenneth Phung David Martinez John Pourkazemi**	Addressed David: How many copies of ADA rpt for bldg'ing needed? How many copies of the onsite electrical needed? Hard copies or pdf's? Confirmed he is sorting out with John [Pourkazemi] what is needed.
107.	166-172	10/22/2020	2:12pm	David Beckwith	Dynamic	Provided Dynamic with Onsite plans. **(Attachment)**
108.	173	10/23/2020	9:40am	David Beckwith	Dynamic	Providing client a link to different plan sets for clt records which will be submitted to City on Monday.
109.	174	10/26/2020	5:06pm	David Beckwith	**Sharon Erb**	Re MM14-05191 Met with John and rece'd tentative approval of street and precise grading plans. Needs to obtain req's for the grading permit as well as an updated cost estimate for inspect fees.
110.	175-176	10/26/2020	5:03pm	David Beckwith	Dynamic	Asked Dynamic for items needed to update cost estimate to provide Tri Lakes with plans for inspection fees. Items needed 16"x16" masonry pilaster, tube steel fence, tube steel gate, chainlink fence.
111.	175-176	10/27/2020	10:18am	Dynamic	David Beckwith	Provided calculations to the items needed.
112.	175-176	10/29/2020	12:42pm	David Beckwith	Dynamic	Provided Dynamic with instructions to contact Edison for the pole drop for the LMD meter.
113.	177-180	11/04/2020	Receipt	**City of Perris**		Receipt for Application PMT20-01840 Permit/commercial/Electrical/NA Work description new parking lot lighting and LMD meter.

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114.	181-187	11/05/2020	10:19am	**Sharon Erb**	David Beckwith	Provided inspection fee cost estimate for calculation of inspect fees. Once complete please email for her review and approval. Also attached the grading permit app.
115.	188	11/06/2020	11:01am	David Beckwith	**Kerri Calvillo**	Re her email mention about SCE wanting an address for the LMD meter. Please provided direction on the process or who to contact.
116.	189	11/06/2020	11:08am	David Beckwtih	**Sharon Erb**	Re MM14-05191 attached completed cost estim for inspect fees.
117.	190	11/06/2020	11:09am	**Kerri Calvillo**	David Beckwtih	Provided the address assignment app. Fill out and return with site plan and location of the LMD.
118.	191	11/06/2020	11:35am	**Sharon Erb**	David Beckwtih	Re MM14-05191 onsite and offsite insepc cost estim reviewed and approved. Please remit payment of $5,252.00
119.	192-193	11/12/2020	4:01pm	Dynamic	Dynamic	Signed grading permit app **Attachment**
120.	194	11/13/2020	12:30pm	**Michelle Cook Pilola**	David Beckwith	Received the precise grading and street improvements plans submitted. Missing inspection fee payment and grading/encroachment permit apps.
121.	195-196	11/16/2020				**Application** for address assignment
122.	197	11/16/2020	8:53am	David Beckwith	**Michelle Cook Pilola**	Spoke with owner and they will drop off items today.
123.	198	11/16/2020	8:58am	**Michelle Cook Pilola**	David Beckwith	Asked for an appt to drop off items, only receiving clients with appts.
124.	199-203	11/17/2020				Letter from EsGil, plan check PMT20-01840 Checklist for info. Plans held with EsGil until corrected plans are submitted for recheck.
125.	204	11/18/2020	8:28am	Dynamic	Jim Street	Reminding City Paving re C.O.I., business license and City of Perris Business Licecense.
126.	205-210	11/20/2020	10:50am	Dynamic	**Sharon Erb**	Provided req'd docs for MM 17-05171, with the proposal.

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127.	211-217	11/20/2020	10:51am	David Beckwith	Dynamic	Update: Prints are made and being sent overnight to EsGil for Monday delivery. **(Attachment)**
128.	218	11/20/2020	11:01am	Dynamic	David Beckwith	Conf'd Erb has everything she needed.
129.	219-233	11/20/2020	3:34pm	Dynamic	Dynamic	Eastern Municipal Water District docs **Attachment**
130.	234	11/23/2020	Letter	**Michael Morales**	**Nathan Perez**	2 stamped approved off-site landscape plans MMD. Please forward approved landscape plans to applicant and keep original in file.
131.	235-237	12/02/2020	1:31pm	**Nathan Perez**	David Beckwith	Public Works Admin has approved the off-site landscape plans for Dynamic Meds. Approved signed plans are ready for pickup at planning front counter. Schedule an appt.
132.	235-237	12/02/2020	1:32pm	David Beckwith	Dynamic	Approval on everything except the offsite electrical from SCE. Status?
133.	238-242	01/07/2021	9:30am	Dynamic	**Keri Calvillo**	Sent LMD meter application.
134.	243-245	01/07/2021	10:02am	Dynamic	**Keri Calvillo**	Thank you (reply)
135.	246	01/27/2021	2:14pm	Dynamic	Efren Contreras	Still going forward with project however, waiting on City and EMWD to designate the address for the public electric meter to be able to pull the req'd permits.
136.	247	02/01/2021	1:59pm	**Nathan Perez, City of Perris**	Dynamic	Status of TI building site plans
137.	248	03/06/2021				City of Perris business license certificate for City Service Paving

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138.	249	03/19/2021	12:23pm	Dynamic	**K Calvillo**	Status of application for LMD Meter/Edison
139.	250	04/05/2021	10:39am	**Kenneth Phung,**	**Nathan Perez**	Internal email to provide Dynamic with update of TI, offsite improvements
140.	251	04/05/2021	10:48am	**Nathan Phung**	Dynamic	Req'ing status of TI building plans for dispensary. If no response, he will contact State Controller (tax controller) and state cannabis license control.
141.	252	04/05/2021	11:00am	**Nathan Perez**	John Pourkazemi	Status of plan check for DM disp at 4605 Wade
142.	253	04/05/2021	11:50am	David Beckwith	**Nathan Perez**	Please explain what TI improvements City is expecting. Clts have tried to comply with City request but have gotten no response from you (Nathan) or David Martinez. There have been no changes to the existing bldg, nor any req'd by owner. Per conditions City needs plans showing the existing floor plan/structure complies with ADA and Title 24 req's. Per last conversation with David Martinez he did not know what we were talking about. In effort to appease this req and ADA assessment report along with on-site electrical plans that were submitted to Building & Safety on 11/4/2020. Clts received comments/approval on electrical aspect but no comments have ever been received with regards to ADA. As the lead planner on this, they would expect coordination for help from Nathan instead of passing us off to other staff that have no clue or threats of going to State Controller and Licensing Board. We will await his response this week with specific directions to move this up to the next level in the City.
143.	254	04/05/2021	12:13pm	**Nathan Perez**	David Beckwith & Dynamic	Req plans be submitted to Building dept. No ADA plans had not been submitted.

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144.	255	04/05/2021	12:47pm	**John Pourkazemi**	**Nathan Perez**	Plan check finished, needs Dynamics to pay inspection fee and submit grading permit application
145.	256	04/05/2021	12:49pm	**Nathan Perez**	**John Pourkazemi**	Reply what is the plan check fee owed. Proj manager coming on Wed and will walk them through the fees.
146.	257	04/05/2021	12:53pm	**John Pourkazemi**	**Nathan Perez & Sharon Erb**	Reply – clarified inspection fee not plan check fee To Sharon – asked her to provide fee amt to Perez.
147.	258	04/05/2021	12:55pm	David Beckwith	**Michael Morales**	Just got off phone with Nate and informed waiting on annexation into LMD for the project. Is there anything he or the clt needs to provide to get it finalized
148.	259	04/05/2021	1:07pm	**John Pourkazemi**	**Nathan Perez**	Informing him that inspection fee was paid and grading permit applic was submitted but it was incomplete – clt's need to include back up docs: contractor's info, liability ins, etc
149.	260	04/05/2021	1:19pm	**Nathan Perez**	David Beckwith	Sent attached email from engineering concerning outstanding items to start construction of street improvement.
150.	261	04/05/2021	1:21pm	David Beckwith	Dynamic	Sent previous emails that payment rec'd but missing info.
151.	262-264	04/06/2021	11:02am	Dynamic	**Sharon Erb**	Following up on docs sent to her on 11/20/2020. Her response on 12/4/2020 re NSF check from bank and hand delivered money orders to Ernie Reyna the next morning (12/5) at 10:15am. Wants confirmation because he has 9:30am meeting with **Nathan Perez** the next day.
152.	265	04/06/2021	11:05am	**Sharon Erb**	Dynamic	Conf with Finance dept that NSF check was replaced
153.	265	04/06/2021	11:42am	Dynamic	**Sharon Erb**	Conf that she had Cert of ins, contractor's info
154.	266	04/06/2021	11:44am	**Sharon Erb**	Dynamic	No, as stated, per convo she has not rec'd contractor's info for grading permit backup

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

Line #	Page x of 361	Date	Time	From	To	Topic
155.	267	04/06/2021	11:57am	Dynamic	**Sharon Erb**	Attached docs for City Service Paving and City Service C.O.I.
156.	268	04/06/2021	5:14pm	**Nathan Perez**	David Beckwith & Dynamic	Thanking clt for efforts to finalize building permits to meet ADA req's. Reminder for completion before occupancy.
157.	269	04/09/2021		Dynamic	Jim Deering	Provided pdf's of split sets of prints, with change being mainly the landscaping. Req'ing that they do the curb/gutters and asked for quotes. Will send photos & address of location for new soil drop off point.
158.	270	04/14/2021				City of Perris application for building permit
159.	271	04/16/2021	1:37pm	**Nathan Perez**	David Beckwith	Email asking for update 1. Building permits, issued? status of ADA submittal? Paid to submit ADA report to building? 2. Public improve plans – recpt of grading permit? If so, when are they breaking ground to improve street? 3. Public Works annex – reach **Michael Morales** to start annex proc?
160.	272	04/16/2021	2:42pm	Dynamic	**Nathan Perez**	Update re paving contractor city license sent to Sharon at Tri-Lakes on Monday. Will have item to him tomorrow and has questions for Calvillo.
161.	272	04/16/2021	3:11pm	**Nathan Perez**	Dynamic	Office is closed on Saturday. Needs Luera's signature to get dirt moving on street. Would like more clarification from Public works?
162.	273-274	04/19/2021	12:43pm	Dynamic	**K Calvillo**	Email with building permit application. Once receipt of total cost will also walk in ADA report and check
163.	275	04/21/2021	11:09am	David Beckwith	**Nathan Perez**	Will have Sal answer questions 1 & 2 and reached out to Mike Morales on 4/5/21 with no response to date. **(Referencing 4/16/21 email from Perez to Beckwith at 1:37pm)**
164.	276	04/21/2021	12:16pm	**Nathan Perez**	David Beckwith	Email: will let **Michael Morales** know about LMD annexation.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

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165.	277	04/22/2021	8:37am	**Keri Calvillo**	Dynamic	Provided application to Dynamic for building permit
166.	278	04/22/2021				City of Perris application for building permit
167.	279	04/22/2021	9:51am	**Michael Morales**	David Beckwith & Dynamic	F/u to phonecall. Discuss off-site plan check was approved by Public Works on 11/10/2020. Gave process to follow to complete annexation process and provided # for **Daniel Louis, Willdan.**
168.	280	04/22/2022	1:34pm	Dynamic	**Sharon Erb**	Status of grading permit for MM-05171, anything else needed to obtain it? Asking about issue with paying finance dept.
169.	280	04/22/2021	2:05pm	**Sharon Erb**	Dynamic	Job # given in last email was not correct.
170.	281	04/22/2021	2:08pm	Dynamic	**Sharon Erb**	Changed job info P8-625 project MM14-05191
171.	282	04/22/2021	2:20pm	**Sharon Erb**	Dynamic	Email with status: Contractor's license not recv'd City of Perris business license and cert of ins expired. Asked if check #116 is still valid.
172.	283	04/22/2021	2:30pm	Dynamic	**Sharon Erb**	Will get on phone with contractor right now about City issued license, insurance, and Luera's check #116.
173.	284	04/22/2021	2:57pm	Dynamic	**Sharon Erb**	Conf'd check still valid, attached contractor's license. Clt renewing his C.O.I. now.
174.	285	04/22/2021	3:12pm	**Sharon Erb**	Dynamic	Conf'd recpt of above email. Asked for contractor's info.
175.	286	04/23/2021	9:06am	Dynamic	**Nathan Perez**	Provide update re contractor's COI. Was just informed by Erb that it was expired. He contacted them for update contract. Also, after conversation with Cavaillo and resubmitted app and waiting on total dollar amount.
176.	287-288	04/23/2021	12:32pm	Dynamic	**Keri Calvillo**	Made changes to building permit app and asked for total fees to be paid.
177.	289	04/23/2021	2:17pm	**Nathan Perez**	Dynamic	Req'ing status of building and engineering.

Dynamic Meds, Inc. log of communications
Property address: 4605 Wade Ave., Perris, CA

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178.	290	04/26/2021	2:35pm	Jim Deering City paving	Dynamic	Provided updated insurance
179.	290	04/26/2021	3:11pm	Dynamic	Jim Deering	Requested state license info and update on concrete quote. About to have release of offsite LMD meter address.
180.	291	04/26/2021	4:03pm	Jim Deering	Dynamic	Update: will get quote tomorrow
181.	291	04/26/2021	4:16pm	Dynamic	**Sharon Erb**	Provided contactor info for dispensary.
182.	292	04/27/2021	8:15am	Dynamic	**Nathan Perez**	Conf'd Erb has what she needs for grading permit
183.	293	04/27/2021	11:27am	**Nathan Perez**	Dynamic	Asked for start date for construction of offsite street
184.	294	05/03/2021	2:34pm	**Sharon Erb**	**Nathan Perez**	F/u to 10/2020 memo to David Beckwith Assoc advising final review of Precise Grading plan street improvement plan were complete and acceptable. Prior to approval they req'd payment of inspect fees – **DONE**; submittal of original bond copy of plan for signature – **DONE** by Stuart 4/5; and grading permit applic-submitted but Cert of Ins is expired so permit app was on hold.
185.	294	05/03/2021	3:02pm	**Nathan Perez**	David Beckwith	Req'ing status of cert of ins. He informed rec'd update from building dept re permit and permit was only for trash enclosure. Asked for status of ADA and title 24 coming along with building dept.
186.	294	05/03/2021	3:17pm	David Beckwith	**Nathan Perez**	Informed Perez he is not handling any of permitting; Dynamic is. CC'd Sal so that he could respond to Perez.
187.	295	05/04/2021	10:57am	Dynamic	**Sharon Erb**	Following up on his April 26, 2021 email where he sent contractor's info and check that check #116 got cashed, no response received from Erb since last email
188.	296	05/04/2021	11:27am	Dynamic	**Sharon Erb**	Dynamic sent C.O.I. effective 01/01/2021, exp 01/01/2022 on both.

Dynamic Meds, Inc. log of communications
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189.	297	05/04/2021	11:34am	**Sharon Erb**	Dynamic	Confirmed recpt and that she only had the one expiring 1/2021.
190.	297	05/04/2021	1:36am	Dynamic	**Sharon Erb**	Response to confirm.
191.	298	05/05/2021	4:59pm	**Sharon Erb**	Dynamic	Plans ready for pickup
192.	299-302	05/05/2021	Memo	**Sharon Erb**	David Beckwith	Sent signed approved plans for onsite civil improvement plan, street improvement plan, onsite precise grading plan. Need returned to office Bond copy, CD with pdf copy of approved/signed plans, CD with autoCAD filed and supporting docs.
193.	303	05/06/2021	8:55am	Dynamic	**Sharon Erb**	Clt conf that he will be by to pickup that afternoon.
194.	304	05/06/2021	9:04am	**Sharon Erb**	Dynamic	Provided phone # to make arrangements for pick up
195.	305	05/06/2021	3:26pm	Dynamic	David Beckwith	Provided Beckwith with approved set of prints, need to obtain outstanding list of requirements listed so that the permits be released.
196.	306	05/07/2021	10:15am	David Beckwith	Dynamic	Can get Dynamic CAD. Asked clt to get approved plans to obtain copies and scanned PDF's created, ie Kinkos
197.	306	05/07/2021	10:17am	Dynamic	David Beckwith	Let Beckwith know that plans being taken to ARC solutions for copying.
198.	307	05/10/2021	10:57am	David Beckwith	Dynamic	Sent .zip file with street improvement plans.
199.	308	07/19/2021	12:14pm	**Nathan Perez**	**John Pourkazemi**	Let Perez know that Dynamics had not yet pulled a grading permit for onsite improvements or applied for encroachment for public improvements.
200.	309	07/19/2021	1:58pm	**Nathan Perez**	Dynamic	Req'd status of offsite improvements for project.
201.	310	07/20/2021	10:13am	Dynamic	**Daniel Louie** Willdan	Sent conditions for project MM18-05038

Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
202.	310	07/20/2021	10:31am	**Daniel Louie**	**Kenneth Phung** City of Perris, **Nathan Perez**	Asking for planning and public works COAs for project on 4605 Wade St.
203.	311	07/20/2021	10:44am	**Nathan Perez**	**Daniel Louie**	Sent attached conditions from Engineering and Planning. Could not find a digital approval folder from Brian Muhu for Public Works. Let him know to ask Michael from PW to provide.
204.	312	07/20/2021	10:46am	**Michael Morales**	**Daniel Louie, Phung, Perez**	Located the approved planning dept file from Public Works.
205.	313	07/20/2021	10:47am	**Nathan Perez**	**Michael Morales, Louie, Phung**	Informed Mike that the previously attached file was not for 4605 Wade, but for a cultivation of Nance & Patterson.
206.	314-315	07/20/2021	2:54pm	**Daniel Louie**	Dynamic	Sent attachment deposit letter to initiate annexation into Lighting District. Informed that one the City received deposit, Louie will send out petition and consent waiver and data request letter to request plans (street improve) pertinent to clts proj annex.
207.	316	07/26/2021	9:21am	**Nathan Perez**	Dynamic	Inform clt that bldg permit (PMT20-01840) expired. Bldg permits last 6 months (issued 11/4/2020-05/04/2021)
208.	317	07/26/2021	9:25am	**Nathan Perez**	Dynamic	Correction to last email permit issued 1/6/2021 – 7/6/2021.
209.	318	07/26/2021	11:10am	Dynamic	**Sharon Erb**	Clt asking if Performance Bond will be req'd for 4605 Wade proj.

Dynamic Meds, Inc. log of communications
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210.	319	07/26/2021	11:40am	**Sharon Erb**	Dynamic	Response – no bonds req'd. Follow up on her previous req date May 5th req'ing back the plans, but has not rec'd them.
211.	320	07/26/2021	12:23pm	Dynamic	**Nathan Perez**	Response to Perez – will update permit. Asked for response to inquiry about name change on Planning Dept COA from Sal to Alfonso. Louie sent him Deposit Letter, is that ok? Info that Erb stated he does not need bonding, if needed which dept is req'ing. Bond company needs a req ltr.
212.	321	08/03/2021		Dynamic	**Sharon Erb**	Trying to make it to her office before closing with the annexation deposit letter from Wildan, not notarized. Does it need a notary stamp? How many bond sets of prints are required? Did she ever receive CAD file from David Beckwith
213.	322	08/03/2021	5:20pm	Dynamic	**Daniel Louie**	Providing recpt for Annex deposit he just paid at City of Perris Engineering dept.
214.	323	08/03/2021				City of Perris receipt for annexation fees, recpt # 21-00138 Amount $ 5,250.00
215.	324	08/03/2021	8:15pm	**Daniel Louie**	Dynamic	Conf'd receipt and will send out data req ltr in next day or 2 for plans needed for annexation.
216.	325	08/04/2021		**Daniel Louie**	Dynamic	Letter with items to be provided for PLN 17-05171 annexation to special districts City of Perris.
217.	326-340	08/24/2021	2:48pm	**Dulce Bernal**	Dynamic	Provided draft reports for project's annexation. To meet Sept. 14th deadline, we would need to have any comments/approval 30th. If deadline is not met, will have to reschedule for the following meeting.
218.	341	08/27/2021	10:22am	Dynamic	**Nathan Perez**	Informed him that David Beckwith never received off-site landscape plans, he said they were to be mailed to his office. Please provide status. He also sent Kerri Calvillo an email in reference to the LMD meter address so that clt can get Edison wrapped up. These are the last remaining items.

Dynamic Meds, Inc. log of communications
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Line #	Page x of 361	Date	Time	From	To	Topic
219.	342-351	09/03/2021				Landscape Project Connection Form for portable water – landscape irrigation
220.	Exhibit 2	09/07/2021		City	Dynamic	Alleged revocation of application
221.	Exhibit 3	09/17/2021				Appeal
222.	352	11/30/2021	7:25pm	**G. Ross Trindle**	Lawrence Bynum	Letter re appeal received for Dynamic. Informed that LRB was asking for more information but he has not received any. He and his colleague Priscilla have been asked to look in to what occurred and what the next steps will be. Please allow a day or 2 to unravel things and he will provide an update on where things stand and what all can expect moving forward.
223.	353	12/01/2021	9:49am	Lawrence Bynum	**G. Ross Trindle**	Provided a brief history of what clients have paid and process with annexation process.
224.	354	12/01/2021	8:17pm	**G. Ross Trindle**	Lawrence Bynum	Reviewed City's Sept. 9, 2021, ltr that spawned the appeal, appears City should provide an appeal hrg before the Planning Commission per Perris Municipal Code section 5.58.170 (c). There was internal confusion as to whether appeal hrg was req'd or not. City will provide a hearing. Provided procedures and process for hearing dates.
225.	355	12/07/2021	3:44pm	**G. Ross Trindle**	Lawrence Bynum	Following up on email inquiry re processing clt's appeal. Given short period of time, will not be able to offer 12/15 date and will look at one of the two meetings in January. Please provide preferred date and thoughts on proposed procedures outlined below.

Dynamic Meds, Inc. log of communications
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226.	356	01/05/2022	10:14am	Lawrence Bynum	**G. Ross Trindle**	Dynamic is interested in resolving the issue and prior to scheduling an appeal hrg, provide clarification on action City has taken. The "notice" was confusing, if not contradictory. Re apps being revoked. Ltr states permits were revoked, LRB not aware of any permits being issued. Last page of ltr claims apps were completed improperly and are deemed abandoned. As to conditions of approval, those are vested property rights and not subject to revocation. Please call to discuss and if necessary schedule future appeal in February.
227.	357	01/20/2022	12:17pm	Lawrence Bynum	**G. Ross Trindle**	Follow up, Dynamic has not received a response to inquiry. Client was issued permit PLN017-05171 and minor mod 18-05038. Clt is waiting for City's response to req for address for the LMD and annexation pkg. The LMD is critically important as Edison and EMWD need address to comply with conditions of approval. Dynamic has expended, conservatively over $300,000 toward develop of prop consistent with permit and is now refusing to further process the paperwork to finalize construction.
228.	358	01/20/2022	3:29pm	**G. Ross Trindle**	Lawrence Bynum	Agrees, he owes LRB a call. Available tomorrow or Monday to discuss by phone?
229.	359	01/26/2022	11:46pm	Lawrence Bynum	**G. Ross Trindle**	Left a message to speak with atty today. Matter is urgent and would appreciate a resolution ASAP. Clt's develop is "on-hold" as City will accept its attempted submissions for their entitlement. Please call office today or set a time for call the next day.
230.	360	02/22/2022	4:15pm	**G. Ross Trindle**	Lawrence Bynum	Informed he is meeting with City on Thursday afternoon. Will give update after he's done.

Dynamic Meds, Inc. log of communications
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231.	361	02/24/2022	11:20am	Lawrence Bynum	**G. Ross Trindle**	Re his meeting with the City today. Wanted to emphasize a few facts for consideration. There are dozens of emails between Dynamic and its experts and the City, including planning, bldg, & engineering. Not once, in any of the emails is it mentioned of the alleged expiration of the permit. All emails consist of how to proceed to obtain permit. The annexation req was scheduled to go before the city council. Understood that all that is needed to resume/finalize the work is the LMD address, which the city refuses to provide. Dynamic is willing to apply for an extension, diligently pursue the final development and forego all prior delays, appeals, etc if City of simply continue to process its submissions, the annexation and issue the LMD address.
232.	Exhibit 4	03/03/2022	8:58am	**Maria Munoz**	Lawrence Bynum cc **E Dunn & others**	Please see attached correspondence dated March 3, 2022. Letter in response to Notice of Appeal received on 09/17/2021 from Dynamic Meds. Formal response. **Attachment**

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, October 06, 2020 10:40 AM
To: Nathan Perez <NPerez@cityofcorona.org>
Subject: Re: Building Comments 4605 Wade

Hello Nathan,
We had an ADA inspection done so that we know what to improve on prior to us discussing anything about T.I. or Building Comments in general. Would it be ok to come in and drop off that 68 page report? That would help to resolve No.2 request.

Thank you sir, Salvador L. Hernandez

-----Original Message-----
From: Nathan Perez <NPerez@cityofpoms.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofpoms.org>; David Martinez <DMartinez@cityofpoms.org>
Sent: Tue, Oct 6, 2020 10:53 am
Subject: RE: Building Comments 4605 Wade

Good morning Salvador,
Please discuss with the Building Official (I have cc him) concerning the ADA requirements for Dynamic Med dispensary.
I'm not sure if he would accept this ADA access report. Please also discuss with him concerning title 24.

Nathan Perez
Senior Planner
City of Poms
Department of Development Services - Planning Division
[illegible] W. 9th Street
Poms, CA 92570
Tel: (951) 843-3603
http://www.cityofpoms.org/

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, October 06, 2020 10:57 AM
To: Nathan Perez <NPerez@cityofpcrus.org>
Subject: Re: Building Comments 4605 Wade

OK, that would be David J. Martinez?

RE: Building Comments 4605 Wade

From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Oct 6, 2020 10:57 am

Yes, that is correct.

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/

Sent: Tuesday, October 06, 2020 1:26 PM
To: Nathan Perez <[redacted]>
Subject: RE: Building Comments 4605 Wade

Nathan,

We are helping the owners on the above project and need to get a little more information from you on what is required/needed for submittal so that we can get you what you want and need. For the existing modular building, are you just looking for an ADA compliance report/recommendation for the interior of the building? We are doing the grading plans for the parking lot and new trash enclosure that will address the exterior POT issues already. Thanks for your help.

David M Beckwith, PE, QSD, QSP, QISP

CEO/President

David Beckwith and Associates, Inc

DGS Certified SBE 1741739 • DIR 1000016907 • CSLB 1013422

—Original Message—
From: Nathan Perez <[redacted]>
To: Blackstarcorp2 <[redacted]>
Cc: Kenneth Phung <[redacted]>; John Pourkazemi <[redacted]>; John Parker <[redacted]>
Sent: Mon, Sep 28, 2020 12:46 pm
Subject: RE: Building Comments 4605 Wade

Good morning Salvador,
I received feedback from the Building Official; you will need to comply with the building conditions of approval. The following two building comments were provided:

1. Future proposal or any additional or interior remodels would require submittal to the building department.
2. For the existing modular structure, you will need to submit plans to see if your existing floor plan/structure complies with the required ADA and Title 24 requirements.

Also, re-submit your off-site street improvements as soon as possible, to continue the process.

David M Beckwith, PE, QSD, QSP, QISP

CEO/President

David Beckwith and Associates, Inc

DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Nathan Perez <[redacted]>
Sent: Tuesday, October 06, 2020 1:45 PM
To: David Beckwith <[redacted]>
Cc: David Martinez <[redacted]>; Kenneth Phung <[redacted]>
Subject: RE: Building Comments 4605 Wade

David,

Please contact the building official David Martinez to address all building issues for 4605 wade (Dynamic Med Dispensary). I have CC him in this email.

Nathan Perez

Senior Planner

City of Perris

Department of Community Development – Planning Division

135 N. "D" Street

Perris, CA 92570
Tel: (951) 943-5003
http://www.cityofperris.org/

From: David Beckwith <[redacted]>
Sent: Thursday, October 22, 2020 10:17 AM
To: Nathan Perez <[redacted]>
Subject: 4605 Wade Resubmittal

Nathan,

We are making the Street Improvement Plan resubmittal straight to Tri Lake on Monday and have all of the other plans ready for resubmittal. It appears our grading plan and onsite electrical was never reviewed by Building and want to make sure we get that done this time around. Since we never got any comments from Building, I don't have any specifics of how many plan sets or who to resubmit to. Can you please help with that information? I am trying to keep this project moving and get the City everything they need for approval but honestly have gotten the run around from several others and that's why I am looking to you for some answers. Thanks!

three copies of each

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Thursday, October 22, 2020 1:43 PM
To: Nathan Perez <NPerez@cityofperris.org>
Cc: Kenneth Phung <Kphung@cityofperris.org>; David Martinez <DMartinez@cityofperris.org>; John Pourkazemi <jpour@tlpakeconsultants.com>
Subject: RE: 4605 Wade Resubmittal

Thanks Nathan.

David, how many copies of the ADA assessment report for the building do you want? And how many copies of the onsite electrical would you like? Do you want hard copies or PDFs?

John and I have talked and have everything sorted out as to what he needs.

Thank you everyone, now that we are on this project we are trying to get everything outstanding cleared up and off of everyone's desk and appreciate your help.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Thursday, October 22, 2020 1:32 PM
To: David Beckwith <dbeckwith@dbainc.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>; David Martinez <DMartinez@cityofperris.org>; John Pourkazemi <jpour@tlpakeconsultants.com>
Subject: RE: 4605 Wade Resubmittal

Good Afternoon David,
I would reach out to the building department/David Martinez concerning onsite electrical and ADA.
Concerning the grading plan, that is typically handled by the City Engineer's Office. John Pourkazemi is a good point of contact on the status.

Nathan Perez
Senior Planner
City of Perris
Department of Development Services - Planning Division
135 N. "D" Street
Perris, CA 92570
Tel. (951) 943-6025
http://www.cityofperris.org/

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Thu, Oct 22, 2020 2:12 pm

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

David Beckwith and Associates, Inc
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ON-SITE IMPROVEMENT PLANS

4605 WADE AVENUE

DPR No. PM17-05171

CITY OF PERRIS

SHEET INDEX

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DETAIL SHEET	6

OWNER

DYNAMIC HOMES
4605 WADE AVENUE
PERRIS, CA 92571
PHONE: 951.415.0904
CONTACT: SALVADOR HERNANDEZ

ELECTRICAL ENGINEER

JCA ENGINEERING, INC
31691 PIGEON PASS ROAD
MORENO VALLEY, CA 92555
PHONE: 909.242.0223
FAX: 909.242.0225
CONTACT: JAMES CORNEJO, PE

CIVIL ENGINEER / SURVEYOR

DAVID BECKWITH AND ASSOCIATES, INC
1260 YORBA ROAD, SUITE 108
CORONA, CA 92882
PHONE: 714.349.0007
FAX: 714.279.3484
CONTACT: DAVID W BECKWITH, PE

LANDSCAPE ARCHITECT

RBA LANDSCAPE ARCHITECTS-PLANNERS, INC
24000 MADRONA AVENUE, SUITE 245
PHONE: 951.765.1930
FAX: 951.684.0891
CONTACT: DOUG GROVE, RLA, ASLA

SOURCE OF TOPOGRAPHY

TOPOGRAPHY PREPARED UTILIZING CONVENTIONAL GROUND METHODS BY DAVID BECKWITH AND ASSOCIATES, INC ON JANUARY 14, 2020

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE THE BEARING OF N89°19'31"E ALONG THE CENTERLINE OF ORLEANDER AVENUE AS ESTABLISHED PER RECORD OF SURVEY 302/39-42, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SURVEYOR'S NOTE

THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT ANY VERIFICATION OF ITS AGREEMENT WITH APPLICABLE DEED DESCRIPTIONS AND SUBDIVISION OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (STRUCTURES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS IF ANY, ARE NOT SHOWN.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF PERRIS IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

DAVID W BECKWITH OR DBA DBE DGE
NAME OF SIGNER

SIGNATURE OF SIGNER

10/23/2020
DATE

SITE LID INFORMATION

PRE-CONSTRUCTION CONDITION			
PERVIOUS		IMPERVIOUS	
AREA (SF)	PERCENTAGE (%)	AREA (SF)	PERCENTAGE (%)
14,502.3	46.48	16,700.1	53.52

POST CONSTRUCTION CONDITION			
PERVIOUS		IMPERVIOUS	
AREA (SF)	PERCENTAGE (%)	AREA (SF)	PERCENTAGE (%)
16,227.0	52.17	14,975.7	47.83

AREA OF TOTAL IMPERVIOUS AREA BEING REMOVED		IMPERVIOUS AREAS BEING ADDED TO TOTAL SITE	
AREA (SF)	PERCENTAGE (%)	AREA (SF)	PERCENTAGE (%)
5,383.9	17.25	+1,724.5	+5.53

CONSTRUCTION NOTES AND QUANTITIES

SEE SHEET 2 FOR CONSTRUCTION NOTES AND QUANTITIES

EARTHWORK QUANTITIES ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR TO PERFORM HIS/HER OWN TAKE-OFFS FOR CONSTRUCTION. ENGINEER MAKES NO WARRANTIES TO THE ACCURACY OF SAID QUANTITIES.

LEGEND

——— SCOM ———	EXISTING COMMUNICATIONS LINE	FF	FINISHED FLOOR
——— SMH ———	EXISTING SEWER MAIN	FG	FINISHED GROUND
——— ELE ———	EXISTING ELECTRICAL	FL	FLOWLINE
——— GAS ———	EXISTING GAS	FS	FINISHED SURFACE
——— SSMH ———	EXISTING SEWER MANHOLE	GB	GRADE BREAK
——— SDMH ———	EXISTING STORM DRAIN	HP	HIGH POINT
——— SW ———	EXISTING STREET LIGHT/POWER LINE	INV	INVERT
——— WM ———	EXISTING WATER	LP	LOW POINT
——— UG ———	EXISTING UNKNOWN UTILITY	NAD	NOT A PART
- - - - - -	EXISTING CHAIN LINK FENCE	PIP	PROTECT IN PLACE
———	EXISTING PLANTING	P	PROP.
———	EXISTING TOP/TOE OF SLOPE	TBW	TOP OF CLEANOUT
	EXISTING MAJOR CONTOUR	TC	TOP OF CURB
	EXISTING MINOR CONTOUR	TW	TOP OF CRAWL
	EXISTING PAVEMENT	TW	TOP OF WALL

	PROPOSED AC PAVEMENT
	PROPOSED PCC PAVEMENT
	DEMO AND OVERLAY
	EXISTING PAVEMENT TO BE REMOVED
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

GENERAL NOTES

1. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO 7:00AM TO 6:00PM MONDAY TO FRIDAY. CONTRACTOR SHALL SUBMIT A WORK REQUEST 24 HOURS IN ADVANCE TO THE CITY ENGINEER FOR REVIEW AND APPROVAL OF ANY SCHEDULED WORK ON WEEKENDS AND HOLIDAYS. OVERTIME INSPECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF ANY IMPORT/EXPORT.
3. ALL WORK SHALL CONFORM TO THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)", LATEST EDITION (INCLUDING THE LATEST SUPPLEMENTAL AMENDMENTS THERETO), THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION (INCLUDING THE LATEST SUPPLEMENTAL AMENDMENTS THERETO), THE CALIFORNIA BUILDING CODE (CBC 2019), AND THE CITY OF PERRIS STANDARD SPECIFICATIONS. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
4. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24, THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24; THE 2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24; THE 2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24; THE 2019 CALIFORNIA REFERENCE STANDARD CODE PART 12, TITLE 24; AND THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ANY OTHER LOCAL CONFORMING CODES AND ORDINANCES NOT SPECIFICALLY LISTED.
5. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL CONFORMING CODES AND ORDINANCES.
6. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL HAULER.
7. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMEN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES.
8. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND VICINITY SLOPES.
9. FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE ENGINEER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTIONS PRIOR TO CONTINUING WITH WORK.
10. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE VALUES ARE PLOTTED FROM RECORD AND FIELD DATA. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES WHETHER SHOWN OR NOT SHOWN ON THIS PLANS. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND LINES.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING VALVES, WETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
12. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES USA ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE THE ENCROACHMENT PERMIT WILL BE VALID. FOR YOUR USA ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT (TOLL FREE) AT 1-800-227-2600, TWO WORKING DAYS BEFORE YOU DIG.
13. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
14. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL ▸ INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING.
16. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS. SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION, NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
17. ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

1. ALL AVAILABLE RECORDS FROM THE OWNER AND UTILITY COMPANIES HAVE BEEN INVESTIGATED AND ALL KNOWN UTILITY COMPANIES AND SUBSTRUCTURES ARE SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITY COMPANIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS BY "POT HOLING" PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR AND/OR REPLACEMENT OF SAID UTILITY COMPANIES AND SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE LIMITS OF THIS PROJECT. CONTRACTOR TO POT HOLE AND VERIFY EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITY CROSSING PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE PROJECT DRAWINGS. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN BY THE CONTRACTOR.
2. EXISTING UTILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES NOT COVERED BY THESE PLANS SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF THE RESPECTIVE UTILITY OWNERS AT THE EXPENSE OF THE DEVELOPER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL, IF ANY, EXISTING SURVEY MONUMENTS.
4. THE CONTRACTOR SHALL POSSESS A VALID STATE CONTRACTOR'S LICENSE AND SHALL BE REQUIRED TO POSSESS A VALID CITY BUSINESS LICENSE WHILE PERFORMING WORK ON THIS PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR(S) AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
7. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND/OR THE ENGINEER OF RECORD.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION.
9. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF THESE PLANS.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, APPENDIX J OF THE CALIFORNIA BUILDING CODE, LATEST EDITION. DEVIATION FROM THE APPROVED GRADING PLAN SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. HOURS OF OPERATION SHALL BE FROM 7:00 AM TO 8:00 PM, MONDAY THROUGH FRIDAY. OTHER HOURS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE BUILDING OFFICIAL. ROAD/LANE CLOSURES SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 3:30 PM ON WEEKDAYS.
3. PRIOR TO CONSTRUCTION WORK, ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, SHALL OBTAIN A CITY BUSINESS LICENSE AND AN ENCROACHMENT PERMIT.
4. NO WORK SHALL BE UNDERTAKEN WITHOUT OBTAINING A PERMIT FROM THE CITY. THE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER.
6. ANY MATERIAL INCORPORATED AS PART OF THE COMPACTED FILL SHALL BE APPROVED BY A SOILS ENGINEER. INSPECTION AND CERTIFICATION OF FILL PLACEMENT SHALL BE PROVIDED BY A SOILS ENGINEER DURING THE PROCESS OF GRADING. NO ROCK OR SIMILAR MATERIAL GREATER THAN EIGHT INCHES IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY A SOILS ENGINEER AS ADVANCE AND APPROVED BY THE CITY ENGINEER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES, ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE SHALL BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY HIS OPERATIONS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS. CONSTRUCTION SHALL BE TERMINATED AND STREETS RESTORED UNTIL CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE CITY ENGINEER.
8. ANY UNKNOWN SUB-SURFACE STRUCTURES ENCOUNTERED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF A SOILS ENGINEER AND THE CITY ENGINEER PRIOR TO PROCEEDING WITH GRADING OPTIONS.
9. ALL AREAS SHALL SLOPE A MINIMUM OF 1.00% TO STREET, DRIVE OR SWALE UNLESS SHOWN OTHERWISE.
10. MAXIMUM FILL SLOPE SHALL NOT EXCEED 2:1 UNLESS APPROVED BY A SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D 1557-70 AND VERIFIED BY A SOILS ENGINEER. TOES OF SLOPES SHALL NOT LOCATED PER APPENDIX J OF THE CALIFORNIA BUILDING CODE.
11. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY RETAINING WALLS ON THE PUBLIC RIGHT-OF-WAY.
12. BACKFILL OF TRENCHES SHALL BE COMPACTED BY A SOILS ENGINEER (95% MINIMUM COMPACTION) PER CITY STANDARDS AND SPECIFICATIONS. EXCAVATIONS, CONSTRUCTION AND INSTALLATIONS ON THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE INSPECTION BY THE CITY INSPECTOR. FAILURE TO HAVE INSPECTION MAY REQUIRE RE-EXCAVATION OF THE CONSTRUCTION.
13. THE CONTRACTOR SHALL SWEEP DAILY AND CLEAN UP ALL VISIBLE DIRT, SOIL, SAND OR OTHER SUBSTANCES DEPOSITED ON PUBLIC STREETS BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.
14. AN "AS-BUILT" OR RECORD DRAWING OF THE GRADING PLAN SHALL BE SUBMITTED BY THE DEVELOPER ALONG WITH A FINAL GRADE CERTIFICATION PRIOR TO AN ISSUANCE OF OCCUPANCY.
15. THE CITY ENGINEER MAY REQUIRE PROTECTIVE MEASURES AND/OR TEMPORARY DRAINAGE PROVISIONS TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS AND PERIODS OF HEAVY RAINFALL. EROSION CONTROL PLANS SHALL BE APPROVED FOR THE PROJECT PRIOR TO ISSUANCE OF A GRADING PERMIT.
16. THESE PLANS ARE APPROVED FOR GRADING ONLY. RETAINING WALLS AND NON-RETAINING WALLS SHALL REQUIRE SEPARATE PERMITS AND INSPECTION.
17. ALL EARTH MOVING OPERATIONS SHALL CEASE IF WIND VELOCITIES EXCEED 25 M.P.H. THE EPC SHALL BE KEPT REGULARLY WATERED TO MITIGATE BLOWING DUST FOR THE DURATION OF THE HIGH WINDS.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CITY PROOF THAT A NOTICE OF INTENT (NOI) FOR THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAS BEEN FILED WITH AND APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). CONSTRUCTION SHALL NOT COMMENCE WITHOUT THIS APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE TO COMPLY WITH THE GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT BY IMPLEMENTING SWPPP STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE DURATION OF THE PROJECT.
19. THE CONTRACTOR SHALL WATER ALL ACTIVE CONSTRUCTION SITES AND UNPAVED ROAD SURFACES AS NECESSARY TO CONTROL BLOWING DUST.
20. THE CONTRACTOR SHALL REMOVE OR COVER ANY STORED OR STOCKPILED SOIL, SAND OR OTHER FINE PARTICLE SUBSTANCE OR SOIL AMENDMENTS AS REQUIRED TO CONTROL BLOWING DUST.
21. GRADING ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE THE AREA OF EXPOSED EXCAVATED SOIL AND SHALL ESTABLISH VEGETATIVE COVER OR APPLY STABILIZATION MATERIAL TO EXPOSED SURFACE AREAS IN A TIMELY MANNER, FOLLOWING GRADING AND CONSTRUCTION.
22. ALL COMPOUNDS/STRUCKS DEPOSITING SOIL, CEMENT OR OTHER DRY, POWDERY SUBSTANCES OF BUILDING MATERIALS ON ANY PUBLIC STREET SHALL BE COVERED.
23. PARKING OF EMPLOYEE VEHICLES ON UNPAVED AREAS OF THE CONSTRUCTION SITE SHALL BE PROHIBITED.
24. THE DEVELOPER SHALL PREPARE AN EROSION CONTROL PLAN (ECP) TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS OR WATER BODIES FOR CONSTRUCTION PROJECTS DISTURBING LESS THAN 1 ACRE OF SOIL. THE DEVELOPER SHALL SUBMIT THE ECP TO THE CITY'S PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A GRADING PERMIT.
25. FOR PROJECTS REQUIRING COVERAGE UNDER THE NPDES GENERAL CONSTRUCTION ACTIVITIES STORM WATER PERMIT (1 ACRES OR MORE OF SOIL DISTURBANCE), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY A QSD. AFTER FILING THE NOI AND RECEIVING A WASTE DISCHARGER'S IDENTIFICATION NUMBER (WDID) FROM THE SWRCB, THE DEVELOPER SHALL PROVIDE A COPY OF THE WDID LETTER AND THE SWPPP TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A GRADING PERMIT.
26. A SIX-FOOT HIGH SCREENING FENCE WITH FABRIC SHALL BE INSTALLED ALONG THE PROJECT BOUNDARIES EXPOSED TO PUBLIC VIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DIGALERT — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LS5850 FLUSH IN ASC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1386.33

MARK	BY	DATE	REVISIONS	APPR	DATE
				MJPA	

ENGINEER

SEAL — No. 73761 — Ex. 06/30/21 — 10/23/2020

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CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
DPR No. PM17-05171
4605 WADE AVENUE
TITLE SHEET

SHEET No. 1 OF 6 SHEETS

FOR | W.O. | PERRIS PM No. PE-625

GENERAL NPDES NOTES

1. IN CASE OF EMERGENCY, CALL 911 IMMEDIATELY, AT (951) 933-3226
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES, ESPECIALLY WHEN RAIN EVENT IS IMMINENT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THIS PLAN THROUGHOUT CONSTRUCTION AND ASSURE ANY AND ALL REVISIONS/UPDATES ON THIS PLAN.
4. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER THAT STORMWATER WILL BE CONTAINED WITHIN THE PROJECT AREA OR CHANNELED INTO STORM DRAIN SYSTEM PREVENTED THAT DRAINAGE IS FREE OF POLLUTANTS, SEDIMENTS, AND DEBRIS.
5. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION ON THIS PROPERTY.
6. CONTRACTOR/SUB-CONTRACTOR SHALL BE FAMILIAR WITH AND TRAINED IN STORMWATER AND EROSION CONTROL IN ACCORDANCE WITH THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
7. CONTRACTOR IS RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 30% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE IN THE PROJECT SWPPP MANUAL).
8. CONTRACTOR IS RESPONSIBLE TO INSPECT AND ENSURE ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
11. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. ALL PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORK DAY AS WELL AS THROUGH WEEKENDS AND HOLIDAYS.
14. AVOID CONDUCTING CONSTRUCTION WORK DURING ARE WEATHER.
15. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION
16. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVEL EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH INUNDATION. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
17. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
18. CLEARING DEBRIS MAY NOT BE REMOVED OR MADE IMPREVIOUS BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITH OUT THE APPROVAL OF THE BUILDING OFFICIAL.
19. EROSED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
20. ANY DAMAGED SLOPE SURFACE PROTECTION MEASURE DAMAGED DURING A RAIN STORM SHALL BE REPAIRED IMMEDIATELY
21. ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDROSEEDED)
22. FILL SLOPES AT CONSTRUCTION SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPES AT THE END OF EACH WORK DAY
23. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO; GRADED DITCHES, SAND OR GRAVEL BAGS, HARDNERS AND SILT FENCING. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING AND PREVENT SEDIMENT DISCHARGE WHILE CONSTRUCTION IS IN PROGRESS ON THE AREA
24. SEDIMENT CONTROL SHALL BE USED AT THE TOE OF ANY ERODIBLE SLOPE
25. FACES OF FINISHED CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. THESE PERMANENT EROSION CONTROL MEASURES MAY CONSIST OF ADEQUATE SEEDING, PLANTING, AND JUTE MATTING. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL APPROVAL
26. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
27. ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, DESILTING BASINS, AND OTHER EROSION CONTROL DEVICES WITHIN 24 HOURS AFTER EACH INUNDATION AND BE DISPOSED OF PROPERLY.
28. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
29. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
30. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
31. CONTRACTOR SHALL IMMEDIATELY RESTORE ANY DAMAGED EROSION CONTROL MEASURE OR THAT AREA DISTURBED BY CONSTRUCTION ACTIVITIES
32. PROTECT ALL STORM DRAINAGE STRUCTURES FROM SEDIMENT CLOGGING BY PROVIDING INLET PROTECTION AT ALL OPENINGS.
33. TEMPORARY SANITATION FACILITIES SHALL BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED MAINTENANCE SERVICE PROVIDER.
34. STORE CONSTRUCTION RELATED MATERIALS AWAY FROM DRAINAGE COURSES TO PREVENT CONTACT WITH STORMWATER.
35. ALLOW CONSTRUCTION RELATED MATERIAL DELIVERY AND STORAGE ONLY IN DESIGNATED AREAS AND AVOID TRANSPORT NEAR DRAINAGE PATHS AND WATERWAYS.
36. PLACE DRIP PANS UNDER CONSTRUCTION EQUIPMENT WHEN NOT IN USE.
37. CLEAN UP LEAKS AND SPILLS IMMEDIATELY USING ABSORBENT MATERIALS AND DISPOSE OF PROPERLY
38. COLLECT AND RECYCLE OR DISPOSE ALL BROKEN ASPHALT FROM THE SITE. REMOVED ASPHALT MUST BE DISPOSED OF PROPERLY.
39. KEEP WORK SITE CLEAN AND ORDERLY ON DAILY BASIS.
40. MANAGE THE USE OF HAZARDOUS MATERIAL ON SITE.
41. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
42. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
43. PERFORM CLEANOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS ONLY. WASHOUT AREAS SHALL BE LOCATED AWAY FROM STORM DRAINS, OPEN DITCHES, STREETS, OR ANY DRAINAGE COURSE.
44. WASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
45. USE WATERTIGHT DUMPSTERS FOR TRASH AND CONSTRUCTION WASTE.
46. COLLECT SITE TRASH AS NEEDED, ESPECIALLY DURING WINDY OR WINDY CONDITIONS. ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW.
47. PAINT GASOLINES OR CONTAINERS ARE TO BE CLEANED OUT ONLY AT THE DESIGNATED AREA WHERE PROVISIONS FOR FULL CONTAINMENT OF HARM RADEN LIQUID AND RESIDUE FOR PROPER DISPOSAL.
48. THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

- EC01 = SCHEDULING
- EC02 = PRESERVATION OF EXISTING VEGETATION
- EC03 = HYDRAULIC MULCH
- EC04 = HYDROSEEDING
- EC05 = SOIL BINDERS
- EC06 = STRAW MULCH
- EC07 = GEOTEXTILES & MAT
- EC08 = WOOD MULCHING
- EC09 = EARTH DIKES AND DRAINAGE SWALES
- EC10 = VELOCITY DISSIPATION DEVICES
- EC11 = SLOPE DRAINS
- EC12 = MUDDAMS
- EC14 = COMPOST BLANKETS
- EC15 = SOIL PREPARATION/ROUGHENING
- EC16 = NON-VEGETATED STABILIZATION

SEDIMENT CONTROL

- SE01 = SILT FENCE
- SE02 = SEDIMENT BASIN
- SE03 = SEDIMENT TRAP
- SE04 = CHECK DAM
- SE05 = FIBER ROLLS
- SE06 = GRAVEL BAG BERM
- SE07 = STREET SWEEPING AND VACUUMING
- SE08 = SANDBAG BARRIER
- SE09 = STRAW BALE BARRIER
- SE10 = STORM DRAIN INLET PROTECTION
- SE12 = TEMPORARY SILT DIKE
- SE13 = COMPOST SOCKS & BERMS
- SE14 = BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 = WIND EROSION CONTROL

TRACKING CONTROL

- TC1 = STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC2 = STABILIZED CONSTRUCTION ROADWAY
- TC3 = ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 = WATER CONSERVATION PRACTICES
- NS2 = DEWATERING OPERATIONS
- NS3 = PAVING AND GRINDING OPERATIONS
- NS5 = CLEAR WATER DIVERSION
- NS6 = ILLICIT CONNECTION/DISCHARGE
- NS7 = POTABLE WATER/IRRIGATION
- NS8 = VEHICLE AND EQUIPMENT CLEANING
- NS9 = VEHICLE AND EQUIPMENT FUELING
- NS10 = VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 = PILE DRIVING OPERATIONS
- NS12 = CONCRETE CURING
- NS13 = CONCRETE FINISHING
- NS14 = MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 = MATERIAL DELIVERY AND STORAGE
- WM2 = MATERIAL USE
- WM3 = STOCKPILE MANAGEMENT
- WM4 = SPILL PREVENTION AND CONTROL
- WM5 = SOLID WASTE MANAGEMENT
- WM6 = HAZARDOUS WASTE MANAGEMENT
- WM7 = CONTAMINATION SOIL MANAGEMENT
- WM8 = CONCRETE WASTE MANAGEMENT
- WM9 = SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 = LIQUID WASTE MANAGEMENT

CONSTRUCTION NOTES AND QUANTITIES

1	SAWCUT EXISTING PAVEMENT	430 LF
2	REMOVE AND DISPOSE OF EXISTING AC PAVEMENT	2,400 SF
3	REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT	225 SF
4	REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE	480 LF
21	CONSTRUCT 3" THICK AC PAVEMENT (SE-PC 61-10 PER SSPWC) OVER 6" OF CLASS 2 AGGREGATE BASE	4,230 SF
22	CONSTRUCT 5" THICK PCC PAVEMENTS (520-C-2500 PER SSPWC) W/ #4 REBAR 18" OC EACH WAY OVER 6" OF CLASS 2 AGGREGATE BASE	1,130 SF
23	CONSTRUCT TRASH ENCLOSURE WALLS PER WRECOW STD# 284-2316, 284-2316, AND DETAIL A/L4	1 EA
24	CONSTRUCT 18"x16" MASONRY PLANTER PER WRECOW STD 284-282 & 20' OC PER PLAN	25 LF
25	CONSTRUCT CHAIN LINK FENCE PER DETAIL SPPWC STD 600-1	475 LF
26	CONSTRUCT WIRE STEEL FENCE PER DETAIL B/S	335 LF
27	CONSTRUCT TUBE STEEL GATE PER DETAIL C/S	2 EA
28	INSTALL PAVEMENT MARKINGS PER DETAIL D/3	1 LS
29	INSTALL WOOD HEADER PER DETAIL E/S	935 LF
30	INSTALL PARKING BUMPERS PER DETAIL F/S	42 EA

QUANTITIES ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR TO PERFORM HIS OWN TAKE-OFFS FOR CONSTRUCTION ESTIMATES AND PURCHASES. NO WARRANTIES TO THE ACCURACY OF SAID QUANTITIES.

EARTHWORK QUANTITIES

CUT	5	CY
FILL	100	CY
EXPORT/IMPORT	95	CY

EARTHWORK QUANTITIES ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR CONSTRUCTION ESTIMATES AND PURCHASES. NO WARRANTIES TO THE ACCURACY OF SAID QUANTITIES.

DIG ALERT — DIAL 811 BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — IT'S FREE! A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG L5080 FLUSH IN ASPHALT PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
	ENGINEER			MSPA	

SEAL — 73751 — Exp. 06/30/21 — 10/23/2020

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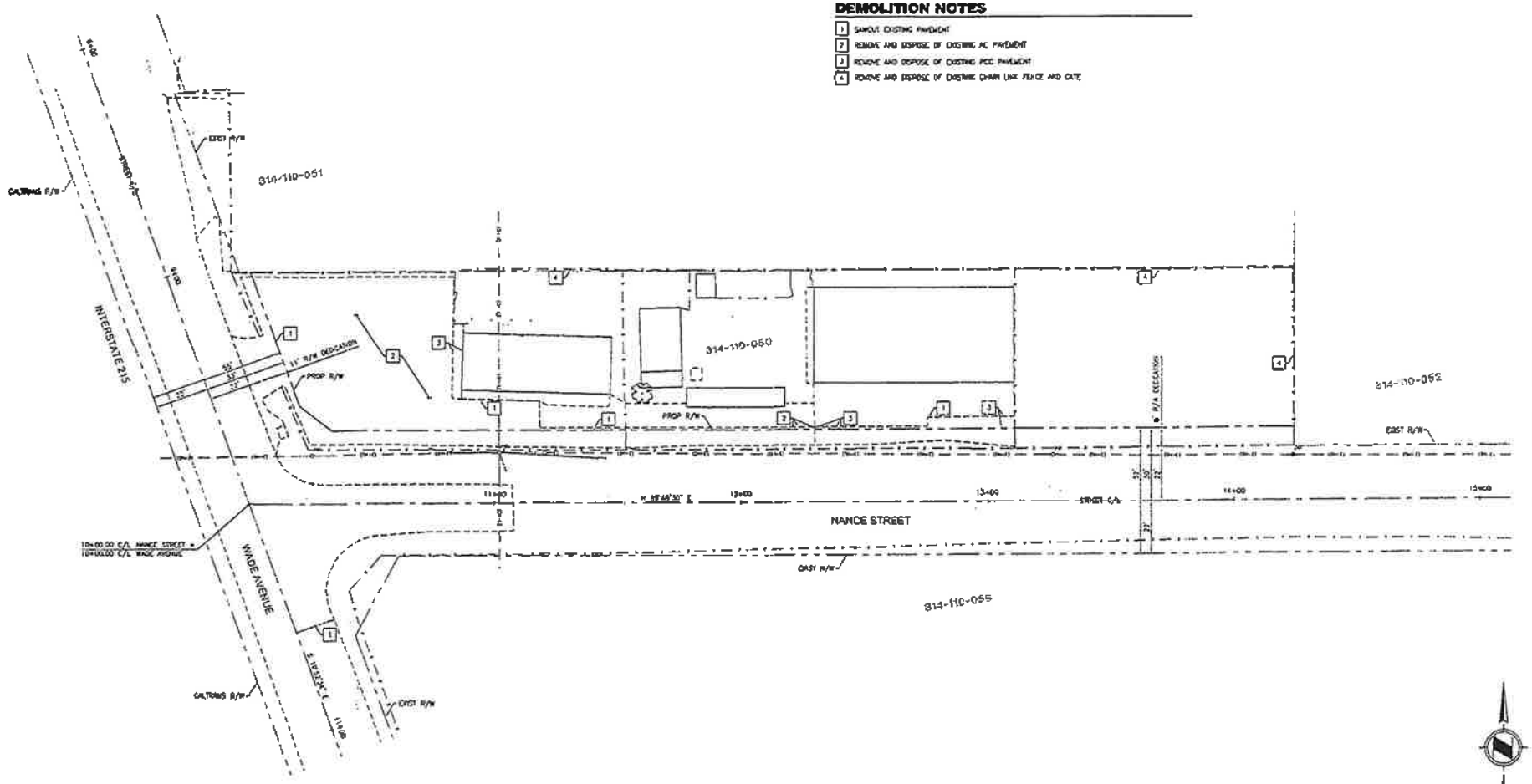
CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
DPR No. 18NP17-0017
4605 WADE AVENUE
GENERAL NOTES

SHEET No 2 OF 8 SHTS

FOR — W.O. — PERMIT FILE No. PR-555

DEMOLITION NOTES

1. SAWCUT EXISTING PAVEMENT
2. REMOVE AND DISPOSE OF EXISTING AC PAVEMENT
3. REMOVE AND DISPOSE OF EXISTING PCC PAVEMENT
4. REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

DIGALERT — DIAL 811 BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — YOU PAY A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LS5890 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEANCER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
	ENGINEER			M.P.A.	

SEAL — 10/23/2020

PREPARED BY:
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CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
CASE No. PMT17-00179

4605 WADE AVENUE
DEMOLITION PLAN

SHEET No. 3 OF 9 SHEET

FOR | R.O. | PERMIT FILE No. PR-635

CONSTRUCTION NOTES

(21) CONSTRUCT 3" THICK AC PAVEMENT (PG 64-10 PER SSPWC) OVER 6" OF CLASS 2 AGGREGATE BASE

(22) CONSTRUCT 5" THICK PCC PAVEMENT (560-C-2500 PER SSPWC) W/ #4 REBAR 18" OC EACH WAY OVER 6" OF CLASS 2 AGGREGATE BASE

(23) CONSTRUCT TRASH ENCLOSURE WALLS PER WRECKUP STDS 284-220, 284-224, AND DETAIL A' HEREON

(24) CONSTRUCT 15"x15" MASONRY PILASTER PER WRECKUP STD 284-267 @ 30' OC PER PLAN

(25) CONSTRUCT CHAIN LINK FENCE PER DETAIL 8/S, SSPWC STD 600-3

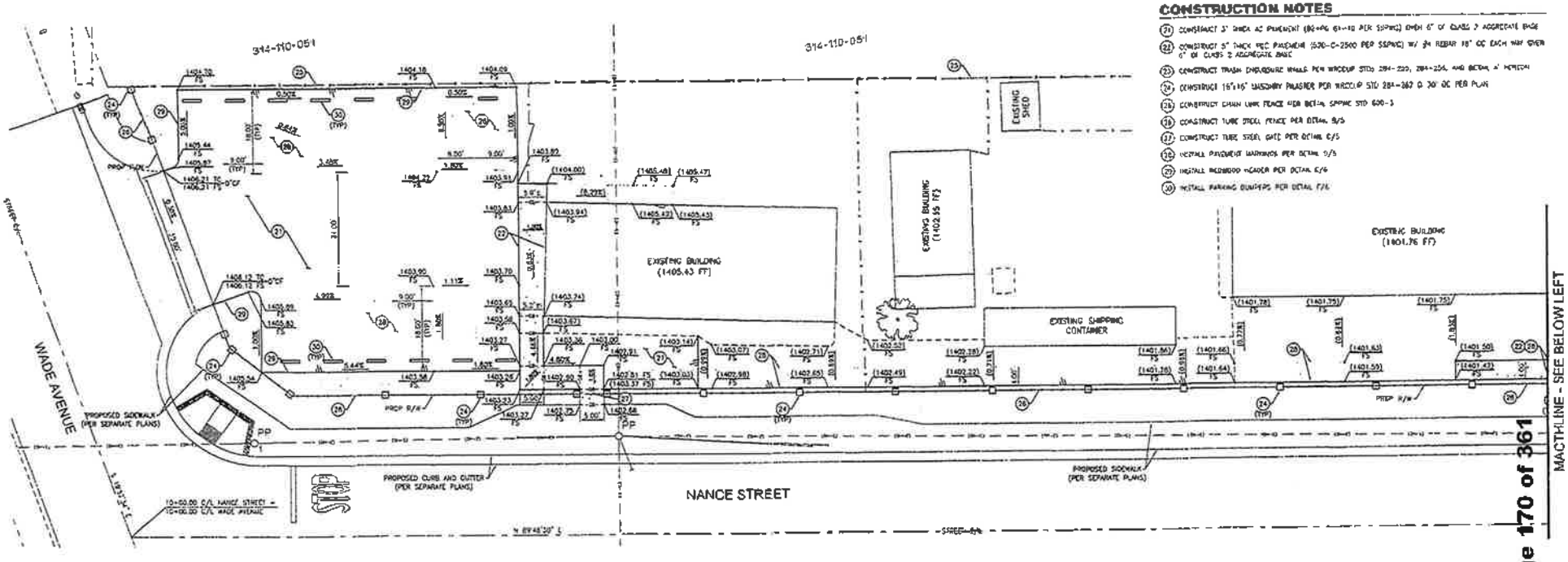
(26) CONSTRUCT TUBE STEEL FENCE PER DETAIL 9/S

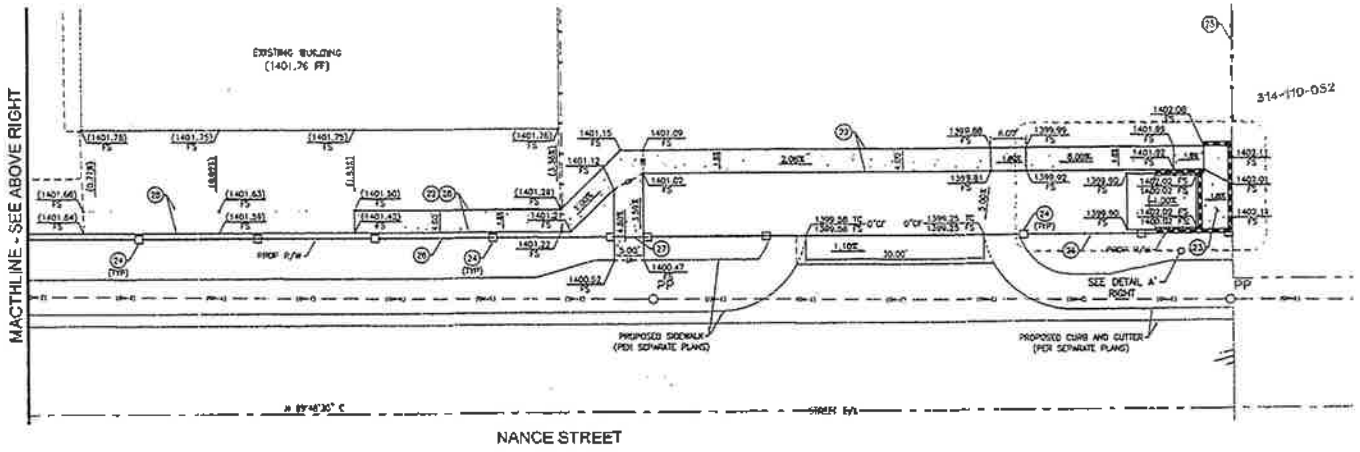
(27) CONSTRUCT TUBE STEEL GATE PER DETAIL 6/S

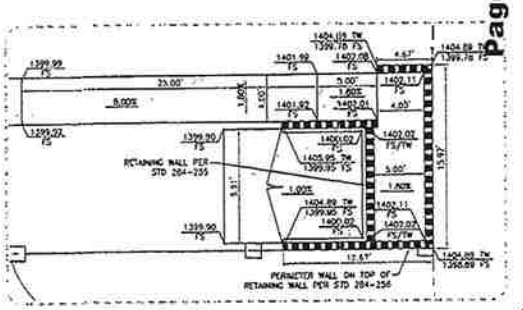
(28) INSTALL PAVEMENT MARKINGS PER DETAIL 5/S

(29) INSTALL REDWOOD HEADER PER DETAIL 5/S

(30) INSTALL PARKING BUMPERS PER DETAIL F/S







DETAIL A'
SCALE: 1"=5'

GRADING SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft

DIGALERT — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SHINER PAC LS6680 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				MAPA	

SEAL — 73761 — 10/23/2020

PREPARED BY
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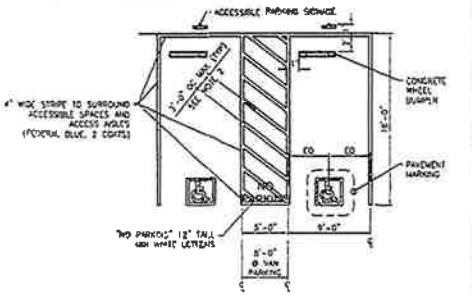
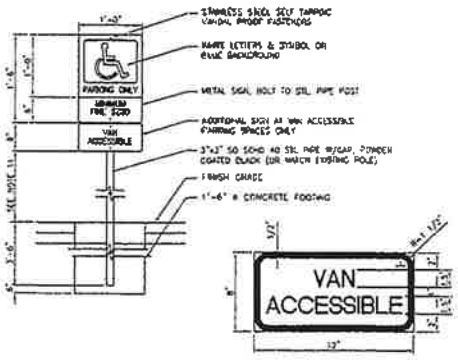
CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
DRR No. 2021-0017
4605 WADE AVENUE
ON-SITE PRECISE GRADING PLAN

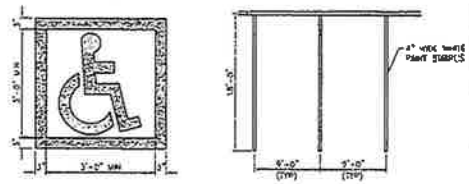
SHEET No. 4 OF 9 SHEETS
FOR — W.O. — PERRIS FILE No. PP-625



ADA STALL STRIPING LAYOUT



ADA SIGNAGE



ADA PAVEMENT MARKING

NON-ADA STRIPING LAYOUT

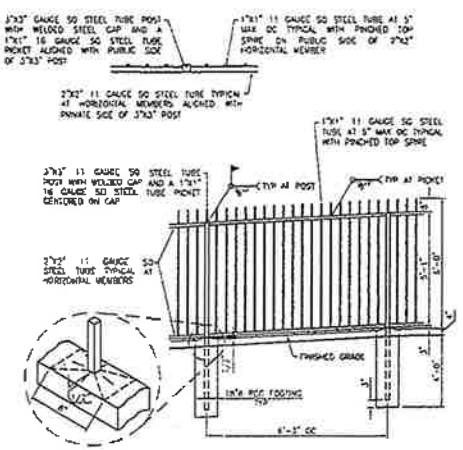
NOTES:

1. ACCESSIBLE SPACES AND AISLES SHALL BE LEVEL AND HAVE SURFACE SLOPES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
2. DIAGONAL STRIPES TO BE CONTRASTING COLOR TO PAVEMENT IS OF PAINTED ON, WHITE ON ASPHALT, BLUE ON LIGHT GRAY CONCRETE
3. STRIPING SHALL BE BLUE MATCHING COLOR NO 15090 IN FEDERAL STD 595C (UNLESS SPECIFIED OTHERWISE).
4. PROVIDE TWO COATS OF PAINT
5. LOCATE SYMBOL AT CENTERLINE OF STALL AND ALIGNED TO THE STALL ENTRANCE AS SHOWN ON SITE PLAN
6. SYMBOL BLUE BACKGROUND MATCHING COLOR NO 15090 IN FEDERAL STD 595C WITH WHITE SYMBOL
7. ONE SYMBOL FOR EACH ACCESSIBLE PARKING SPACE.
8. PROVIDE SIGN AT EACH ACCESSIBLE PARKING STALL.
9. SIGNS SHALL BE REFLECTORIZED CONSTRUCTED OF ALUMINUM ON STEEL 1" HIGH BEADED TEXT.
10. TEXT SHALL BE WHITE ON BLUE BACKGROUND MATCHING COLOR NO 15090 IN FEDERAL STD 595C AND A PERMANENT PART OF THE SIGN.
11. 5'-0" MIN IN LANDSCAPED AREAS, 8'-0" MIN IN PAVED PEDESTRIAN WAYS.

CA MUTCD FIGURE 3B-23(CA)

NOT TO SCALE

0



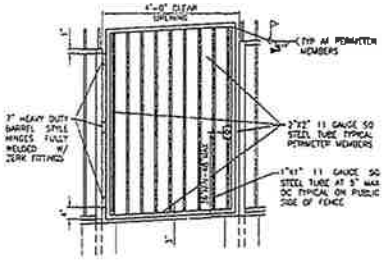
NOTES:

1. FIELD FIT FENCE PANEL BETWEEN POSTS ENSURING EQUAL PICKET SPACING AT EACH END OF FENCE PANEL.
2. FIELD WELD FENCE PANEL TO POST
3. REMOVE ALL SLAG AND GRIND WELD SMOOTH
4. FENCE TO BE POWDER COATED SEMI-GLOSS BLACK
5. WELDS TO BE TOUCHED UP IN THE FIELD WITH MATCHING PAINT
6. FOOTING CONCRETE PER SSPWC 520-G-2300

TUBE STEEL FENCING

NOT TO SCALE

B



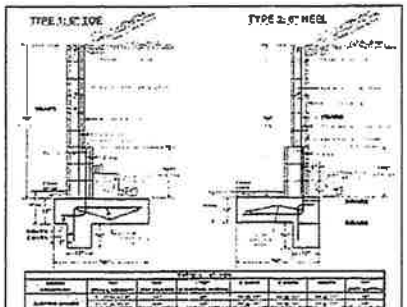
NOTES:

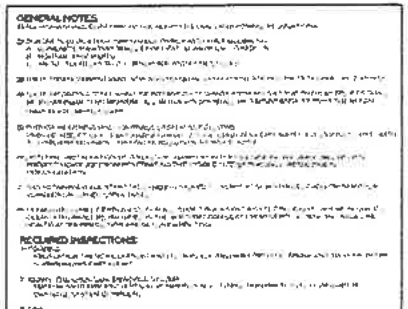
1. FIELD WELD GATE HINGES TO POST
2. REMOVE ALL SLAG AND GRIND WELD SMOOTH
3. GATE TO BE POWDER COATED SATIN BLACK
4. HOLES TO BE TOUCHED UP IN THE FIELD WITH MATCHING PAINT
5. GATE LOCK BOX TO BE FULLY WELDED AND ACCEPT STANDARD CYLINDRICAL STYLE LOCK (SCHLAGE KABO W/ LARGE FORMAT AC)

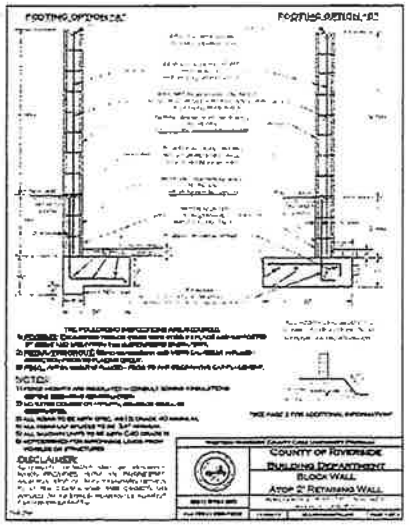
PEDESTRIAN GATE

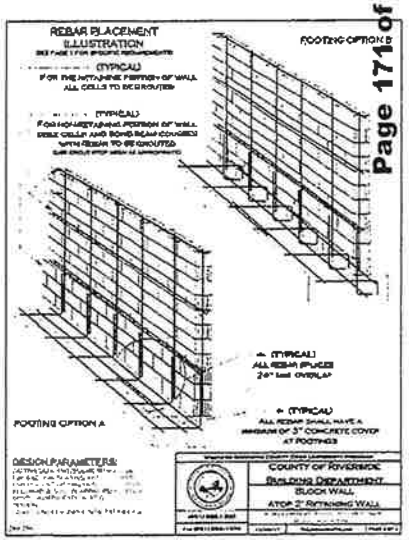
NOT TO SCALE

C









ADA ACCESSIBLE TRASH ENCLOSURE STRUCTURE

NOT TO SCALE

A

Page 171 of 364

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND NAIL AND TAG/NO TAG LOCATED FLUSH IN ENC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1388.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				SUPV	

SEAL — 23181 — 10/23/2020

PREPARED BY
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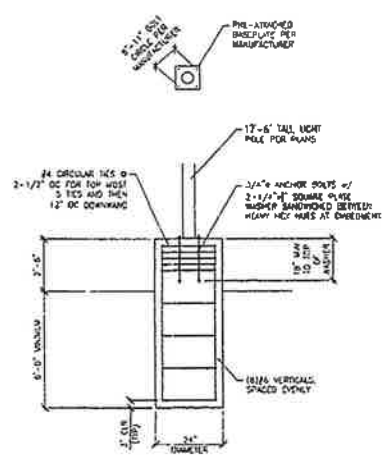
CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
DPR No. MAP 17-05171
4605 WADE AVENUE
DETAIL SHEET

SHEET No. 5 OF 6 SHEETS

FDR | W.O. | PERRIS FILE No. PR-525

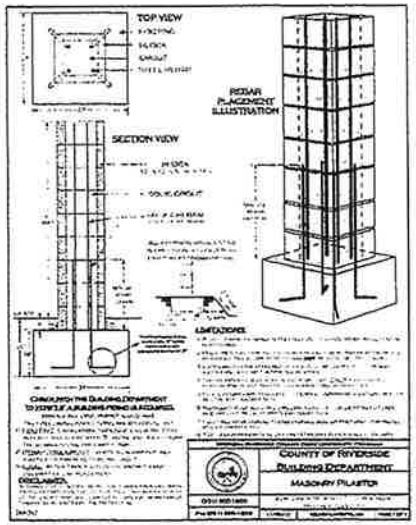


NOTES:

1. CONCRETE SHALL ATTAIN 4000 PSI BY 28 DAYS, USE OF TYPE V CEMENT, AND HAVE A WATER/CEMENT RATIO OF 0.5. MIX PER A SOILS REPORT.
2. ANCHOR BOLTS SHALL BE F1554, GRADE 36.
3. REBAR SHALL BE GRADE 60 DEFORMED, PER A-615.

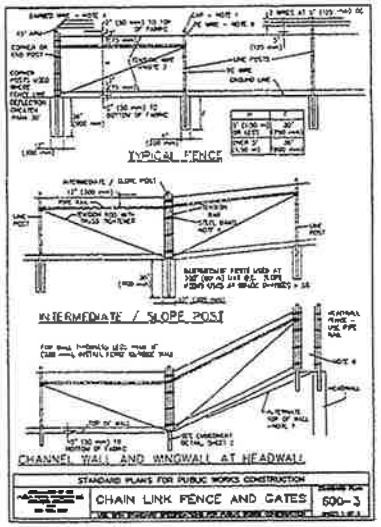
LIGHT POLE FOUNDATION
NOT TO SCALE

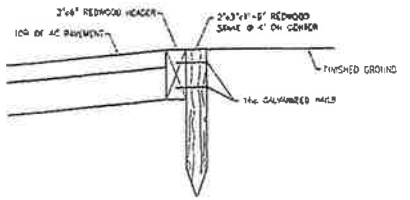
J



WRCCUP STD 284-262
NOT TO SCALE

H





NOTES:

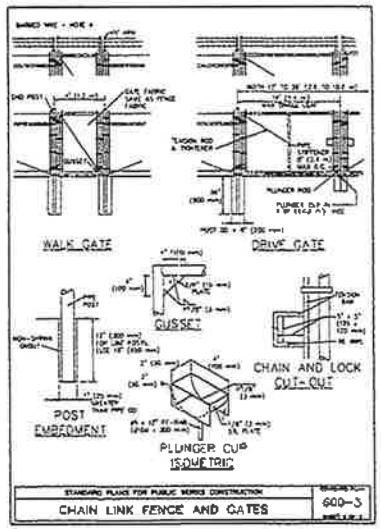
1. HEADER LUMBER GRADE TO BE CONSTRUCTION HEART/DECK HEART OR BETTER.

REDWOOD HEADER
NOT TO SCALE

E

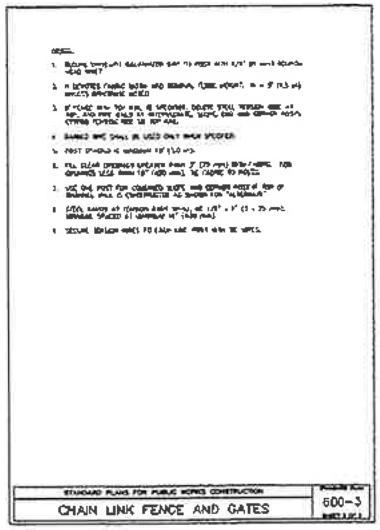
NOT USED
NOT TO SCALE

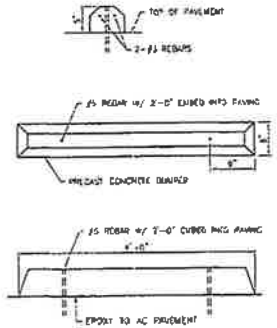
J



SPPWC STD 600-3
NOT TO SCALE

G





PARKING BUMPER
NOT TO SCALE

F

DIGALERT
CALL TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND NAIL AND BUMPER ENG. LOGGED FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CLEARWATER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1300.33

MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				MAPA	

SEAL

10/23/2020

PREPARED BY
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www.davidbeckwithandassociates.com
(714) 349-7007 (T) (213) 270-5488 (F)

CITY OF PERRIS
ON-SITE IMPROVEMENT PLANS
DPR No. 18817-00171
4605 WADE AVENUE
DETAIL SHEET

SHEET No. 6 OF 8 SHEETS

FOR | P.C. | PERRIS FILE No. PR-625

4605 Wade - Plan Submittal

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Fri, Oct 23, 2020 9:40 am

Sal,

Please find attached a link to download the different plan sets for your records that will be submitted to the City on Monday.

https://app.box.com/s/wy6m35w0hd9r8ukv1daru2yby2nrnlwa

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
(213) 270-9488 (f)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Monday, October 26, 2020 5:06 PM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: MM14-05191 - 4605 Wade Avenue

Sharon,

I met with John today and we have tentative approval on our street and precise grading plans and need to get the requirements for the grading permit as well as update our cost estimate for inspection fees. I noticed the excel sheet we have says it isn't used for inspection fees, but is for plan check. Is there a different cost estimate we need to complete for inspection fees? Thanks for your help.

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

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dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

-----Original Message-----
From: David Beckwith <dbeckwith@dhainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Oct 29, 2020 12:42 pm
Subject: RE: 4605 Wade - Invoice and SCE Connection Instructions

Sal,

Please find attached our invoice for work to date as well as instructions on contacting Edison for the pole drop for the LMD meter.

SCE Connection Note:

Because of the new policies the Owner (you) will be required to be the sole contact with SCE. You will need to call the SCE phone numbers (below) and leave a voice message. Someone from SCE will call you back and request your email address to send all the required SCE items. When the you receive their email please forward it to me. We will gather all the SCE required electrical items and assist the you with gathering any other items SCE is requiring. We will then email you all the required electrical items and you will have to email everything back to the SCE person who emailed you. Once all the items are provided to SCE they will start their design and the planner will email you their information.

If SCE sends the you any emails after they started their design concerning the electrical and you need assistance just forward the email to me.

SCE
1 800 684-8123 (Main Number)
951 928-8290 (Menifee Office)
909 930-8591 (Ontario Office)

You will need to leave the following voicemail message:
"My name is _____ and I am calling to request a new 100 amp 120/240V single phase metered service @ 4605 Wade Ave, Perris CA, (site address) to power a new irrigation controller. Please give me a call to start the SCE design process."
I would also leave my email address on the voicemail.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016807 • CSLB 1013422

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, October 27, 2020 10:18 AM
To: David Beckwith <dbeckwith@dhainc.com>
Subject: Re: 4605 Wade - Cost Estimate

Good Morning David,
Here are those cakes.
1. 16"x16" Masonry Pilaster $12,452.00
2. Tube steel fence $6,732.40
3. Tube steel gates $2,265.00
4. Trash enclosure $11,675.00

-----Original Message-----
From: David Beckwith <dbeckwith@dhainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Oct 26, 2020 5:03 pm
Subject: 4605 Wade - Cost Estimate

Sal,

I need to get unit pricing for the following items to update our cost estimate that needs to go to Tri Lakes with our plans so they can calculate the inspection fees. Items I need are:

- 16"x16" Masonry Pilaster
- Tube Steel Fence
- Tube Steel Gate
- Chainlink Fence

Once I get these from you, I can email it to the girl at Tri Lakes and get that process started. I am going to send the plans to the reprographics company today so I can overnight the plans tomorrow to Tri Lakes.

David M Beckwith, PE, QSD, QSP, QISP
( )resident

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

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Corona, CA 92882
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dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

RECEIPT

City of Perris
PERRIS
135 N. D Street

Application: PMT20-01840
Application Type: Permits/Commercial/Electrical/NA
Address: 4605 WADE AVE, Perris, CA 92571

Receipt No.	20531					
Payment Method	**Ref Number**	**Amount Paid**	**Payment Date**	**Cashier ID**	**Received**	**Comments**
Check	114	$385.61	11/04/2020	KCALVILLO		

Owner Info.: DYNAMIC MEDS
4605 WADE AVE
Perris, CA 92571

Work Description: NEW PARKING LOT LIGHTING AND LMD METER

DYNAMIC METALS INC.
4605 WADE AVE.

LAND MEASUREMENT

LMD Address application

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Thu, Jan 7, 2021 9:30 am

Hello Keri,
Here is the LMD Meter Address application that we had discussed for Dynamic Meds 4605 Wade Ave. Please confirm that you did receive.

Have a great day. Sal Hernandez 951 733 7226

Meter Location

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
D...: Thu, Jan 7, 2021 10:02 am

Thank you Keri

From: Sharon Erb <sharon@trilakeconsultants.com>
Sent: Thursday, November 05, 2020 10:19 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Re: MM14-05191 - 4605 Wade Avenue

I apologize, I've been having issues with my email (hopefully it has been resolved). Please see attached inspection fee cost estimate for calculation of inspection fees. Once completed please return to me via email for review and approval.

Also attached is the grading permit application (wasn't sure if you needed that or not). Along with the completed application (filled out by the Contractor) the following is required:

- Certificate of Insurance (naming City of Perris as Certificate Holder)
- Contractor's License
- City of Perris Business License
- $194.50 application fee (check only, made payable to the City of Perris)

Let me know if you have any other questions.

Thank you and have a wonderful day :)

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

CITY OF PERRIS

BUSINESS LICENSE CERTIFICATE

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

2021

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

Business Name	CITY SERVICE PAVING
Business Location	920 Lawrence St Placentia, Ca 92870-7031
Business Owner(s)	CITY SERVICE PAVING

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

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

Business Type	Contractors - Sub
Description	SPECIAL TRADE CONTRACTOR
Certificate Number	08604979
Effective Date	March 06, 2021
Expiration Date	June 05, 2021

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

CITY SERVICE PAVING :

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.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/

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

City of Perris

BUSINESS TAX CERTIFICATE

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

Certificate Number: 08604979

Date of Issue: 03/06/2021

CITY OF PERRIS

BUSINESS LICENSE CERTIFICATE

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

2021

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

Business Name	CITY SERVICE PAVING
Business Location	920 Lawrence St Placentia, Ca 92870-7031
Business Owner(s)	CITY SERVICE PAVING

Business Type	Contractors - Sub
Description	SPECIAL TRADE CONTRACTOR
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Effective Date	March 06, 2021
Expiration Date	June 05, 2021

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

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For all inquiries regarding this license, contact HdL Business License Division at (951) 404-0585.

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Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/

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

City of Perris

BUSINESS TAX CERTIFICATE

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

Certificate Number: 08604979

Date of Issue: 03/06/2021

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY — 13935
INSURED 396-877-3 CITY SERVICE CONTRACTING INC 920 LAWRENCE ST PLACENTIA, CA 92870-7031	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES — CERTIFICATE NUMBER: 1144 — REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	N	N	9161652	01/01/2020	01/01/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 $5,000 $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	9161652	01/01/2020	01/01/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	9161653	01/01/2020	01/01/2021	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
396-877-3 1144 3 CITY OF PERRIS 101 N D ST PERRIS, CA 92570-1917	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Michael G Kerr

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

Acct#: 2539445

DATE (MM/DD/YYYY): 11/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Willis of Greater Kansas City Inc.
5700 W 112th Street, Ste. 100
Overland Park, KS 66211

CONTACT NAME:
PHONE (A/C, No, Ext): 844-290-4900 FAX (A/C, No):
E-MAIL ADDRESS: BBSIcerts@locktonaffinity.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Ace American Insurance Co.	22667
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Barrett Business Services, Inc.
LIC/F CITY SERVICE CONTRACTING INC. DBA: CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		N/A	C66378700	1/1/2020	1/1/2021	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Policy State = CA

CERTIFICATE HOLDER

City Of Perris
101 N. D Street
Perris, CA 92570

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brian Hsterm

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Estimate

CITY SERVICE PAVING

920 Lawrence St- Placentia CA 92870
jim@citypaving.info - 951 302 0496

Date	Estimate #
6/16/2020	281

Proposal Submitted To:	Job Information:
Dynamic Meds 4605 Wade Ave Perris, CA 92571	Nance St and Wade Ave Perris, CA 92571

Item	Qty	Unit	Description	Total
1	8,471	SF	OFFSITE DEMO Mill existing asphalt full depth and subgrade to a depth of 9". Haul off all grindings, subgrade to recycling facility.	0.00
2	8,471		CLASS II AGGREGATE BASE (CMB) Import Class II base material (CMB). Fine grade and install 6" Class II base. Roll and compact.	0.00
3	2,790	SF	PAVE 3.6" ASPHALT WADE AVE Machine pave 3.6" state mix asphalt over compacted class II base. Roll and compact. GRIND/PAVE 2475 SF. .15' depth. Wade Ave.	0.00
4	8,471	sf	PAVE 3" ASPHALT NANCE ST Machine pave 3" state mix asphalt over compacted class II base. Roll and compact.	0.00
5			Total Items 1-4	67,789.00
6			*Excludes compaction testing/engineering *Excludes traffic control set up/ plans/ permit *Excludes permits/permit fees *Note: priced base upon availibility to dump grindings/ subgrade within 10 mile radius' free dumpsite *Excludes Street striping	

Total $67,789.00

Existing oil deposits will be treated prior to sealing but adhesion cannot be guaranteed. Not responsible for human and animal tracking either on sealed or adjacent surface. Not responsible for reflective cracking when paving over existing cracked or broken asphalt. Crack filling does not imply total crack elimination. Not responsible for existing grades or previous engineering related to drainage. Not responsible for back fill or compaction accomplished by others. Engineering, testing, inspection and permit fees not included

ACCEPTANCE OF PROPOSAL: I/we accept this proposal and agree to pay the said amount in accordance with the terms set forth.

TERMS: 100% DUE UPON PRESENTATION OF INVOICE. In the event repairs are needed, 10% retention may be held until the completion of repairs.

Authorized Signature Date Jim Deering Senior Estimator

Estimate

CITY SERVICE PAVING

920 Lawrence St- Placentia CA 92870
jim@citypaving.info - 951 302 0496

Date	Estimate #
6/16/2020	282

Proposal Submitted To:	Job Information:
Dynamic Meds 4605 Wade Ave Perris, CA 92571	Nance St and Wade Ave Perris, CA 92571

Item	Qty	Unit	Description	Total
1	4,044	SF	ONSITE PAVING Mill existing asphalt full depth and subgrade to a depth of 9". Haul off all grindings, subgrade to recycling facility. Remove existing subgrade to achieve elevations for new paving. Haul off to dump site provided by customer.	
2	4,044	SF	Construct .25' AC pavement over .50' class II aggregate base (CMB)	
3	195	LF	Install redwood header board per plan	
4	1	LS	Stripe parking lot per plan. Includes all directional markings, stencils, crosshatched areas, handicap stalls, standard stalls and painted curbs, wheel stops.	
5			Total Items 1-4	22,900.00

Total $22,900.00

Existing oil deposits will be treated prior to sealing but adhesion cannot be guaranteed. Not responsible for human and animal tracking either on sealed or adjacent surface. Not responsible for reflective cracking when paving over existing cracked or broken asphalt. Crack filling does not imply total crack elimination. Not responsible for existing grades or previous engineering related to drainage. Not responisible for back fill or compaction accomplished by others. Engineering, testing, inspection and permit fees not included

ACCEPTANCE OF PROPOSAL: I/we accept this proposal and agree to pay the said amount in accordance with the terms set forth.

TERMS: 100% DUE UPON PRESENTATION OF INVOICE. In the event repairs are needed, 10% retention may be held until the completion of repairs.

Authorized Signature Date

Jim Deering Senior Estimator

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Friday, November 6, 2020 11:01 AM
To: Kerri Calvillo <KCalvillo@cityofnuevo.org>
Subject: 4605 Wade Avenue

K

The other day when I was in submitting the plans you made a comment about SCE wanting an address for the LMD meter. Well, that is the case, but, I have no idea how to get a separate address for that. Can you please enlighten me on the process or point me to who knows it so I can bug them? Thanks!

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Friday, November 6, 2020 11:08 AM
To: Sharon Erb <sharon@lrilakeconsultants.com>
Subject: RE: MM14-05191 - 4605 Wade Avenue

Sharon,

Please find attached the completed cost estimate for Inspection Fees. Let me know if you see anything incorrect and I will get it corrected. Thanks!

David M Beckwith, PE, QSD, QSP, QISP
CEO/President
(714) 349-7007

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Kerri Calvillo <[redacted]>
Sent: Friday, November 06, 2020 11:09 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: RE: 4605 Wade Avenue

Hello David,

Attaching the address assignment application. Please fill this out and submit it with a site plan with the location of the LMD.

Kerri Calvillo
Development Services Assistant II
951-913-5003 ext 273

From: Sharon Erb <sharon@trilakeconsultants.com>
Sent: Friday, November 06, 2020 11:35 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Re: MM14-05191 - 4605 Wade Avenue

Thank y ou David,

The onsite and offsite inspection cost estimates have been reviewed and approved. Please remit payment in the amount of $5,252.00 (check only, made payable to the City of Perris) to our office for processing. Let me know if you have any questions.

Thank you and have a wonderful day :)

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

Fwd: Grading permit application Dynamic Meds

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: serg.loera710@gmail.com <serg.loera710@gmail.com>
Date: Thu, Nov 12, 2020 5:44 pm

-----Original Message-----
From: Carmen Luera <probaseball16@aol.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Nov 12, 2020 4:01 pm
Subject: Grading permit application Dynamic Meds

Sent from my iPhone

City of Perris
Engineering Department
P.O. Box 606
Perris, CA 92572-0606

GRADING PERMIT APPLICATION

PROJECT INFORMATION	OFFICIAL USE ONLY
Jobsite Address:	Permit #
Map & Lot Number / Assessor's Parcel (APN) #	Permit Expiration Date:
Business Name:	Notes:

Description of Proposed Work (include all areas): Sq. Ft.:

Valuation:

Property Owner's Name:	Mailing Address:	Phone:

Applicant / Agent / Contractor Information: ◯ Applicant ◯ Agent ◯ Contractor	City Business License #:	Contractor's License #:
Contact Person:	Email:	Phone:
Company/Firm Name:	Mailing Address:	Phone:
Architect/Engineer's Name:	Mailing Address:	Phone:

Clearances: The following clearances will be required prior to issuance of grading permit:

Engineering Department: grading plans, encroachments, etc.)

Signature of Applicant:	Date:

From: Michelle Cook <michelle@tlakeconsultants.com>
Sent: Friday, November 13, 2020 12:30 PM
To: David Beckwith <dbeckwith@rbainc.com>
Subject: MM 17-05171 4506 Wade Ave

Good afternoon David,

We are in receipt of your precise grading and street improvement plans submitted 11/5 however we are missing Inspection fee payment and grading/encroachment permit applications.

Will you be submitting soon so we can process the plans for approval?

Please advise.

Thank you. We are still working [illegible] Tri Lake Consultants / Intermountain [illegible] Corona / approach.

Thank you,

Michelle Pilola
Engineering Dept
951-943-6504
24 South D Street, Suite 100,
Perris, CA 92570

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

PEREZ ASKS JOHN @ ENGINEERING IF WE HAD ENCROACHMENT PERMIT? SAYS NO!

BUT DOES NOT ASK ABOUT GRADE PERMIT!

GRADING 508.5 — 62

ADMIN ENCROACHMENT PERMIT 500 — 5

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: DYNAMIC 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: 314100068
(Required)

Attached is:
One (1) 8 ½" x 11" site plan showing lot layout and adjacent frontage. Also included are the building(s) footprint as well as all possible tenant spaces.

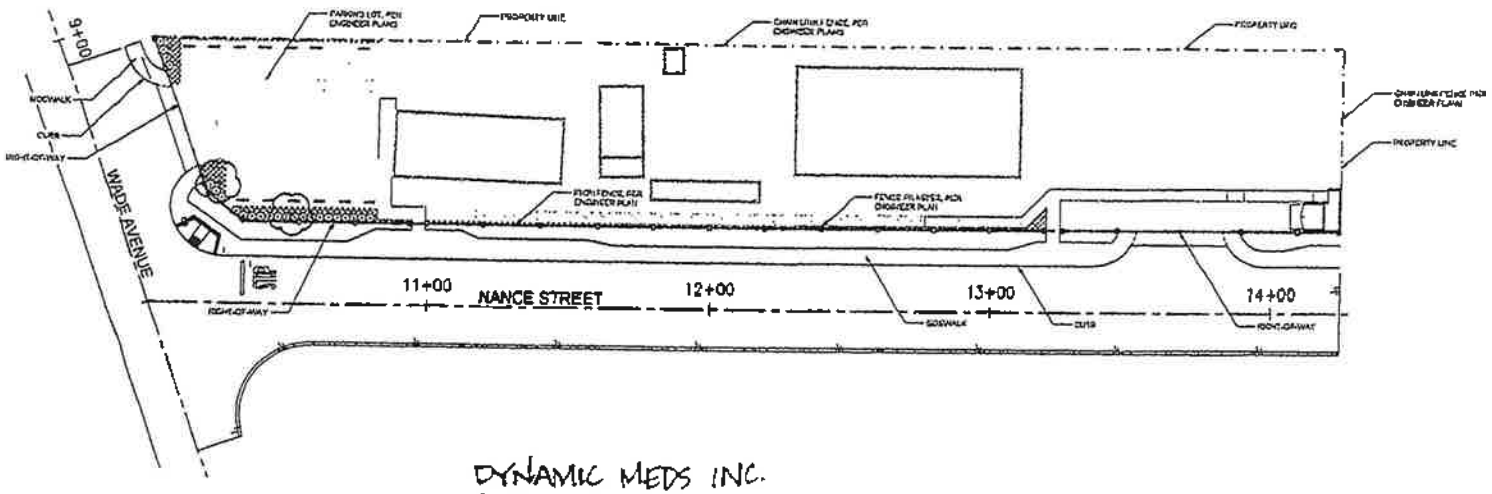
***Please note:** All new tenant spaces will receive an individual address as opposed to a suite letter. For existing buildings, tenant spaces will be addressed according to past practice in that area. Separate addresses are not provided for residential secondary dwelling units. Should you need any clarification, 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: _____



DYNAMIC MEDS INC.
4605 WADE AVE.

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Monday, November 16, 2020 8:53 AM
To: Michelle Cook <mjcook@mdakenconsultants.com>
Subject: RE: MM 17-05171 4506 Wade Ave

Michelle,

I just spoke with the owner and they will come by today and drop those items off.

David M Beckwith, PE, QSD, QSP, QISP
CEO/President
(714) 349-7007

David Beckwith and Associates, Inc
DGS Certified SBE 1741769 • DIR 1000016907 • CSLB 1013422

From: Michelle Cook <michelle@trilakeconsultants.com>
Sent: Monday, November 16, 2020 8:58 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Re: MM 17-05171 4506 Wade Ave

Thank you,

P[illegible]e have him call to make an appointment, our doors are open by appointment only and im pretty booked today

[illegible] appointment

Thank you,

Michelle Pilola
Engineering Dept
951-943-6504
24 South D Street, Suite 100,
Perris, CA 92570

The safety of our staff and community members is a top priority for Tri Lake Consultants / Intersect.
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) 943-6503.

*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

EsGil

DATE: **11-17-20**

☐ APPLICANT
☐ JURIS.

JURISDICTION: **City of Perris**

PLAN CHECK #.: **PMT20-01840** SET: **I**

PROJECT ADDRESS: **4605 Wade Avenue**

PROJECT NAME: **Dynamic Meds New Exterior lighting**

☐ The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's codes.

☐ The plans transmitted herewith will substantially comply with the jurisdiction's codes when minor deficiencies identified below are resolved and checked by building department staff.

☐ The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck.

☒ The check list transmitted herewith is for your information. The plans are being held at EsGil until corrected plans are submitted for recheck.

☐ The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.

☐ The applicant's copy of the check list has been sent to:

☒ EsGil staff **did** advise the applicant that the plan check has been completed.

Person contacted: David Beckwith Telephone #: 714 348 7007 ?

Date contacted: (by:) Email: DBeckwith@dbainc.com ?

Mail Telephone Fax In Person

☐ REMARKS:

By: **Scott Humphrey**
EsGil
11-9-20

Enclosures:

PLAN REVIEW CORRECTION LIST
COMMERCIAL

PLAN CHECK #.: **PMT20-01840**	JURISDICTION: **City of Perris**
OCCUPANCY:	USE:
TYPE OF CONSTRUCTION:	ACTUAL AREA:
ALLOWABLE FLOOR AREA:	STORIES:
	HEIGHT:
SPRINKLERS?:	OCCUPANT LOAD:
REMARKS:	
DATE PLANS RECEIVED BY JURISDICTION:	DATE PLANS RECEIVED BY ESGIL CORPORATION: 11-9-20
DATE INITIAL PLAN REVIEW COMPLETED: **11-17-20**	PLAN REVIEWER: **Scott Humphrey**

FOREWORD (PLEASE READ):

This plan review is limited to the technical requirements contained in the California version of the International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and state laws regulating energy conservation, noise attenuation and access for the disabled. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinances enforced by the Planning Department, Engineering Department, Fire Department or other departments. Clearance from those departments may be required prior to the issuance of a building permit.

Code sections cited are based on the 2019 CBC, which adopts the 2018 IBC.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec. 105.4 of the 2018 International Building Code, the approval of the plans does not permit the violation of any state, county or city law.

To speed up the recheck process, please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet number, specification section, etc. Be sure to enclose the marked up list when you submit the revised plans.

GENERAL

1. Please make all corrections and submit three new *complete* sets of prints, to:

   Esgil, 9320 Chesapeake Drive, Suite 208, San Diego, California 92123, (858) 560-1468.

2. All sheets of the plans and the first sheet of the calculations are required to be signed by the licensed architect or engineer responsible for the plan preparation. California State Law.

3. Please provide the required Energy Compliance Documents for the new exterior lighting. https://energycodeace.com/NonresidentialForms/2019

Note: If you have any questions regarding this Electrical and Energy plan review list please contact Scott Humphrey at (858) 560-1468. To speed the review process, note on this list (or a copy) where the corrected items have been addressed on the plans.

END OF DOCUMENT

PLAN CHECK SHEET

APPLICANT: David Beckwith	DATE:11-17-20
LOCATION: 4605 Wade Ave	**PERMIT NUMBER: PMT20-01840**
PARCEL NUMBER:	ZONING:
OWNER:	ACREAGE (NEW CONST):
DESCRIPTION : Exterior lighting	CONSTRUCTION TYPE:
OCCUPANCY:	VALUATION:

CONSTRUCTION ESTIMATE	
SQUARE FEET	SQUARE FEET
1ST FLOOR:	PORCH:
2ND FLOOR:	PATIO:
TOTAL:	AWNING:
GARAGE:	ROOM ADDITION:
CARPORT:	BLOCK WALL:
	T-BAR:
	DRY WALL:

#	ELECTRICAL	#	MECHANICAL	#	PLUMBING
	ISSUANCE FEE		ISSUANCE FEE		ISSUANCE FEE
	SUPPLEMENTAL FEE		SUPPLEMENTAL FEE		SUPPLEMENTAL FEE
	SERVICE TO 600V/200 AMPS		FURNACE/BURNER		FIXTURE TRAPS
	UP TO 600V/1000 AMPS		UP TO 100K		BLDG/TRAILER SEWER
	OVER 600V/1000 AMPS		OVER 100K		W/H VENT
1	SUB PANEL		FLOOR FURNACE		GAS OUTLETS
	TEMP POWER POLE		SUSPEND/WALL/FLOOR HEATER		WATER PIPING
	TEMP DISTRIBUTION SYSTEM		APPLIANCE VENT		DRAINAGE/VENT PIPE
	SUB POLE		HEATING/REFRIF/COOL/EVAP		LAWN SPRINKLER SYSTEM
	RECEPT/SWITCHES/OUTLETS		VENT FAN WITH DUCT		RAINWATER SYSTEM DRAINS
6	LIGHTING FIXTURES		VENT SYSTEM		VACUUM BREAKER
3	POLE/PLATFORM LIGHT		EXHAUST HOOD		PRIVATE SEWAGE DISPOSAL
	THEATRICAL TYPE LIGHT		AIR HANDLING UNIT		CESSPOOL
	SMOKE DETECTORS		TO 10K		IND WASTE PRETREAT
	RES APPL TO 1 HP (DISPOSAL)		OVER 10K		

City of Perris PMT20-01840
11-17-20

	NON-RES APPL TO 1 HP		FIREPLACE		
1	CONDUIT/CONDUCTOR				BACKFLOW PROTECTION
	CIRCUS/ELECT RIDE GEN		BOILER/COMPRESSOR/HEATER		UP TO 2"
	MECH RIDE/DISPLAY		UP TO 3 HP/100K BTU		OVER 2"
	WALK THRU DISPLAY		UP TO 15 HP/500K BTU		
	BOOTH LT/SYS OF AREA		UP TO 30 HP/1.M BTU		SEPTIC TANK SIZE
	POWER APP/TRANSFORMER		UP TO 50 HP/1.75M BTU		LEACH LINE SIZE
	UP TO 1HP/KW		OVER 50 HP/1.75M BTU		WATER LINE SIZE
	UP TO 10 HP/KW		INCINERATORS		MISC APP
	UP TO 50 HP/KW		DOMESTIC		FEES
	UP TO 100 HP/KW		COMMERCIAL/INDUSTRIAL		
	OVER 100 HP/KW		MISC APP		**DEVELOPMENT FEES**
	BUSWAYS PER 100 FT		FEES		**STRONG MOTION FEE**
	MISC APP Building Feeder				**PLAN CHECK FEE**
	FEES			Y	**DATA PROCESS FEE**
					ADD'L INSPECTIONS (HOURS)

COMMENTS:

COI & Bus. License

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: jim@citypaving.info <jim@citypaving.info>
Date: Wed, Nov 18, 2020 8:28 am

Good Morning Jim,
Just reminding you about the C.O.I., Business License and City of Perris Business License.

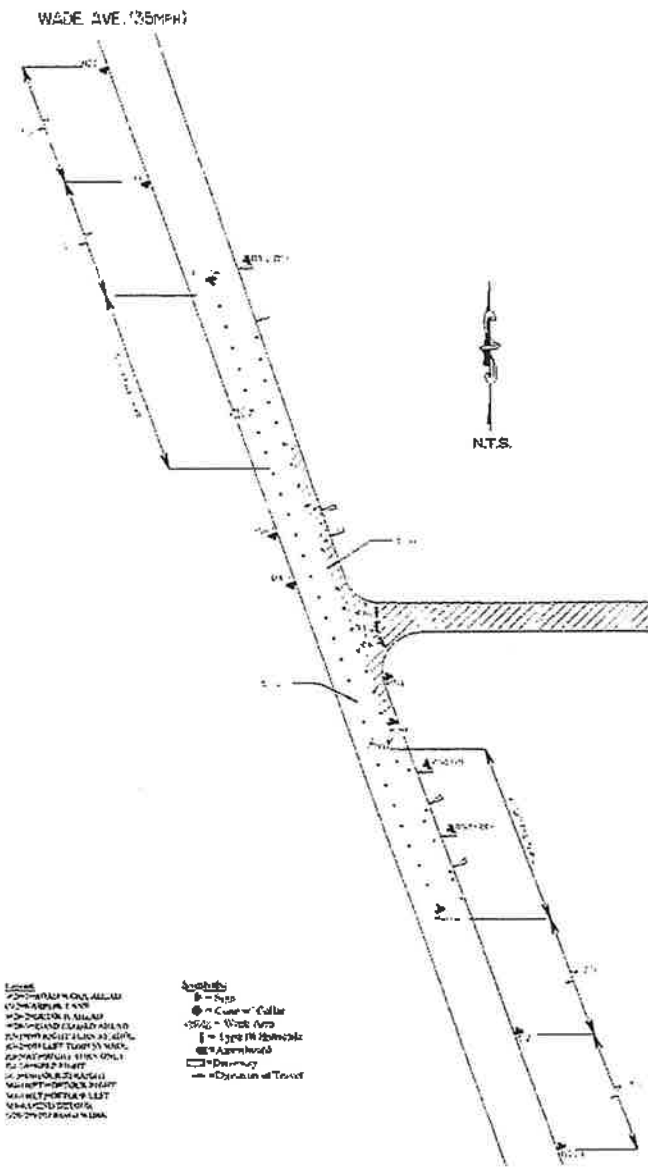
Thank you , Sal

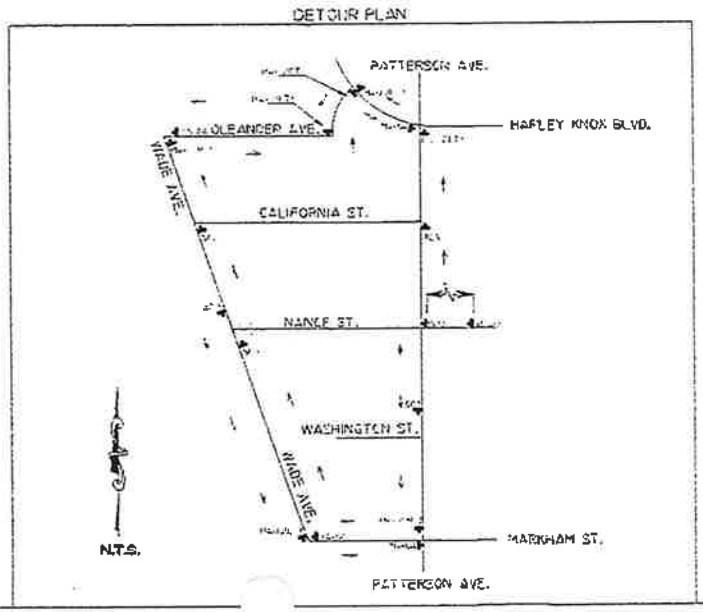
MM 17-05171 4605 Wade Ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sharon@trilakeconsultants.com <sharon@trilakeconsultants.com>
Date: Fri, Nov 20, 2020 10:50 am

Hello Sharon,
Here are the docs you requested for MM 17-05171. I also included his proposal just in case there was any question about exactly what we are planning to do.

Thank you and have a great weekend Sal 951 733 7226





TRAFFIC CONTROL PLAN GENERAL NOTES

1. All work and material shall comply with the 2018 California Manual on Uniform Traffic Control Devices (CA MUTCD 2014).
2. All striping and markings shall conform to the State of California Standard Plans and Specifications.
3. The contractor shall provide for access to all adjacent properties.
4. Plastic, yellow bargains. Tapers shall be used on all W20-1 signs and on all hazard barricades (unless the road-work is overnight).
5. All signs shall be reflectorized and standard size.
6. All temporary delineators shall be 36" minimum height and cones shall be 28" minimum height, reflectorized and maintained erect in the indicated position at all times, and shall be repaired, replaced or cleaned as necessary to preserve their appearance and continuity and shall include a 12" high diagonally reflectorized stripe. Cones during night time hours.
7. The contractor shall maintain, on a continuous basis, all signs, delineators, barricades etc., in the proper locations for the safety of traffic during construction.
8. The contractor shall have all signs, delineators, barricades etc. properly installed prior to commencing construction.
9. The contractor shall temporarily or permanently all conflicting signs.
10. Construction equipment shall be temporarily be stored a distance of 10' clear of the traveled roadway and parked as directed by the City Engineer.
11. Additional traffic controls, traffic signs or barricades may be required in the field. The contractor shall be responsible for the placement of any additional controls necessary to assure safety for the public or additional safety considerations.
12. Exact location and type of construction signs shall be directed by the City Engineer based upon conforming conditions.
13. Have adequate worker access to the site for construction during non-working hours. Remove barricades, signs, from the site, and store it.
14. Remove or turn signs during non-working hours.
15. All conflicting lines, existing work zones and markings shall be removed by the contractor or covered with paint or other prior to installation of construction signing. All existing raised pavement markers shall be removed. Pavement that is damaged due to removal of markings shall be repaired to the satisfaction of the City Engineer. The contractor shall implement best management practices to prevent no-runoff to the storm drain system.
16. The contractor shall maintain any and all striping and pavement markings damaged or removed during the construction to the satisfaction of the City Engineer.
17. A minimum of 5 feet clearance shall be maintained between any work materials and adjacent pedestrian facilities.
18. The contractor shall provide flagmen as deemed necessary by the City Engineer. Flagmen shall comply with Section 6C.10 "Flagger Control" of the 2018 CA MUTCD.
19. The contractor shall comply with the requirements of the American Disability Act (ADA) to maintain access and shall maintain pedestrian access at all times per ADA requirements. Sidewalk closures shall comply with the Caltrans standards.
20. Have additional "LANE CLOSED" (CA(CA)) signs on Type III barricades as directed by the City Engineer (minimum number may apply) to each lane that is closed. Install "ONE WAY TRAFFIC" (CA) signs whenever an open roadway may exist adjacent to the traveled way.
21. The contractor shall post advance "TWO/ONE LANES", "STEEL PLATES AHEAD" or "BUMP" signs for pavement surface elevations of ½ inch or greater. Pavement elevations of 1 inch or greater shall have a beveled edge of four (4) horizontal to one (1) vertical.
22. The contractor shall install "CANYON STEEL PLATES AHEAD" and/or "RIDGE ROAD" signs in advance of steel plate bridging.
23. The contractor shall notify _____ or _____ or any other affected transit operators or local non-emergency dept prior to construction regarding any detour locations.
24. The contractor shall notify affected schools, Parkmasters, Home owners, police and fire departments one (1) week prior to start of work.
25. Provide the contractor's 24 hour contact and telephone number for residents to notify project issues.
26. The contractor shall contact, a minimum of four (4) working days in advance, the City's onsite signal engineer to ensure implementation of proper timing of affected traffic signals. The proper traffic signal timing shall be in effect at all times and any unauthorized traffic controls are in place.

CITY OF PERRIS	ACCT. NO.
CONTRACTOR: DYNAMIC MEDS	
LOCATION: WADE AVENUE & NANCE STREET	SHEET: 1 OF
DESIGNED BY: [illegible] DRAWN BY: [illegible]	DATE: [illegible]

T-WAY SAFETY, INC.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: CLIENT CONTACT CENTER
FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
CITY SERVICE CONTRACTING INC 396-877-3 920 LAWRENCE ST PLACENTIA, CA 92870-7031	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 1144 REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	N	N	9161652	01/01/2020	01/01/2021	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	N	N	9161659	01/01/2020	01/01/2021	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	9161653	01/01/2020	01/01/2021	EACH OCCURRENCE	$5,000,000
							AGGREGATE	$5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	
							E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
396-877-3 1144 3 CITY OF PERRIS 101 N D ST PERRIS, CA 92570-1917	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Michael G Kern

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

Acct#: 2639446

DATE (MM/DD/YYYY): 11/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Willis of Greater Kansas City Inc.
5700 W 112th Street, Ste. 100
Overland Park, KS 66211

CONTACT NAME:
PHONE (A/C, No, Ext): 844-290-4908 FAX (A/C, No):
E-MAIL ADDRESS: BBSIcerts@locktonaffinity.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Ace American Insurance Co.	22667
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Barrett Business Services, Inc.
L/C/F CITY SERVICE CONTRACTING INC. DBA: CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A		C66378780	1/1/2020	1/1/2021	E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Policy State = CA

CERTIFICATE HOLDER

City Of Perris
101 N. D Street
Perris, CA 92570

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brian Hstrom

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Estimate

CITY SERVICE PAVING

920 Lawrence St- Placentia CA 92870
jim@citypaving.info - 951 302 0496

Date	Estimate #
6/16/2020	281

Proposal Submitted To:	Job Information:
Dynamic Meds 4605 Wade Ave Perris, CA 92571	Nance St and Wade Ave Perris, CA 92571

Item	Qty	Unit	Description	Total
1	8,471	SF	OFFSITE DEMO Mill existing asphalt full depth and subgrade to a depth of 9". Haul off all grindings, subgrade to recycling facility.	0.00
2	8,471		CLASS II AGGREGATE BASE (CMB) Import Class II base material (CMB). Fine grade and install 6" Class II base. Roll and compact.	0.00
3	2,790	SF	PAVE 3.6" ASPHALT WADE AVE Machine pave 3.6" state mix asphalt over compacted class II base. Roll and compact. GRIND/PAVE 2475 SF. .15' depth. Wade Ave.	0.00
4	8,471	sf	PAVE 3" ASPHALT NANCE ST Machine pave 3" state mix asphalt over compacted class II base. Roll and compact.	0.00
5			Total Items 1-4	67,789.00
6			*Excludes compaction testing/engineering *Excludes traffic control set up/ plans/ permit *Excludes permits/permit fees *Note: priced base upon availibilty to dump grindings/ subgrade within 10 mile radius/ free dumpsite *Excludes Street striping	

Total $67,789.00

Existing oil deposits will be treated prior to sealing but adhesion cannot be guaranteed. Not responsible for human and animal tracking either on sealed or adjacent surface. Not responsible for reflective cracking when paving over existing cracked or broken asphalt. Crack filling does not imply total crack elimination. Not responsible for existing grades or previous engineering related to drainage. Not responsible for back fill or compaction accomplished by others. Engineering, testing, inspection and permit fees not included

ACCEPTANCE OF PROPOSAL: I/we accept this proposal and agree to pay the said amount in accordance with the terms set forth.

TERMS: 100% DUE UPON PRESENTATION OF INVOICE. In the event repairs are needed, 10% retention may be held until the completion of repairs.

Authorized Signature Date

Jim Deering Senior Estimator

Estimate

CITY SERVICE PAVING

920 Lawrence St- Placentia CA 92870
jim@citypaving.info - 951 302 0496

Date	Estimate #
6/16/2020	282

Proposal Submitted To:	Job Information:
Dynamic Meds 4605 Wade Ave Perris, CA 92571	Nance St and Wade Ave Perris, CA 92571

Item	Qty	Unit	Description	Total
1	4,044	SF	ONSITE PAVING Mill existing asphalt full depth and subgrade to a depth of 9". Haul off all grindings, subgrade to recycling facility. Remove existing subgrade to achieve elevations for new paving. Haul off to dump site provided by customer.	
2	4,044	SF	Construct .25' AC pavement over .50' class II aggregate base (CMB)	
3	195	LF	Install redwood header board per plan	
4	1	LS	Stripe parking lot per plan. Includes all directional markings, stencils, crosshatched areas, handicap stalls, standard stalls and painted curbs, wheel stops.	
5			Total Items 1-4	22,900.00

Total $22,900.00

Existing oil deposits will be treated prior to sealing but adhesion cannot be guaranteed. Not responsible for human and animal tracking either on sealed or adjacent surface. Not responsible for reflective cracking when paving over existing cracked or broken asphalt. Crack filling does not imply total crack elimination. Not responsible for existing grades or previous engineering related to drainage. Not responsible for back fill or compaction accomplished by others. Engineering, testing, inspection and permit fees not included

ACCEPTANCE OF PROPOSAL: I/we accept this proposal and agree to pay the said amount in accordance with the terms set forth.

TERMS: 100% DUE UPON PRESENTATION OF INVOICE. In the event repairs are needed, 10% retention may be held until the completion of repairs.

Authorized Signature Date Jim Deering Senior Estimator

Dynamic Meds - Electrical

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Fri, Nov 20, 2020 10:51 am

Sal,

FYI, we are having prints made and overnighting the plans to EsGil for delivery Monday. This should be a quick approval since the comments where just some calcs. Attached is a copy of what they are getting.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

SITE IMPROVEMENT PLANS

4605 WADE AVENUE

DPR No. MM17-05171

WADE AVENUE AND NANCE STREET

CITY OF PERRIS

VICINITY MAP

GENERAL NOTES

18. THE CONTRACTOR SHALL EXCAVATE ALL TRENCH DEPTHS AND WIDTHS FOR THE C.E.C. AND SHALL COMPACT ALL EXCAVATION IN A CONTINUOUS LAYER OF NOT MORE THAN 8" COMPACTED DEPTH TO THE REQUIRED DENSITY OF NINETY PERCENT (90%). THE CONTRACTOR SHALL ATTAIN THE SPECIFIED COMPACTION DENSITY BY MAINTAINING THE OPTIMUM MOISTURE CONTENT OF THE FILL MATERIAL.

19. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THEREFORE, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAW CUTTING, TRENCHING, BACKFILLING, COMPACTION, AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK.

17. P.V.C. CONDUIT SHALL BE USED UNDERGROUND ONLY, IF APPROVED BY LOCAL CODE. INSTALL PER ALL REQUIRED LOCAL CODES. PROVIDE YELLOW HIGH VOLTAGE METALLIC TAPE, 4-1/2" ABOVE ALL UNDERGROUND CONDUITS. ALL CONDUIT SWEEPS, BENDS, AND RISERS ABOVE GRADE SHALL BE GALV. WITH FACTORY INSTALLED PVC COATING. SPT, INSTALLED 18 VIA HALF LAPPED TAPE IS PROHIBITED.

18. ALL CONDUIT SHALL BE INSTALLED CONCEALED WHERE PHYSICALLY POSSIBLE.

19. ALL CONDUIT SIZES (C.S.) SHALL HAVE A 3/16" PULL WIRE OR ROPE, MINIMUM.

20. ALL TERMINATIONS OF EVERY SYSTEM SHALL BE PERMANENTLY GROUND IN COMPLIANCE WITH N.E.M.A.

21. THE COMPLETE ELECTRICAL SYSTEM SHALL BE ENGINEERED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C. ARTICLE #250.

22. COMBUSTION SHALL BE CORE WOVEN, AND VOID CLAD, COPPER, BRAIDED 24" ALUMB ITE LENGTH EXCEPT MANUFACTURER'S MAKE, MAXIMUM ALLOWABLE VOLTAGE AND SIZE. CONNECTIONS SHALL BE TYPE "INSU" (WET) OR "INSU" (DRY). SOLDER CONNECTIONS TO THE JOB SITE W/ LIMITATION PACKAGES.

23. ALL UNDERGROUND FEEDERS SHALL HAVE ALL CONDUITS COMPLETELY SEALED W/ SEALANT/CAULK COMPOUND FROM AT COMPLETION OF PROJECT.

24. EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE DETAILS, OR SECTIONS PRIOR TO INSTALLATION. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE RECESSED IN WALLS UNLESS OTHERWISE NOTED.

25. WHERE A CONFLICT OCCURS BETWEEN THESE NOTES, THE DRAWING OR BOOK SPECIFICATION LISTED AS A PART OF THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

26. AT THE COMPLETION OF THE PROJECT, PROVIDE THE OWNER WITH ONE (1) SET OF COMPLETE, UP TO DATE, "AS-BUILT" REPRODUCIBLE DRAWINGS, SHOWING ACTUAL DEPTHS OF UNDERGROUND CONDUIT RUNS AT ALL LOCATIONS. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE OWNER AT PROJECT COMPLETION.

27. AFTER DATE OF ACCEPTANCE BY OWNER, THE COMPLETED PROJECT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR, ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THIS PERIOD SHALL BE CORRECTED IN A TIMELY MANNER, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

28. UNDERGROUND PLASTIC WARNING TAPES SHALL BE PROVIDED FOR ALL WATER PIPELINE. TAPES SHALL BE 3 MIL, GLASS FACE, WHITE COLOR, WITH 3" HIGH GOTHIC LETTERING.

29. METERED PEDESTAL SHALL BE PROVIDED WITH BOXINGS, COMPONENTS, AND FEATURES IN STRICT ACCORDANCE WITH THE SERVING UTILITIES AND CODE ENFORCING AGENCY, ELECTRICAL DRAWINGS ARE RECOMMENDED. THE METERED PEDESTAL DISTRIBUTION PANELS CONSIST OF A COMPLETELY ENCLOSED, NOT-SURFACE-MOUNTING, FLOOR STANDING STRUCTURE, OF THE REQUIRED NUMBER OF FORMED VERTICAL PANEL SECTIONS. PROVIDE BOLTED FRAMES AND MOUNTING BLOCK TO SUPPORT THE MAIN HORIZONTAL BUS FOR SHORT CIRCUIT STRESS AS INDICATED ON THE DRAWINGS. ALL BUSSING SHALL BE 100% RATED MADE WITH COPPER HAVING A CURRENT DENSITY OF 1,000 AMPS PER SQUARE INCH. METERED PEDESTAL VENTILATED ENCLOSURE WITH MEDIA OR OUTDOOR ENCLOSURE SHALL TWO COATS OF PAINT WITH MANUAL PADDY LOCKING PAD LOCK COVER

1. THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS, STRUCTURAL DETAILS, EXACT EQUIPMENT AND OUTLET LOCATIONS.

2. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL DEVICES OR EQUIPMENT.

3. CONSTRUCTION TERMINOLOGY, AND THE STANDARDS OF INSTALLATION REQUIRED BY THESE CONSTRUCTION DOCUMENTS ARE BASED ON PUBLISHED STANDARDS OF N.E.M.A. (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION), NATIONAL ELECTRICAL SAFETY CODE, AMERICAN NATIONAL STANDARDS INSTITUTE DOCUMENTS, NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION, UNDERWRITERS LABORATORIES, AND THE CALIFORNIA ELECTRICAL CODE. SUBMITTAL OF BID INDICATES THE CONTRACTOR IS FAMILIAR OF THESE STANDARDS AND THE REQUIREMENTS NECESSARY TO PERFORM ALL THE WORK AS SET FORTH IN THESE CONTRACT DOCUMENTS AND ACCEPTS THE CONDITIONS.

4. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED SERVICE REQUIREMENTS AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

5. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS OF THE SERVING UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SERVING UTILITY TO SECURE COMPLETE INFORMATION ON THEIR REQUIREMENTS PRIOR TO THE SUBMISSION OF THE BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND THOSE CONTRACT REGULATIONS.

6. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY COMPANY, AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT THE FIRST BILLING PERIOD, WHICH THE CONTRACT DOCUMENTS ARE MORE RESTRICTIVE. THE DRAWINGS SHALL GOVERN. ALL TRUE RUSH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE PADS, TRANSFORMERS, ENCLOSURES, MANHOLES, PULL BOXES, AND PROTECTIVE CENTERS FROM SERVICE LOCATION SHALL BE INSTALLED AND VERIFIED WITH THE SERVING UTILITY COMPANY.

7. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY BUILDING PERMITS, UTILITY COMPANY CHARGES, IF REQUIRED, CONTRACTOR SHALL COORDINATE AND PAY FOR ALL TEMPORARY ELECTRICAL SERVICE CHANGES WITH THE BUILDING DEPARTMENT, SERVING UTILITY, AND OWNER.

8. SUBMIT SHOP DRAWINGS FOR ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT, SUCH AS MECHANICAL EQUIPMENT NOT LIMITED TO: PANELBOARDS, LIGHTING FIXTURES, CONTROL PANELS, TIME SWITCHES, AND ELECTRICAL HARDWARE.

9. SHOP DRAWINGS SHALL BE SUBMITTED WITHIN THIRTY DAYS AFTER AWARD OF THE CONTRACT. THE CONSTRUCTION SHALL SUBMIT THREE COPIES OF A COMPLETE LIST OF MATERIALS AND EQUIPMENT INCLUDING MANUFACTURER AND MODEL NUMBER PROPOSED FOR THE JOB. SHOP DRAWINGS SHALL INCLUDE ADD DESCRIPTION, ARCHITECT AND OWNER'S CONFIRMATION, AND ALL DATA WITH CATALOGS, BOOKS, ENGINEERING, CATALOG NUMBERS, MANUFACTURER'S BROCHURES, AND SUPPORT DATA.

10. THE CONTRACTOR SHALL MAKE THE ORDER OF EQUIPMENT PROMPTLY UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES.

11. CONTRACTOR SHALL PROVIDE ALL J-BOXES, PULL BOXES, ELEC. OUTLETS ETC., FOR A COMPLETE, CODE APPROVED, INSTALLATION OF ALL COMMON. FOOTAGES SHOWN ON ELECTRICAL LAYOUTS, SINGLE LINES AND RISER DIAGRAMS ARE FOR ESTIMATION PURPOSES ONLY, AND ARE NOT FOR SECOND PURPOSES OR MATERIAL TAKEOFF. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND TO COORDINATE WITH MECHANICAL, FIRE PROTECTION, AND PLUMBING DRAWINGS FOR DUCTS, LINES, AND EQUIPMENT.

12. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH ALL GOVERNING ADOPT, CURRENT LOCAL CODES, N.E.M.A., THE PRESENTLY ADOPTED NATIONAL ELECTRICAL CODE AND PRESENTLY ADOPTED CALIFORNIA ELECTRICAL CODE (C.E.C.).

13. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR MECHANICAL EQUIPMENT, SUPPLY POWER AND MAKE CONNECTIONS TO MOTORS AND EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AS INDICATED ON THE SINGLE LINE DIAGRAM, ELECTRICAL DRAWINGS, AND DIMENSIONS OF STRUCK TRADES. REVIEW THE DIMENSIONS OF OTHER TRADES FOR CONFLICTS, CLEARANCES, SIZE AND LOCATION OF EQUIPMENT. OBTAINING MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGH-IN OF ALL CONDUIT TO THIS EQUIPMENT.

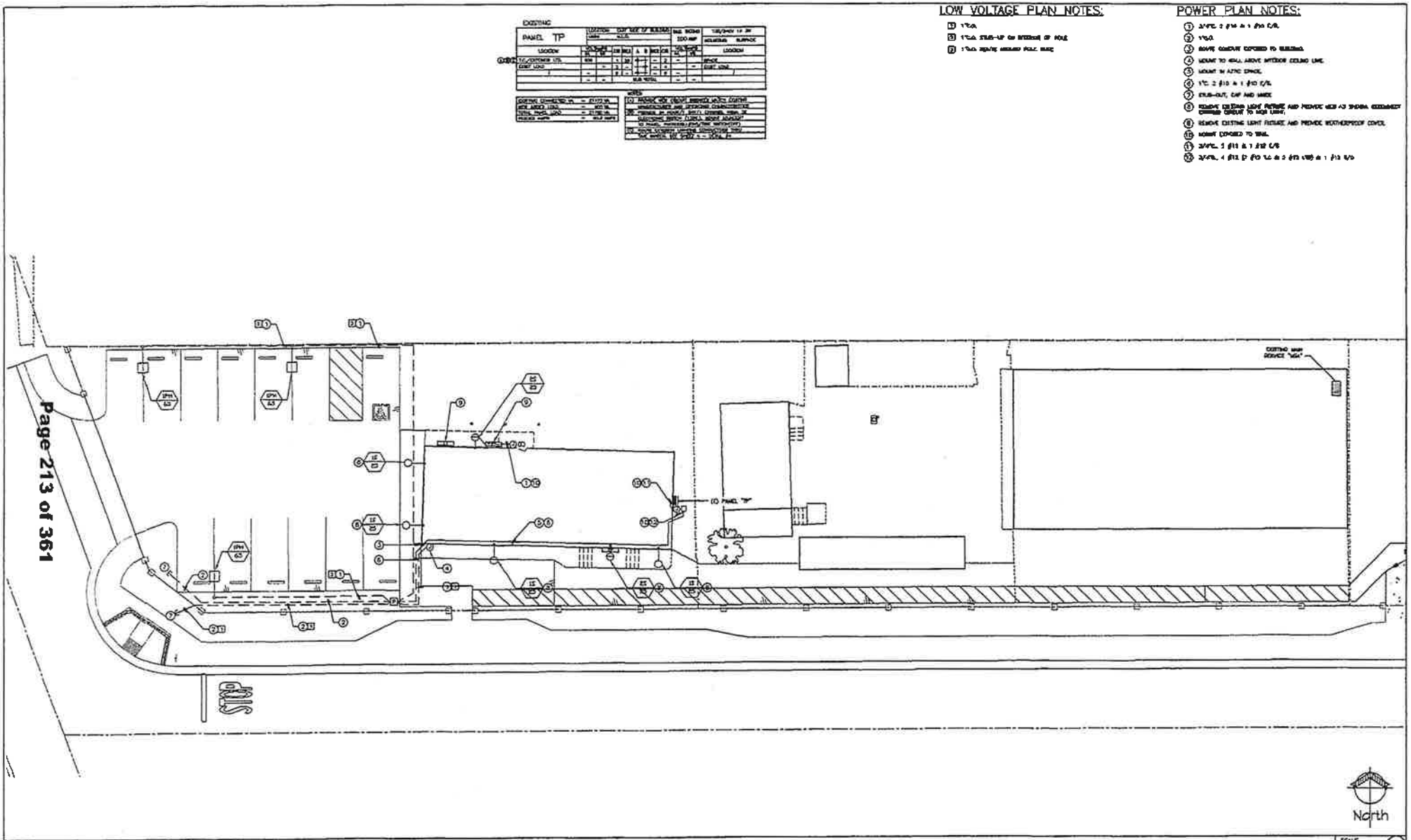
14. CONTRACTOR SHALL USE MATERIALS THAT ARE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY THE (U.L.) UNDERWRITER'S LABORATORIES FOR THE USE AND EMPLOYMENT, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL CONFORMING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, U.L., N.E.M.A., AND N.E.M.A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SCOPE OF PROJECT

1. REMOVE EXISTING BUILDING LIGHTING
2. PROVIDE NEW BUILDING EXTERIOR LIGHTING AND CONNECT TO EXISTING SITE POWER SUB-PANEL
3. PROVIDE NEW PARKING LOT LIGHTING AND CONNECT TO EXISTING SITE POWER SUB-PANEL.
4. PROVIDE NEW TIME SWITCH

PROJECT GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS.
2. CONTRACTOR SHALL THOROUGHLY INVESTIGATE, VERIFY AND RECORD PERFORMANCE FOR ENGINEERING AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS REQUIRING MODIFICATION OR CHANGE PRIOR TO STARTING WORK.
3. WHERE EXISTING FINISHES, FACILITIES, AND SURFACES ARE DISTURBED, DAMAGED, OR REQUIRED DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR IS TO REPAIR OR REPLACE AS NECESSARY TO MATCH EXISTING ALL NEW MATERIALS SHALL MATCH EXISTING IN ALL RESPECTS.
4. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION ON ALL SITE TO AVOID DAMAGE TO EXISTING UTILITIES AND STRUCTURES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY IF



ELECTRICAL SITE PLAN

SCALE 1"=10'-0" (1)

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — 811 — CALL FIRST — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LS8880 FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY CALIMESA AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1589.33

MARK	BY	DATE	REVISIONS	APPR	DATE

ENGINEER

SEAL — REGISTERED PROFESSIONAL ENGINEER — STEVEN C. BRUCE — No. E-11793 — CIVIL — 11/30/2020

PREPARED BY

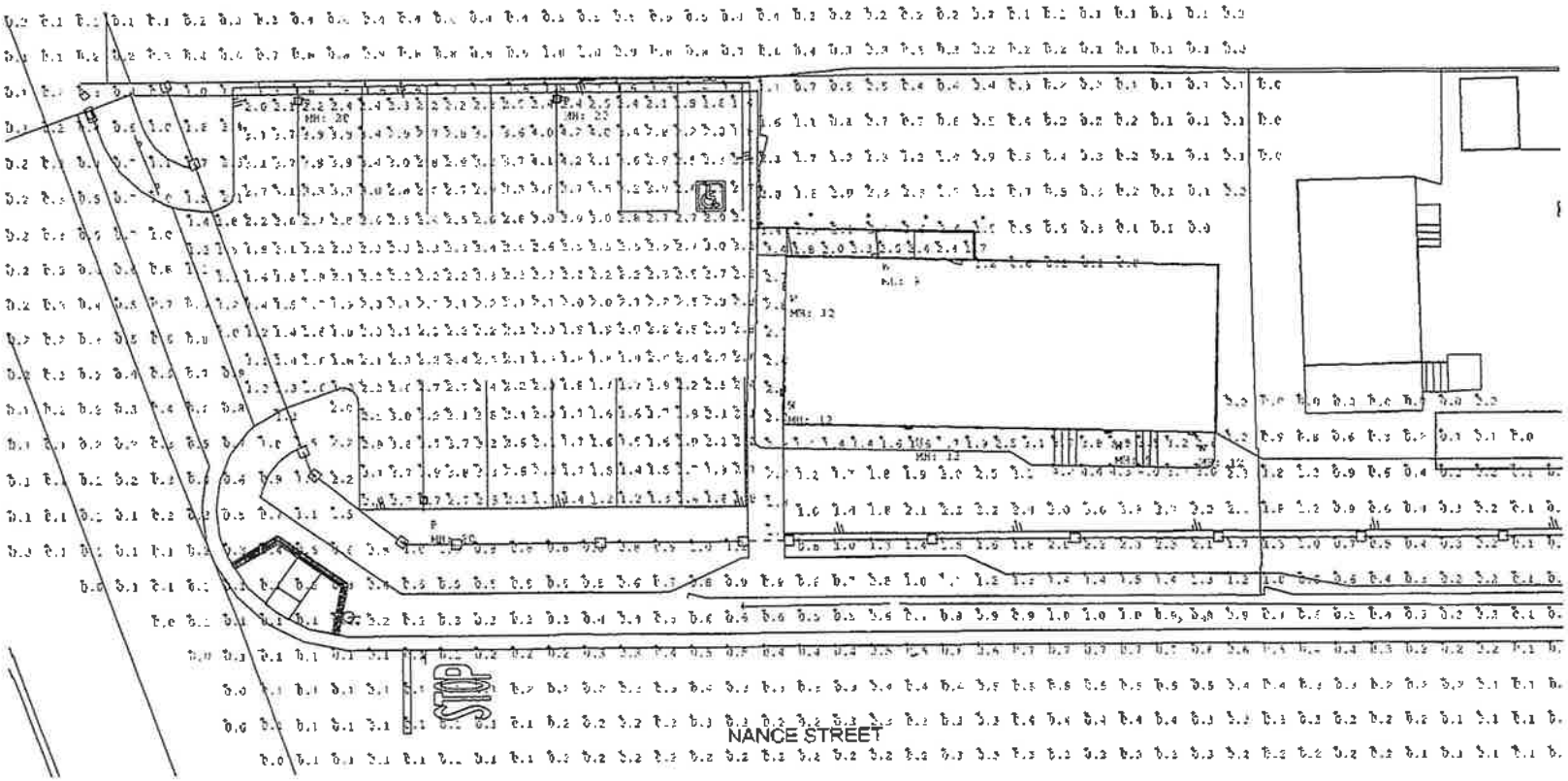
JCA — Engineering Inc. — Electrical Engineering & Consultants — 3043 Palm Dr. Highland, CA 92346 — 909 862-9888 — Fax 909 862-9889

CITY OF PERRIS
ONSITE ELECTRICAL IMPROVEMENT PLANS
DPR No. 06-01179

SHEET No. 2 OF 5 SHEETS

ELECTRICAL SITE PLAN & PANEL SCHED.

FOR | M.O. | PERRIS FILE No. PR-625



North

SITE PHOTOMETRIC ILLUMINATION PLAN

SCALE 1/8"=1'-0" (1)

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

TEMPORARY BENCHMARK:

FOUND MAG NAIL AND SURVEYOR TAG LOSANG FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.

ELEVATION: 1308.33

MARK	BY	DATE	REVISIONS	APPR	DATE

ENGINEER

SEAL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — 11/20/2020

PREPARED BY

JCA — Engineering Inc. — Civil Engineering & Consulting — 3262 Tyler Ave — Riverside, CA — 951-684-4900 — Fax 951-684-4999

CITY OF PERRIS

ON-SITE ELECTRICAL IMPROVEMENT PLANS

DPR No. EPR17-00171

SHEET No. 3

SITE PHOTOMETRIC ILLUMINATION PLAN

OF 5 SHEETS

FOR | W.O. | PERRIS FILE No. PR-425

GENERAL NOTES

1. WHERE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE. REFER TO ARCHITECTURAL DRAWINGS FOR MORAL, STRUCTURAL, CONFLICT, CHASE, EQUIPMENT AND OUTLET LOCATIONS.
2. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL RELATED EQUIPMENT.
3. CONSTRUCTION TERMINOLOGY, AND THE STANDARDS OF INSTALLATION REQUIRED BY THESE CONTRACT DOCUMENTS ARE BASED ON PUBLISHED STANDARDS OF N.E.C.A. (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION), NFPA 70 (NATIONAL ELECTRICAL SAFETY CODE), AMERICAN NATIONAL STANDARDS INSTITUTE DOCUMENTS, NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION, UNDERWRITERS LABORATORIES, NATIONAL ELECTRICAL CODE AND THE CALIFORNIA ELECTRICAL CODE. IT IS ESSENTIAL FOR THE CONTRACTOR TO BE FAMILIAR OF THESE STANDARDS AND THE REQUIREMENTS NECESSARY TO PERFORM ALL THE WORK AS SET FORTH IN THESE CONTRACT DOCUMENTS AND ACCEPTS THE CONDITIONS.
4. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, SERVICE REQUIREMENTS AND EXACT LOCATIONS OF SERVICE POINTS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.
5. THE DRAWINGS SHALL NOT BE SCALED BECAUSE BUILDING LINES ARE DIAGRAMMATIC.
6. CONTRACTOR SHALL PROVIDE ALL J-BOXES, PULL BOXES, ELB, OFFSETS ETC., FOR A COMPLETE CODE APPROVED, INSTALLATION OF ALL CONDUIT. FOOTAGE SHOWN ON ELECTRICAL SINGLE LINES AND RISER DIAGRAMS ARE FOR CALCULATION PURPOSES ONLY, AND ARE NOT FOR BIDDING PURPOSES OR MATERIAL TAKEOFF. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND TO COORDINATE WITH MECHANICAL, FIRE PROTECTION, AND PLUMBING DRAWINGS FOR DUCTS, LINES, AND EQUIPMENT.
7. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES. (U.B.C.), THE PRESENTLY ADOPTED NATIONAL ELECTRICAL CODE, AND PRESENTLY ADOPTED CALIFORNIA ELECTRICAL CODE (C.E.C.)
8. CONTRACTOR SHALL USE MATERIALS THAT ARE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY THE (N.U.) UNDERWRITER'S LABORATORIES FOR THE USE AND CHARACTER, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL CONFORMING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A., AND N.B.F.U. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. THE CONTRACTOR SHALL EXCAVATE ALL TRENCH DEPTHS AND WIDTHS PER THE C.E.C. AND SHALL COMPACT ALL EXCAVATIONS IN A CONTINUOUS LAYER OF NOT MORE THAN 6" COMPACTED DEPTH TO THE REQUIRED DENSITY OF NINETY-FIVE PERCENT (95%). THE CONTRACTOR SHALL ATTAIN THE SPECIFIED COMPACTION DENSITY BY MAINTAINING THE OPTIMUM MOISTURE CONTENT OF THE FILL MATERIAL.
10. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES, THEREFORE, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAW CUTTING, TRENCHING, SHORTLINE, COMPACTION, AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK.
11. P.V.C. CONDUIT SHALL BE USED UNDERGROUND ONLY, IF APPROVED BY LOCAL CODE. INSTALL PER ALL REQUIRED LOCAL CODES. ALL CONDUIT BENDING, PIERCE, AND CONE ABOVE GRADE SHALL BE U.L.O. WITH HALF-LAPPED TAPE COVERING OR FACTORY INSTALLED P.V.C. COATING. START ALL UNDERGROUND CONDUITS AROUND PROPOSED BUILDING AND FUTURE BUILDING LOCATIONS.
12. ALL CONDUIT SHALL BE INSTALLED CONCEALED WHERE PHYSICALLY POSSIBLE.
13. CONDUCTOR CONDUIT SHALL BE SUNBEAM, METALLIC THREAD (EMT) NON COMPRESSION TYPE EXCEPTIONS, RECESSED WITH ONE-HOLE PIPE STRAPS.
14. ALL CONDUIT ONLY (U.O.) SHALL HAVE A 3/16" PULL WIRE OR EQUAL MINIMUM.
15. ALL CONDUIT SHOWN AS EXPOSED OR APPROVED FOR EXTERIOR EXPOSED INSTALLATION SHALL BE EQUIPPED WITH TWO-HOLE MALLEABLE PIPE STRAPS AND BOXES. ALL BENDS AND RETURNS SHALL BE SUPPORTED AND SECURED IN COMPLIANCE WITH C.E.C. ARTICLE 346. IF PERMITTED BY PUBLIC AUTHORITY TWO COATS OF PAINT TO MATCH SURFACE ATTACHED.
16. ALL CONDUCTORS OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH C.E.C. ARTICLE 310.
17. THE COMPLETE ELECTRICAL SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C., ARTICLE 250.
18. CONDUCTORS SHALL BE 600C GRADE, 600 VOLT CLASS, COPPER, MARKED 24" ALONG ITS LENGTH BY THE MANUFACTURER'S NAME, MAXIMUM ALLOWABLE VOLTAGE AND SIZE. CONDUCTORS SHALL BE TYPE "THWN" (WET) OR "THHN" (DRY). DELUXE CONDUCTORS TO BE USED IN EMERGENCY PROJECTS.
19. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THESE NOTES OR THE ELECTRICAL DRAWINGS BEFORE AS A PART OF THESE DRAWINGS, THE WORK EQUIPMENT REQUIREMENT SHALL BE.
20. AT THE COMPLETION OF THE PROJECT, PROVIDE THE OWNER WITH ONE (1) SET OF CONSTRUCTION TO DATE, "AS-BUILT" REPRODUCIBLE DRAWINGS, SHOWING ACTUAL DEPTHS OF UNDERGROUND CONDUIT RUNS AT ALL LOCATIONS, ALL BACKBOARDS, OPERATING MANUALS/COLORS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE OWNER AT PROJECT COMPLETION.
21. AFTER DATE OF ACCEPTANCE BY OWNER, THE COMPLETED PROJECTS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED IN A TIMELY MANNER, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

LIGHTING FIXTURE SCHEDULE

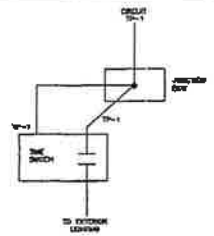
REFER TO DIVISION 1, GENERAL REQUIREMENTS, REGARDING PRODUCT OPTIONS AND SUBSTITUTIONS. WHERE THREE OR MORE MANUFACTURERS ARE LISTED IN THE FOLLOWING LIGHTING FIXTURE SCHEDULE, SUBSTITUTION WILL NOT BE CONSIDERED. WHERE PRODUCTS ARE LISTED BY NAMED ONE OR MORE MANUFACTURERS, WITHOUT "OR EQUAL" PROVISION FOR SUBSTITUTION, CONTRACTOR SHALL INCLUDE ONLY SPECIFIED PRODUCTS IN BID. REQUEST FOR SUBSTITUTION WITHIN 30 DAYS FROM THE DATE OF THE NOTICE TO PROCEED WILL ONLY BE CONSIDERED IN ACCORDANCE WITH DIVISION 1 OF THESE CONTRACT DOCUMENTS.

DESCRIPTION	LAMPS WATTS	LAMPS TYPE	VOLTS	MANUFACTURER	CATALOG #	REMARKS
SP1 S3	SINGLE HEAD L.E.D. PARKING LOT FIXTURE WITH TYPE THREE DISTRIBUTION, ASTERO ROUND HOUSING, SMOOTH LENS AND 1/4" THREADED HUB @ 90°-0"	86	L.E.D. 4000K	120	DIMENSIONAL INNOVATIONS INC.	EDGE-ACT-180-NWC-2/120/34/R2/R1/SC/SC02 [1] ADD: ASSB-20411-2-G (2"x"x6" @ 90°) [2] [3]	POLE @ 90°-0" & 7'-0" [1]
SP2 S4	AREA L.E.D. WALL SCONCE FIXTURE WITH TYPE THREE DISTRIBUTION AND PHOTOCELL	25	L.E.D. 4000K	120	DIMENSIONAL INNOVATIONS INC.	WPC-WSBM120/40K/R2/PCI	WALL @ 9'-0"
SP3 S5	SAME AS "S3" EXCEPT MOUNTING HEIGHT	25	L.E.D. 4000K	120	DIMENSIONAL INNOVATIONS INC.	WPC-WSBM120/40K/R2/PCI	WALL @ 6'-0"

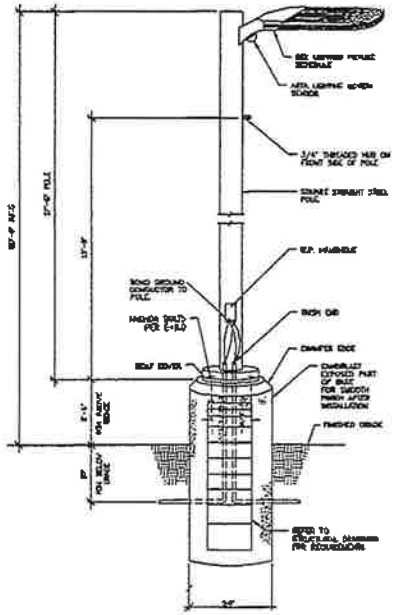
NOTES:
1. VERIFY EXACT LOCATION IN FIELD PRIOR TO ROUGH-IN
2. COLOR TO BE BRONZE
3. THREADED HUB SHALL BE ON FRONT SIDE OF POLE

ELECTRICAL SYMBOLS LIST

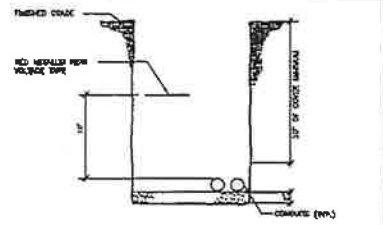
- SINGLE HEAD L.E.D. PARKING LOT LIGHT FIXTURE W/ TYPE THREE DISTRIBUTION - REFER TO FIXTURE SCHEDULE
- AREA L.E.D. WALL PACK – REFER TO FIXTURE SCHEDULE
- EMERGENCY AREA L.E.D. WALL PACK – REFER TO FIXTURE SCHEDULE
- JUNCTION BOX, WALL MOUNTED, FIELD VERIFY MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- SURFACE MOUNTED ELECTRICAL PANEL, BOARD OR LOAD CENTER, REFER TO PANEL SCHEDULE.
- SERVICE SWITCHBOARD REFER TO SINGLE LINE DIAGRAM.
- CONDUCTOR PULL BOX W/ NO.17-GA COVER, BY VENDAL MOUNTING FLUSH STEEL WEATHER TIGHT BOX AND ENCLOSURE—MFG.CO.) CODED TO MATCH PULL BOX SIZED PER N.E.C. OR AS NOTED.
- CONDUIT RUN CONCEALED, IN WALLS, FLOOR, OR ABOVE CEILING.
- CONDUIT RUN CONCEALED BELOW GRADE, 3/4"C MINIMUM.
- CONDUIT STUB OUT, CAP AND MARK.
- LIGHT FIXTURE CALL OUT, "SP" INDICATES FIXTURE TYPE (REFER TO FIXTURE SCHEDULE), "S-6" INDICATES TOTAL FIXTURE WATTAGE
- METAL CALL OUT, "S" INDICATES DETAIL NUMBER "C-4" INDICATES SHEET NUMBER.
- PLAN NOTE REFERENCE.
- REVISION REFERENCE.
- CONDUIT ONLY, WITH PULL ROPE.
- MOUNTING HEIGHT
- WEATHERPROOF; NEMA 3R
- FURNISH, INSTALLED AND CONNECTED, COMPLETE
- C CONDUIT
- E/G EQUIPMENT GROUND (GREEN)



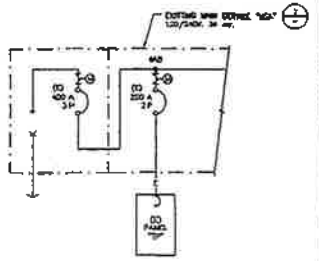
TIME SWITCH WIRING DIA — SCALE N.T.S. — 4

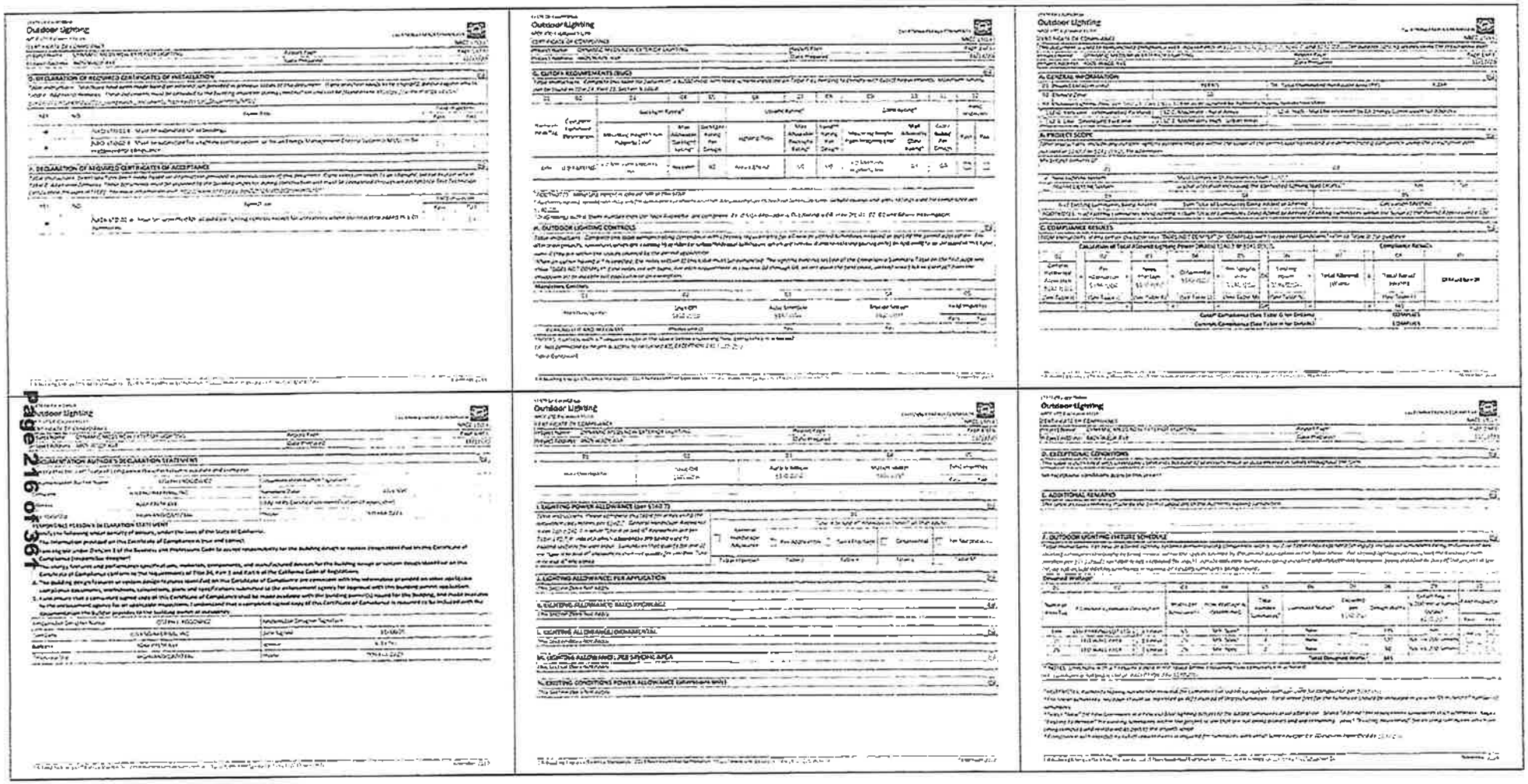


PARKING LOT LIGHT — SCALE N.T.S. — 3



TRENCH DETAIL — SCALE N.T.S. — 1


EXISTING MAIN SERVICE, "SC4" 120/240V, 3Ø 4W.
#8
#8
#8



DIGALERT
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
TEMPORARY BENCHMARK:
FOUND MAG NAIL AND SURVEYORS TAG LOCATED FLUSH IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1305.33

MARK	BY	DATE	REVISIONS	APPR.	DATE
				MJFA	

SEAL
11/20/2020

PREPARED BY
JCA Engineering Inc.
Civil Engineering • Consulting
3513 Palm Ave
Highland, Ca.
92346
909 864-0020
Fax 909 864-0030

CITY OF PERRIS
ON-SITE ELECTRICAL IMPROVEMENT PLANS
GENERAL CONSTRUCTION

TITLE 24 CALCULATIONS

SHEET No. 5 OF 8 SHEETS
FOR | W.O. | PERMIT FILE No. PS-625

Dynamic Meds - Electrical

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Fri, Nov 20, 2020 10:51 am

Sal,

FYI, we are having prints made and overnighting the plans to EsGil for delivery Monday. This should be a quick approval since the comments where just some calcs. Attached is a copy of what they are getting.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

Re: Dynamic Meds - Electrical

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
Date: Fri, Nov 20, 2020 11:01 am

JOME!!! Sharon has everything she needs now. Appreciate it David. Have a good weekend

-----Original Message-----
From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, Nov 20, 2020 10:51 am
Subject: Dynamic Meds - Electrical

Sal,

FYI, we are having prints made and overnighting the plans to EsGil for delivery Monday. This should be a quick approval since the comments where just some calcs. Attached is a copy of what they are getting.

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

David Beckwith and Associates, Inc
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1269 Pomona Road, Suite 108
Corona, CA 92882
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

Fwd: FW: 2019-0136 4605 Wade Avenue MINOR MOD 18-05038 Medical Marijuana Dispensary 17-05171

From: Dynamic Meds, Inc. <dminc.perris@gmail.com>
To: blackstarcorp2@aol.com
Date: Wed, Nov 20, 2019 3:34 pm
@ [redacted]

ETING SIGN-IN SHEET

Meeting Type:
- [X] Due Diligence
- [ ] Project Progress Meeting
- [ ] Other

emwd EASTERN MUNICIPAL WATER DISTRICT

Conference Room: Room 230

[ ] W.O. [ ] C.O.

W.O./C.O. Number: PPI 2019-1068

Project Name: Dynamic Meds - 4605 Wade Ave.

Project Lead: Bea Mercado

Subject: Due Diligence

Date: 10/2/2019

Time: 3:00 PM

Please PRINT CLEARLY:

NAME	CAPACITY	COMPANY NAME	E-MAIL ADDRESS	TELEPHONE NUMBER
April Carpenter	[ ] Developer [ ] Property Owner [ ] Agent [ ] Applicant [ ] Dev.'s Engineer [ ] Contractor [ ] Lndscp Architect	EMWD	Carpenta@emwd.org	x 4595
SALVADOR L. HERNANDEZ ALFONSO HERRERA	[ ] Developer [x] Property Owner [x] Agent [ ] Applicant [ ] Dev.'s Engineer [ ] Contractor [ ] Lndscp Architect	DYNAMIC MEDS Dynamic Meds	BLACKSTARCORP2@aol.com	951 733 7226 951-415-0904
Sandy Chandler Albert A. Webb	[ ] Developer [ ] Property Owner [ ] Agent [ ] Applicant [x] Dev.'s Engineer [ ] Contractor [ ] Lndscp Architect	Albert A. Webb	sandy.chandler@webbassociates.com	951-830-4118 Cell 951-686-1070
Kris Danielson	[ ] Developer [ ] Property Owner [ ] Agent [ ] Applicant [x] Dev.'s Engineer [ ] Contractor [ ] Lndscp Architect	11	Kris.danielson@webbassociates.com	951-686-1070

W.O./C.O. Number: _____ ☐ W.O. ☐ C.O.

Date: _____ Time: _____

Please PRINT CLEARLY:

NAME	CAPACITY	COMPANY NAME	E-MAIL ADDRESS	TELEPHONE NUMBER
Sarah Kowalski	☐ Developer ☐ Property Owner ☐ Agent ☐ Applicant ☒ Dev.'s Engineer ☐ Contractor ☐ Lndscp Architect	Webb	Sarah.Kowalski@webbassociates.com	951-320-6006
Alicia Arana Samba Lay	☐ Developer ☐ Property Owner ☐ Agent ☐ Applicant ☐ Dev.'s Engineer ☐ Contractor ☐ Lndscp Architect	EMWD " "	arana@em... laysb@emwd.org	x4420
Beatriz Mercado	☐ Developer ☐ Property Owner ☐ Agent ☐ Applicant ☐ Dev.'s Engineer ☐ Contractor ☐ Lndscp Architect	EMWD	mercadob@emwd.org	4409
	☐ Developer ☐ Property Owner ☐ Agent ☐ Applicant ☐ Dev.'s Engineer ☐ Contractor ☐ Lndscp Architect			
	☐ Developer ☐ Property Owner ☐ Agent ☐ Applicant ☐ Dev.'s Engineer ☐ Contractor ☐ Lndscp Architect			

PPI#/Proj. Name: PPI 2019-1068 – Dynamic Meds – 4605 Wade Ave. Date: 10/2/2019
Time: 3:00 PM Proj. Coord.: Bea Mercado Engineer: Sambo Lay

Due Diligence Agenda

- Documents Required for Design Conditions – ***Exhibit A***
- Developer Submitted Plans – ***Exhibit B***
- Water – ***Exhibit C*** *(If Applicable)*
- Sewer – ***Exhibit D*** *(If Applicable)*
- Recycled Water – ***Exhibit E*** *(If Applicable)*
- Standard Process, Timeline, & Fee – ***Exhibit F***
- Additional Information – ***Exhibit G***
- Developer Questions

DEVELOPMENT SERVICES DEPARTMENT

Date: 10/2/2019
Project Name: Dynamic Meds -- 4605 Wade Ave.
EMWD Project No. (PPI): 2019-1068

emwd EASTERN MUNICIPAL WATER DISTRICT

DOCUMENTS REQUIRED FOR DESIGN CONDITIONS (DC)

FORMERLY PLAN OF SERVICE (POS)

Note: Submit 1 hard copy and 1 electronic format of items checked as "Required" below (CD or thumb drive). Incomplete project submittal will not be accepted, and will **NOT** be placed in the queue for the next available Design Conditions Engineer.

Required by EMWD If checked		Developer Use Check if Submitted
☒	Design Conditions (DC) Summary Spreadsheet (DSD--045)(Excel required)	☐
☒	Completed Work Order Request Form (NBD-050)	☐
☐	A Completed Recycled Water Contract Form (NBD-039)	☐
☐	Formal Fire and Boundary Conditions	☐
☐	Completed and Valid Fire Flow Test (NBD-001) Results Performed at the Point(s) of Connection(s) (The test must be dated within 1 year for it to be valid)	☐
☐	Hydraulic calculations accounting for project demands and Fire Flow and associated exhibits	☐
☒	Sewer study accounting for the projected sewer flows (from the project and from the tributary sewer-shed), downstream collection system capacity, facility sizing and pipeline alignment and associated exhibits.	☐
☒	The Land Agency's project Conditions of Approval	☐
☐	If not a recycled candidate, For Commercial please provide Landscape & Irrigation Exhibit and Study. For Residential Subdivision please provide completed Residential Landscape Water Budget (RD-001), signed by a Landscape Architect or licensed Civil Engineer.	☐
☐	A Water Supply Assessment (if already issued), if the project is subject to environmental review by the land agency.	☐
☐	For residential subdivisions ONLY: Complete, sign & submit the "Special Funding Districts Letter". (NBD-008)	☐
☒	DC Deposit: $ 2,000 RWUE Deposit: $	
☐	(separate check for each deposit)	☐
☐	Proceed to AFS	

Current guidelines for preparation of sewer, water, and recycled water Design Conditions are available on EMWD's website at www.emwd.org.

Samba Lay		10/2/19
Design Conditions Engineer Print Name	Design Conditions Engineer Signature	Today's Date

ALBERT A. WEBB ASSOCIATES

Agenda

Meeting: EMWD Due Diligence for Dynamic Meds on 4605 Wade Avenue

Date: TBD

Time: TBD

Place: Eastern Municipal Water District, 2270 Trumble Road, Perris, CA 92570

Attendees: Sarah Kowalski – WEBB

Sandy Chandler – WEBB

Kris Danielson – WEBB

EMWD Representative - TBD

- Discuss the feasibility of constructing sewer per Conditions of Approval for PLN17-05171 and PLN18-05038.
- City of Perris Planning COA No. 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 & Fire Department."
    - The site is currently connected to EMWD water in Wade Avenue.

NBD-058

emwd

New Business Development Department - Plan Of Service Section

Rev. 3/18/2016

Project Questionnaire For Prospective Customer(s)

Recycled Candidate

Project name: Dynamic Meds	TR No.: PM No.:	APN: 314-100-068

A - DEVELOPER CONTACT INFORMATION

1- Submittal Date:		2- (Person) Submitted By:	
3- Developer's Company Name:	Dynamic Meds		
Address:	4605 Wade Avenue	Suite:	
City, State:	Perris	Zip	92570
4- Developer's Contact Name:	Alfonso Luera		
Office Phone:	951-415-0904	Cell Phone	
Email:	blackstarcorp2@aol.com	Fax	

B - ENGINEERING FIRM CONTACT INFORMATION

5- Engineer's Firm Name:	Albert A WEBB Associates		
Address:	3788 McCray Street	Suite:	
City, State:	Riverside	ZIP:	92506
6- Engineer's Contact Name:	Sandy Chandler		
Office Phone	951-248-4291	Cell Phone:	
Email	sandy.chandler@webbassociates.com	Fax:	

C - CUSTOMER'S INTENT (please answer question 7 OR question 8 below)

7- I am (or represent) a prospective buyer of this property (or project), evaluating the project's ..

...Feasibility: ☐	...Other:

8- ...OR, I am (or represent) the current owner of this property (or project), pursuing the project's...:

...Feasibility ☐	...Planning ☑	...Design ☑	...Construction ☐	Other

D - PREVIOUS PROJECT CORRESPONDENCE

9- If this project has had any known prior correspondence with EMWD staff, please provide name(s) and approximate month and year of contact(s).

N/A

10- List any other pertinent information to your project

Project site already has water, but no sewer and is on septic.

E - PREVIOUS PROJECT WORK ORDERS

11- Identify previous EMWD Project Record Numbers & Work Orders (for Fire Flow, Plan Of Service, Plan Check, or Recycled Water Use Exhibits):

N/A

emwd

New Business Development Department - Plan Of Service Section

Project Questionnaire For Prospective Customer(s)

Recycled

Project name: Dynamic Meds	TR No.: PM No.:	APN: 314-100-068

F - PROJECT DESCRIPTION

12- Requesting what type of service ?...Water: ☑	...Sewer: ☑	...Recycled: ☐	Other:

13- APN No. (must provide) 314-100-068	14- Thomas guide reference: Page 747 Grid D7
15- Tract Number:	16- PM Number:
17- Project name: Dynamic Meds	18- Total Acreage: 0.74
19- EXISTING Zoning & Land Use (must provide): Lt. Industrial	20- PROPOSED Zoning & Land Use (must provide): Lt. Industrial
21- Equivalent Dwelling Units: N/A	22- Is a Water Supply Assessment required ? No
23- Location / cross streets: Wade Ave & Nance St.	24- Is this a LEED project ? No

G - PROJECT SCHEDULE

25- Identify key milestone activities & respective dates, critical to your project's timely progress, such as: Feasibility, Funding, Planning, Entitlement Status, Design, Conditions Of Approval, Phasing, Start Of Grading and/or Construction, Date Facilities will be on-line

None known at this time.

H - RELATED STUDIES

26- List any studies that you have developed and/or reviewed or that are related to your project / project area.

N/A

I - COORDINATION WITH NEIGHBORING PROJECTS

27- List any other Developer you are coordinating with in the vicinity of your project.

N/A

J - LANDSCAPE IRRIGATION

28- Landscaping. Is EMWD the water Purveyor at your project location ?

- ☑ If YES, check this box & answer questions 29-33
- ☐ If NO, check this box. Do Not answer questions 29-33
- ☐ If DON'T KNOW, check this box, and Do Not answer questions 29-33

29- Does your Project include proposed landscaping ?

- ☑ If YES, Check this box & answer questions 30-33
- ☐ If NO, check this box. Do Not answer questions 30-33

30- Identify project element(s) type and estimated acreage for each (to be potentially landscaped) such as:
Medical/Nursing - Commercial - WQ Basins - Mitigation Areas - Streetscape - Warehouse/Industrial - Schools - Parks - Golf Courses - Decorative Lake

Streetscape & CLP

31- Estimated total project irrigation .....peak demand (in GPM). ....annual demand (acre-feet per year):

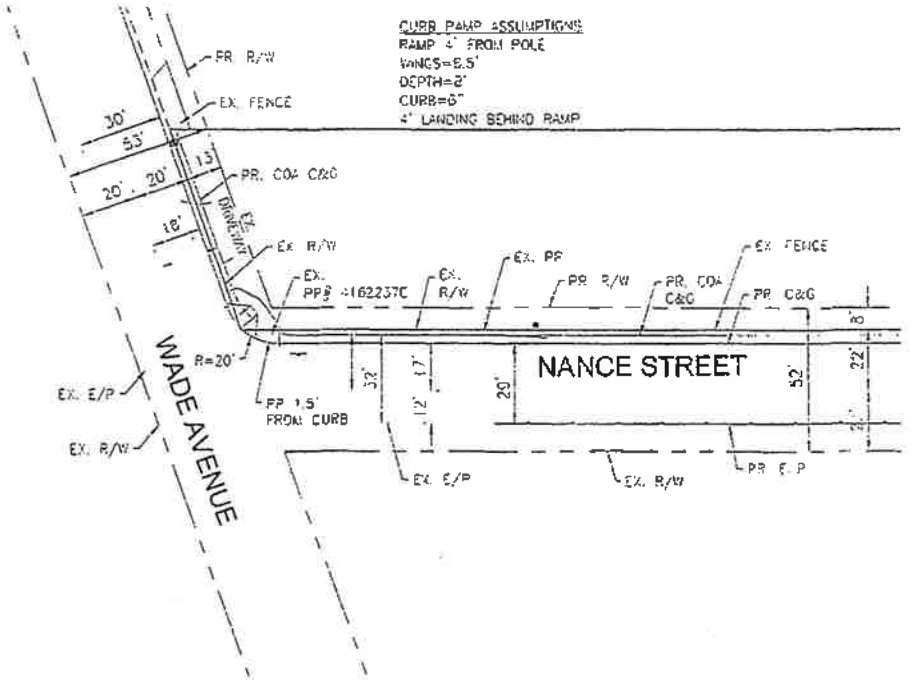
32- Does project include architectural or storm water retention lakes ?

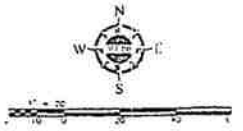
N

33- Identify entities having ultimate maintenance responsibility following completion.

Private

STREET IMPROVEMENT EXHIBIT
WADE AVENUE AND NANCE STREET
CITY OF PERRIS, CALIFORNIA





DIGALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EXCAVATION PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ACHIEVING THE ACCURACY AND ACCEPTABILITY OF THE DETAILS SHOWN IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OF DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK BY DATE ENGINEER

APPR. DATE CITY

CITY OF PERRIS
APPROVED BY
CITY ENGINEER
DATE

SEAL - ENGINEER

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF
RAJESH R. SHAH

DESIGNED BY RL CHECKED BY RRS
RCE NO 54928
DATE

BENCHMARK:
SEE STREET PLANS

SCALE
H: AS SHOWN V: N/A

CITY OF PERRIS
STREET IMPROVEMENT EXHIBIT
WADE AVENUE AND NANCE STREET

FOR

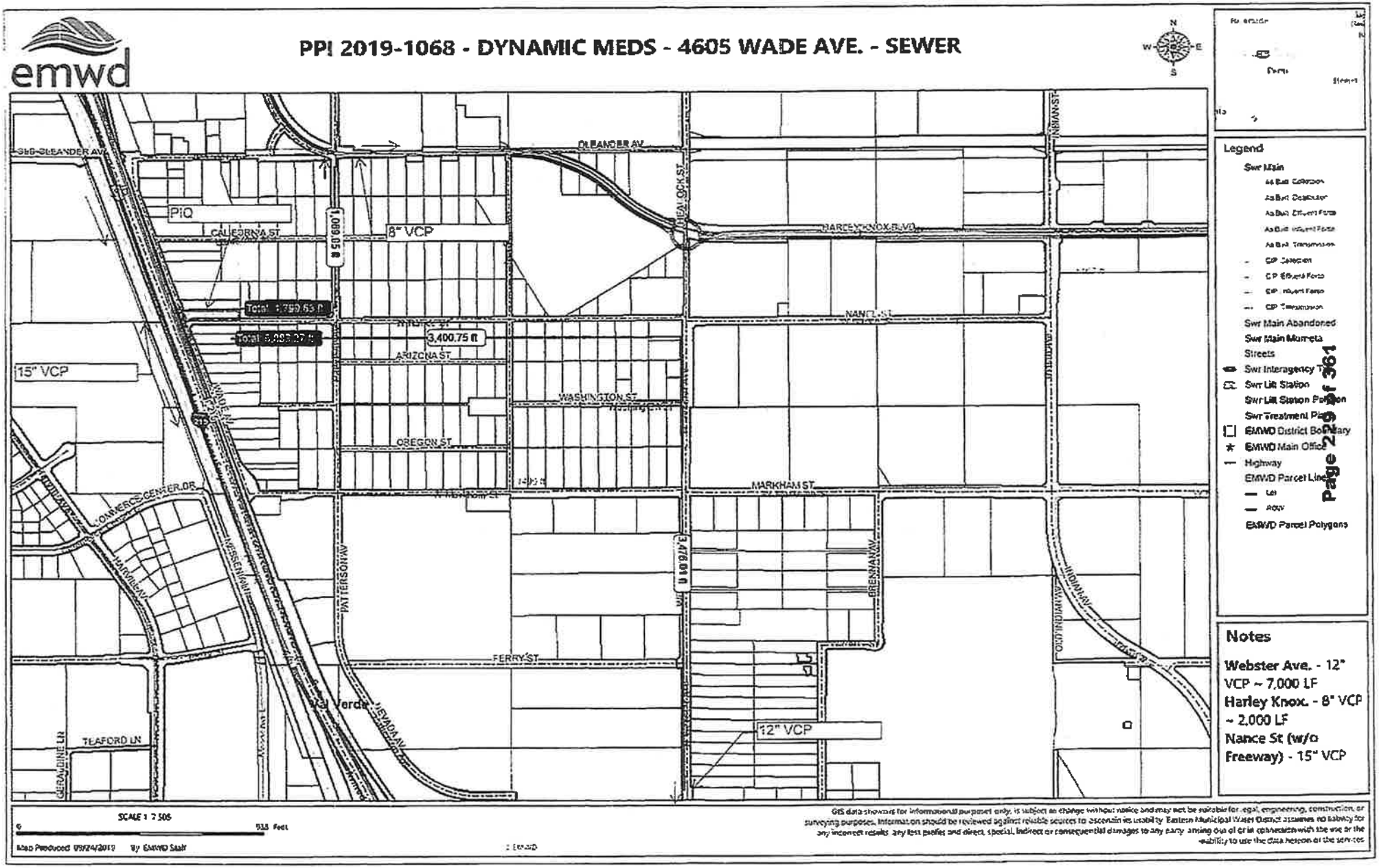
W.O. 2019-0136

CITY FILE NO. PR-1307

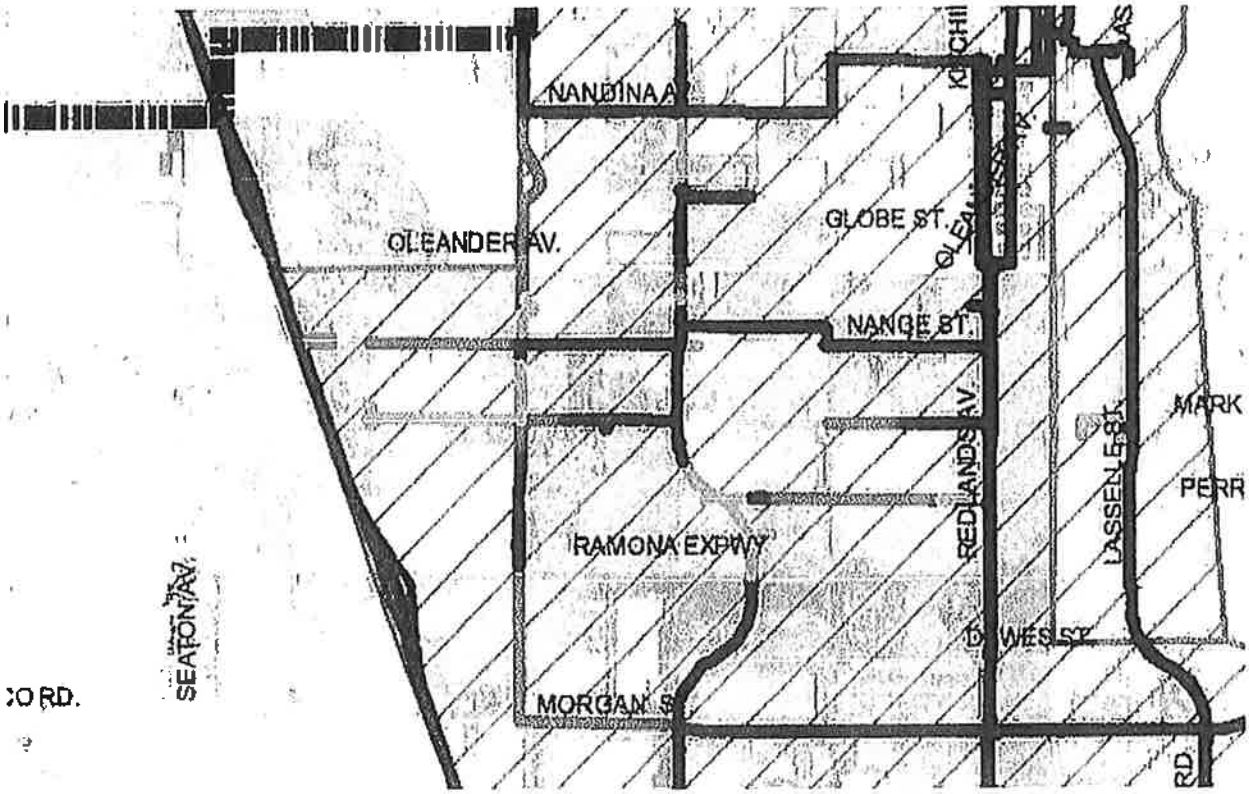
SHEET NO.

4605 Wade Avenue
Dynamic Meds
Legend
4605 Wade Ave
Smedley's Towing
4605 Wade Ave
Google Earth
300 ft

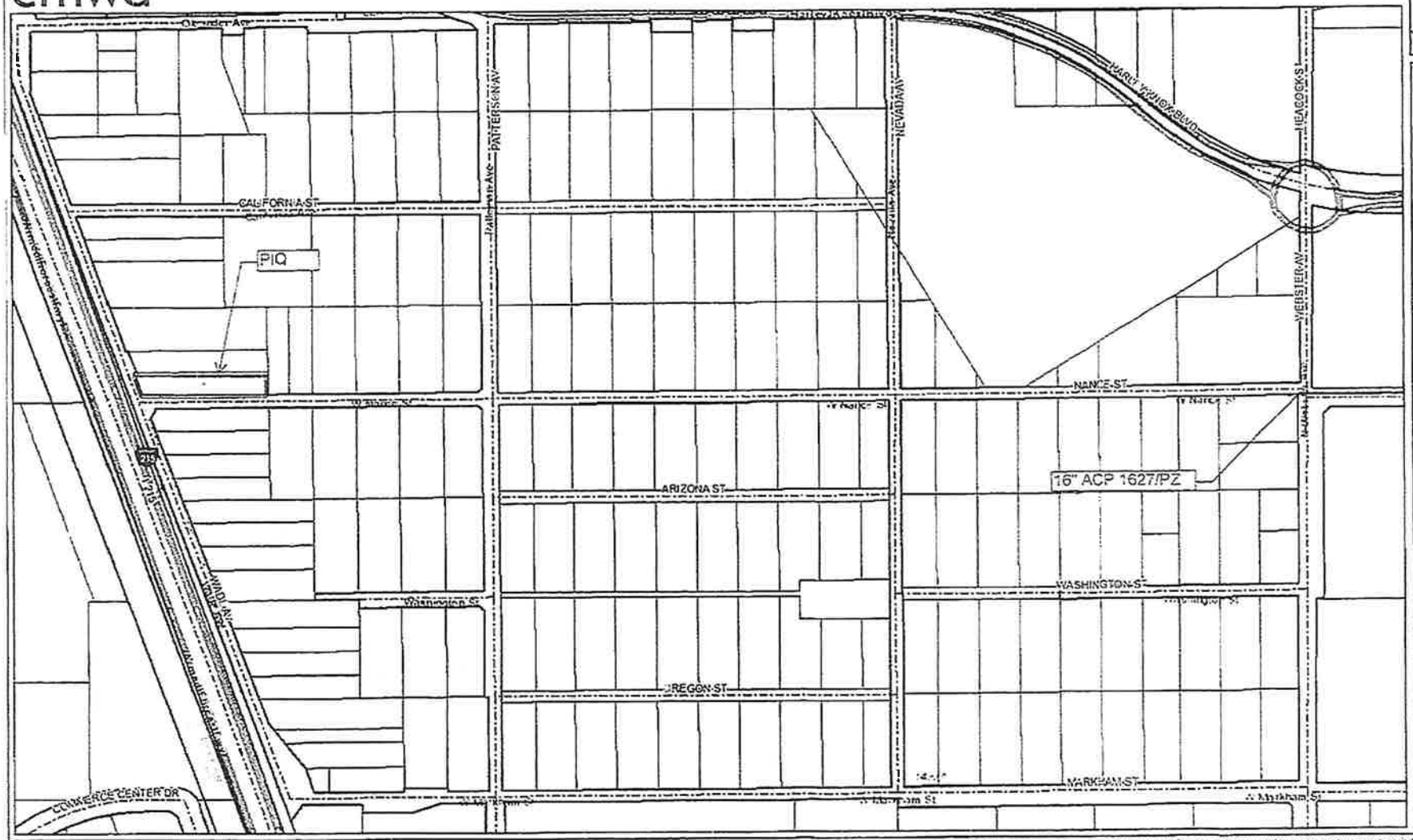
PPI 2019-1068 - DYNAMIC MEDS - 4605 WADE AVE. - SEWER



9/24/2019 – PPI 2019-1068 – Dynamic Meds – 4605 Wade Ave. – RECYCLED WATER CANDIDATE PER MAP



PPI 2019-1068 - DYNAMIC MEDS - 4605 WADE AVE. - RECLAIMED



Legend

- Rcl Main
- Rcl Main Abandoned
- Streets
- Rcl Interagency Tie
- Rcl Pump Station
- Rcl Pump Station Polygon
- Rcl Tank
- Recycled Ponds
- EMWD District Boundary
- EMWD Main Office
- Highway
- EMWD Parcel Lines
- EMWD Parcel Polygons

Notes

Nance St. - 16" ACP - 1627/PZ

SCALE 1 3,753

Map Produced 09/24/2019 By EMWD Staff

GIS data shown is for informational purposes only, is subject to change without notice and may not be suitable for legal, engineering, construction, or surveying purposes. Information should be reviewed against reliable sources to ascertain its usability. Eastern Municipal Water District assumes no liability for any incorrect results, any lost profits and direct, special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon or the services.

EXAMPLE TIMELINE:

BASED ON STANDARD, NON-CFD, PROJECT REVIEW

THIS TIMELINE IS A SAMPLE ONLY. ANY VARIENCES FROM EMWD SPECIFICATION MAY REQUIRE FURTHER REVIEW AND MAY DELAY PROJECT TIMELINE

EMWD	DEV.	Activity	EMWD Time Frame	Cost
X	X	STEP 1: Inquiry/Research/Schedule Due Diligence	2-3 weeks	N/A
X	X	STEP 2: Due Diligence meeting & Intake Packet	1 Day	Free
	X	STEP 3: Design Submittal & Deposit	Developer Driven	NBD-053
X		STEP 4: Technical Submittal Review: From Receipt of Actionable Submittal*	≈ 3-4 weeks per review	
X		STEP 5: EMWD Design Conditions Approval*	Depending on # of Reviews	
	X	STEP 6: Plan Check Submittal & Deposit	Developer Driven	NBD-053
X		STEP 7: Plan Check Review: From Receipt of Actionable Submittal*	≈ 3-4 weeks per review	
X		STEP 8: EMWD Plan Check Approval & Cost Estimate Preparation*	≈ 2 weeks	
X		STEP 9: EMWD Preparation of Agreement Package	≈ 3 weeks	
	X	STEP 10: Return Executed Agreement Package, Agreement Deposit, & Satisfy Insurance Requirements **/****	Developer Driven	Varies by Project
X	X	STEP 11: EMWD Scheduling of Pre-Job Meeting***	≈ 2 weeks	N/A
	X	STEP 12: Begin Construction	Developer Driven	

ASSUMPTIONS:

* It is EMWD's goal to complete in no more than 3 reviews. This will be driven by the quality of the submittals received from the developer/developer's engineer. Any non-standard aspects of the review such as CFD, RWUE, or oversizing may affect the timeline.

** Insurance submittals that do not meet EMWD requirements, may delay the scheduling of Pre-Job

*** Scheduling of the Pre-Job is driven by both EMWD and Developer availability, and the project's readiness to move forward

**** Agreement only covers stub outs not actual connections. Water and Sewer service connections are deferred by sponsor and paid for by Application for Service at the then in-effect rates, by Addendum or Application for Service (AFS).

EASTERN MUNICIPAL WATER DISTRICT
New Business Department

Work Order Deposit[1] Work Sheet (for POS & PC)

Project: PPI 2019-1068
File Name: Dynamic Meds - 4605 Wade Ave.
Plan of Service Engineer: Sambo Lay

Form: NBD-053
Version Date 8/11/2015

		Deposit[1] Amount Required For This Project
Phase I: Due Diligence Phase		
1	Water, Sewer & Recycled water (No Charge for initial research and Due Diligence meeting)	$0

		Project Size: EDUs:	Small 1-100	Medium 101-200	Large Over 200	
Phase II: Plan Of Service Phase						
1	Water POS		$ 2,000	$ 2,500	$ 3,000	
2	3 or 4-Hour Fire Flow Tests		$ 1,200	$ 1,200	$ 1,200	
3	Sewer POS		$ 2,000	$ 2,500	$ 3,000	$2,000
4	Recycled Water Use Exhibit	(Varies use RW Deposit Work Sheet - Form NBD-042)				
5	Recycled Water Public Facilities (Plan Of Service)		$ 2,000	$ 2,500	$ 3,000	
6	Sewer Flow Monitoring By Applicant		$ -	$ -	$ -	
7	Sewer Flow Monitoring By District Staff	Amount Varies (min. $2,000 per manhole)				
8	Plan Check Support (if needed)		$ 1,500	$ 1,500	$ 1,500	
9	Project Complexity, such as: PZ Realignment, Storage, Booster/Lift Station		$ -	$ -	$ -	
		Phase II (Plan Of Service) Total:				$ 2,000

			Deposit	With Easement, Add	CFD Specs, Add	
Phase III: Plan Check Phase						
	On-site Recycled Water Irrigation Plan Check:					
1	Single source park, Streetscape, Tract	(Varies use RW Deposit Work Sheet - Form NBD-042)				
2	Commercial, Dual source[2] park, School	(Varies use RW Deposit Work Sheet - Form NBD-042)				
	Recycled Water Construction Inspection:					
3	Single source park	(Varies use RW Deposit Work Sheet - Form NBD-042)				
4	Commercial, Dual source[2] park, School, Tract	(Varies use RW Deposit Work Sheet - Form NBD-042)				
5	School, Streetscape	(Varies, use RW Deposit Work Sheet - Form NBD-042)				
	Water & Sewer[3]					
	Number Of Sheets					
6	1-2 sheets	One or more systems	$ 2,000	$ 1,000	$ 3,000	
7	3-8 sheets	one system	$ 4,000	$ 1,500	$ 3,000	
8		two or more systems	$ 6,000	$ 1,500	$ 3,000	
9	9-13 sheets	one system	$ 7,000	$ 1,500	$ 3,000	
10		two or more systems	$ 9,000	$ 1,500	$ 3,000	
11	14-20 sheets	one system	$ 10,000	$ 2,000	$ 3,000	
12		two or more systems	$ 13,000	$ 2,000	$ 3,000	
13	21-25 sheets	one system	$ 15,000	$ 2,000	$ 3,000	
14		two or more systems	$ 18,000	$ 2,000	$ 3,000	
15	26-35 sheets	one system	$ 20,000	$ 2,000	$ 3,000	
16		two or more systems	$ 23,000	$ 2,000	$ 3,000	
17	Hydro-Pneumatic Booster Station		$ 35,000			
18	Booster Pump Station		$ 35,000			
19	Water Storage Reservoir		$ 27,000			
20	Small Sewer Lift Station		$ 27,000			
	(Deposit amount varies for Medium & Large LS)	Phase III (Plan Check) Total:				$ -

(1) Deposit amount is based on the average District cost to review and process a typical project
(1) During the POS and the Plan Check phases, the District reserves the right to review charges to a project and request additional funds if necessary.
(1) Initial deposits may be increased based on project complexity, as determined by District staff.
(1) All Plan Check charges must be paid prior to approval of the plans.
(2) Dual Source Site: Project site that has both potable and recycled water served onsite. Dual source sites are required per CDPH and EMWD to have cross connection test performed prior to acceptance and release of the project site.
(3) Recheck of approved plans: Apply 2/3 of the above Plan Check deposit (Additional fees to be determined based on the amount of design changes)

CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Landscape Division
1015 S. G Street
Perris, California 92570
951-657-3280

TRANSMITTAL

DATE: 11-23-2020

TO: Nathan Perez, Senior Planner

SUBJECT: LSPC 20-05114 -Off-Site

THE FOLLOWING ITEMS ARE ENCLOSED VIA:

☐ E-Mailed ☒ Hand-Delivered ☐ U.S. Mail

ORIGINALS	DESCRIPTION
2 (Stamped)	Approved Off-site Landscape Plans Medical Marijuana Dispensary

THESE ARE TRANSMITTED:

☐ For your review and approval ☒ For your Action

REMARKS:

Please forward approved Landscape plans to applicant, and keep one original for City file.

Thank you,

Michael Morales
CIP Manager

FW: 4605 Wade Resubmittal

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Wed, Dec 2, 2020 1:32 pm

Sal,

Good news, other than the offsite electrical, which is an SCE thing, we have approval on everything. Have you heard anything from SCE?

David M Beckwith, PE, QSD, QSP, QISP
CEO/President
(714) 349-7007

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Wednesday, December 02, 2020 1:31 PM
To: David Beckwith <dbeckwith@dbainc.com>
Cc: Michael Morales <mmorales@cityofperris.org>
Subject: RE: 4605 Wade Resubmittal

Hello David,
Public Works Administration has approved the Off-site landscape plans for dynamic meds located 4605 wade avenue. I left the approved signed plans for pickup at the planning front counter. To schedule a pickup please email dsplanning@cityofperris.org

Email me back to ensure you received this email.

thanks

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/

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Thursday, October 22, 2020 10:17 AM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: 4605 Wade Resubmittal

Nathan,

We are making the Street Improvement Plan resubmittal straight to Tri Lake on Monday and have all of the other plans ready for resubmittal. It appears our grading plan and onsite electrical was never reviewed by Building and want to make sure we get that done this time around. Since we never got any comments from Building, I don't have any specifics of how many plan sets or who to resubmit to. Can you please help with that information? I am trying to keep this project moving and get the City everything they need for approval but honestly have gotten the run around from several others and that's why I am looking to you for some answers. Thanks!

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Tuesday, October 06, 2020 1:45 PM
To: David Beckwith <dbeckwith@dbainc.com>
Cc: David Martinez <DMartinez@cityofperris.org>; Kenneth Phung <Kphung@cityofperris.org>
Subject: RE: Building Comments 4605 Wade

David,
Please contact the building official David Martinez to address all building issues for 4605 wade (Dynamic Med Dispensary). I have CC him in this email.

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/

From: David Beckwith <dbeckwith@dbainc.com>
S Tuesday, October 06, 2020 1:26 PM
T nathan Perez <NPerez@cityofperris.org>
Subject: RE: Building Comments 4605 Wade

Nathan,

We are helping the owners on the above project and need to get a little more information from you on what is required/needed for submittal so that we can get you what you want and need. For the existing modular building, are you just looking for an ADA compliance report/recommendation for the interior of the building? We are doing the grading plans for the parking lot and new trash enclosure that will address the exterior POT issues already. Thanks for your help.

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741788 • DIR 1000016907 • CSLB 1013422

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>; John Pourkazemi <john@trilakeconsultants.com>; John Parker <jparker@cityofperris.org>
Sent: Mon, Sep 28, 2020 12:46 pm
Subject: RE: Building Comments 4605 Wade

Good morning Salvador,
I received feedback from the Building Official; you will need to comply with the building conditions of approval. The following two building comments were provided:

1. Future proposal or any additional or interior remodels would require submittal to the building department.
2. For the existing modular structure, you will need to submit plans to see if your existing floor plan/structure complies with the required ADA and Title 24 requirements.

Also, re-submit your off-site street improvements as soon as possible, to continue the process.

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/

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, September 28, 2020 9:20 AM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: Building Comments 4605 Wade

Good Morning Nathan,
I'm providing you what we have in regards to the Building Comments. The very first thing we did prior to a lease agreement was make sure that the building was in fact a Commercial Modular unit. We sent all that information over to your staff and we then received the Building Comments from you. We never proposed any remodel or addition to the interior or exterior of the modular, the floor plan that was submitted initially is what was there. This is the first time we are hearing anything about T.I.'s. Please review and let me know your thoughts to this.

#11. Additions or Remodel to the exterior of the Commercial Modular were never proposed.
#12. Remodel or Additions to the Interior of the Commercial Modular were never proposed.

Thank you, Salvador L. Hernandez

CITY OF PERRIS

PUBLIC WORKS DEPARTMENT
Landscape Division
1015 S. G Street
Perris, California 92570
951-657-3280

TRANSMITTAL

DATE: 11-23-2020

TO: Nathan Perez, Senior Planner

SUBJECT: LSPC 20-05114 -Off-Site

THE FOLLOWING ITEMS ARE ENCLOSED VIA:

☐ E-Mailed ☒ Hand-Delivered ☐ U.S. Mail

ORIGINALS	DESCRIPTION
2 (Stamped)	Approved Off-site Landscape Plans Medical Marijuana Dispensary

THESE ARE TRANSMITTED:

☐ For your review and approval ☒ For your Action

REMARKS:

Please forward approved Landscape plans to applicant, and keep one original for City file.

Thank you,

Michael Morales
CIP Manager

LMD Address application

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Thu, Jan 7, 2021 9:30 am

Hello Kari,
Here is the LMD Meter Address application that we had discussed for Dynamic Meds 4605 Wade Ave. Please confirm that you did receive.

Have a great day, Sal Hernandez 951 733 7226

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: DYNAMIC 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 ½" x 11" site plan showing lot layout and adjacent frontage. Also included are the building(s) footprint as well as all possible tenant spaces.

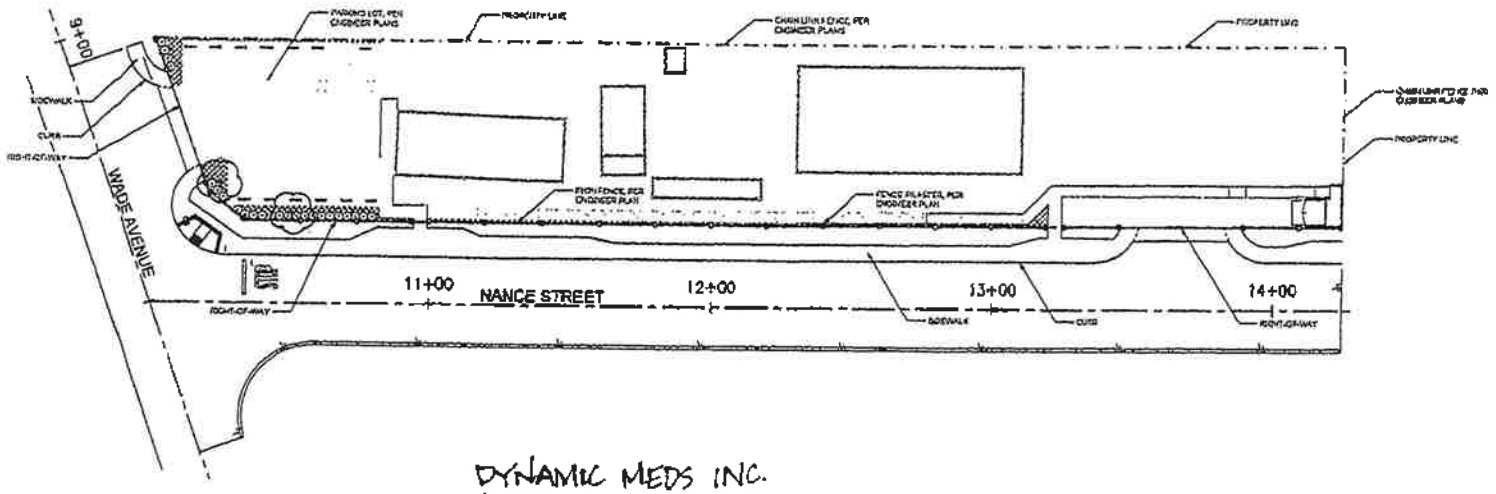
Please note: All new tenant spaces will receive an individual address as opposed to a suite letter. For existing buildings, tenant spaces will be addressed according to past practice in that area. Separate addresses are not provided for residential secondary dwelling units. Should you need any clarification, 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: _____

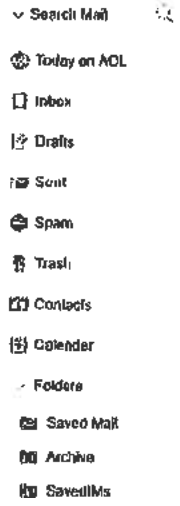
Temporary Address: _____

Routed by: _____ Date: _____



DYNAMIC MEDS INC.
4605 WADE AVE.

GRAPHIC SCALE



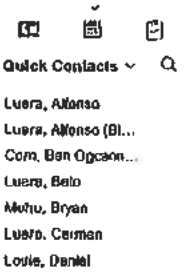
Motor Location

Blackstarcorp2 (blackstarcorp2@aol.com)

Thu, Jan 7, 2021 10:07 am

To: kealville@cityofpeoria.org Details

Thank you Karl

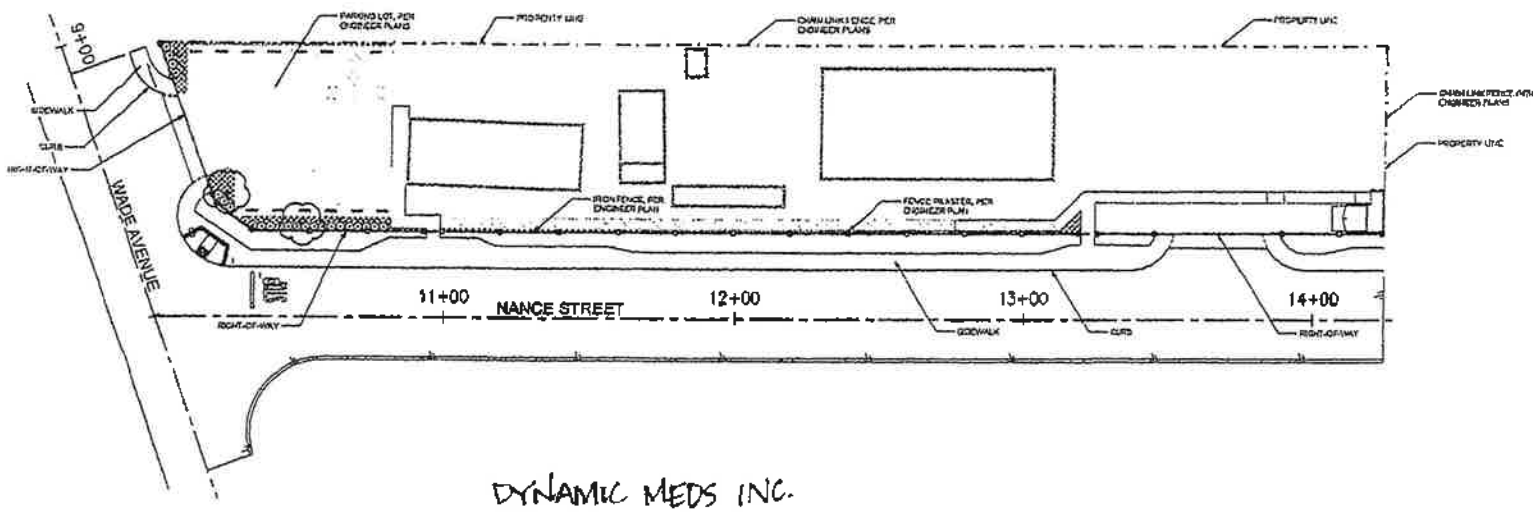


DYNAMIC MEDS INC.
4605 WADE AVE.
WADE AVENUE
NANCE STREET
11+00
12+00
13+00
14+00
9+00
LMD METER LOCATION
GRAPHIC SCALE

Meter Location

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Thu, Jan 7, 2021 10:02 am

Thank you Keri



DYNAMIC MEDS INC.
4605 WADE AVE.

DYNAMIC MEDS INC.
4605 WADE AVE.
WADE AVENUE
NANCE STREET
11+00
12+00
13+00
14+00
9+00
LWD WATER MAIN
GRAPHIC SCALE

From: efren@abalenlandscape.com,
To: blackstarcorp2@aol.com,
Re: 4605 Wade Ave prints
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 Efren,
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

Status of plans 4605 wade (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; dminc.perris@gmail.com <dminc.perris@gmail.com>
Cc: MMLane45@gmail.com <MMLane45@gmail.com>
Date: Mon, Feb 1, 2021 1:59 pm

Good morning Salvador,
I'm email to see what the status of your TI buildings plans for your dispensary for 4605 Wade?

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/

CITY OF PERRIS

BUSINESS LICENSE CERTIFICATE

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

2021

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

Business Name	CITY SERVICE PAVING
Business Location	920 Lawrence St Placentia, Ca 92870-7031
Business Owner(s)	CITY SERVICE PAVING
Business Type	Contractors - Sub
Description	SPECIAL TRADE CONTRACTOR
Certificate Number	08604979
Effective Date	March 06, 2021
Expiration Date	June 05, 2021

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

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

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

CITY SERVICE PAVING :

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.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/

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

City of Perris

BUSINESS TAX CERTIFICATE

CITY SERVICE PAVING
920 LAWRENCE ST
PLACENTIA, CA 92870-7031

Certificate Number: 08604979

Date of Issue: 03/06/2021

LMD Meter 4605 Wade Ave

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Fri, Mar 19, 2021 12:23 pm

Hello Keri,
Was just checking in to see if you have heard anything from Edison 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.

Thank you, have a great day,
Salvador L Hernandez
4605 Wade Ave.
Perris, Ca. 92571

951 733 7226

From: Kenneth Phung <[redacted]>
Sent: Monday, April 05, 2021 10:39 AM
To: Nathan Perez <[redacted]>
Cc: Ryan Griffiths <[redacted]>
Subject: Dynamic Med Dispensary - 4605 Wade Avenue

H ian,

Please provide an update for Dynamic Med improvements/plan check (i.e., TI and off-site improvements).

Thank you.

Kenneth

Quick Contacts

Lvera, Alfonso
Lvera, Alfonso (6)..
Cont, Bun Ogcenn...
Lvera, Dalo
Mulu, Bryan
Lvera, Carmen
Lodie, Dwait

—Original Message—
From: Nathan Perez <[redacted]>
To: [redacted] <[redacted]>; [redacted] <[redacted]>
Cc: MAll.one45@gmail.com <MAll.one45@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

https://mail.aol.com/webmail-std/en-us/suite

Exhibit 10

11-05-17 MP

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Monday, April 5, 2021 11:00 AM
To: John Pourkazemi <john@dudekconsultants.com>
Subject: FW: Dynamic Med Dispensary - 4605 Wade Avenue

Hello John,
V) the status of Dynamic Med dispensary located at 4605 Wade Avenue for their plan check?

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/

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FW: Status of plans 4605 wade (Dynamic Mods)

David Beckwith (dbeckwith@dbainc.com) Mon, Apr 5, 2021 10:50 AM
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. Per 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, CISP
CEO/President

David Beckwith and Associates, Inc
DGS Certified SBE 1741709 • DIR 1000016697 • CSLB 913422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

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

4605 Wade Avenue

From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>; blackstarcorp2@aol.com <blackstarcorp2@aol.com>
: Kenneth Phung <Kphung@cityofperris.org>
: Mon, Apr 6, 2021 12:13 pm
@

Hello David,
Please submit plans to the Building Department, based on the email (you only submitted an Electrical Permit). You didn't submit ADA plans per my conversation with the building permit tech this morning.

Also, what is the status of the engineering street improvement plans?

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/

135 N. D Street
Perris, CA 92570
Tel. (951) 943-5003
http://www.cityofperris.org/

From: John Pourkazemi <john@bblakeconsultants.com>
Sent: Monday, April 05, 2021 12:47 PM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: RE: Dynamic Med Dispensary - 4605 Wade Avenue

Hello Nathan,

Plan check is finished and plan may be approved once their inspection fee is paid. And they have to submit grading permit application so that we can issue the grading permit.

Thank you,
John.

From: Nathan Perez <[redacted]>
Sent: Monday, April 5, 2021 12:49 PM
To: John Pourkazemi <[redacted]>
Subject: RE: Dynamic Med Dispensary - 4605 Wade Avenue

Ok, perfect. what is the plan check fee they owe? The project manager is coming on Wednesday and I will walk them over to pay fees.

Nathan Perez
Senior Planner
City of Perris
Department of Development Services - Planning Division

https://mail.aol.com/webmail-std/en-us/basic#

From: John Pourkazemi
Sent: Monday, April 5, 2021 12:53 PM
To: Nathan Perez <[redacted]>; Sharon Erb <[redacted]>
Subject: RE: Dynamic Med Dispensary - 4605 Wade Avenue

Nathan,

It would be inspection fee (not plan check fee).

Sharon,

Would you be able to provide the inspection fee amount to Nathan please.

Thank you,
John.

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

F. ...: David Beckwith
Sent: Monday, April 05, 2021 12:55 PM
To: Michael Morales <mmorales@cityofperris.org>
Subject: RE: Off Site Landscape Plans for 4605 Wade Avenue

Mike,

I just got off the phone with Nate and I guess we are waiting for annexation into an LMD for this project. Is there something you need from us or the Client to get this finalized?

"Note our new address below"

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: John Pourkazemi <john@pdlaconsultants.com>
Sent: Monday, April 05, 2021 1:07 PM
To: Nathan Perez <[redacted]>
Cc: Sharon Erb <sharon@pdlaconsultants.com>
Subject: RE: Dynamic Med Dispensary - 4605 Wade Avenue

Nathan,

I'm sorry. Actually the inspection fee was paid and the grading permit application was submitted but it was incomplete – they need to include the back up documents: contractor's information, liability insurance, etc.

The grading permit may be issued once we have the complete grading permit application.

Thank you,
John.

From: Nathan Perez <[redacted]>
Sent: Monday, April 5, 2021 1:19:26 PM
To: David Beckwith <dbeckwith@dbarc.com>
Subject: FW: Dynamic Med Dispensary - 4605 Wade Avenue

David,
Please see the attached engineering email below..concerning outstanding items to start construction of street improvements.

N[redacted] Perez
Se...or 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/

Fwd: Dynamic Med Dispensary - 4605 Wade Avenue

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Apr 5, 2021 1:21 pm

See the email below. Looks like they have your payment, but something is missing on the application.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

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.

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, April 6, 2021 11:02 AM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Dynamic Meds Info

Hello Sharon,
I tried calling you yesterday afternoon, your receptionist said that you did have the documents you were requesting? Please confirm with email or phone call. My email history shows that i sent you everything on 11/20/20. Also got your email on 12/4/20 about the NSF from bank and we hand delivered the Money Orders to Ernie Reyna the next morning at 10:15 a.m.. Just want to be sure that everything is confirmed, we have an over the counter meeting with Nathan Perez tomorrow at 9:30m a.m.. Maybe things got a little confusing also because I am using my direct e-mail "blackstarcorp" Please feel free to contact me if you need anything else.

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

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Spam

Trash

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Calendar

Folders

Dynamic Meds Info

F: Blackstarcorp2 (blackstarcorp2@aol.com)

To: sharon@trilakeconsultants.com Details Slideshow

Hello Sharon,
I tried calling you yesterday afternoon, your receptionist said that you did have the documents you were requesting? Please confirm with email or phone ca
I sent you everything on 11/20/20. Also got your email on 12/4/20 about the NSF from bank and we hand delivered the Money Orders to Ernie Reyna the r
Just want to be sure that everything is confirmed, we have an over the counter meeting with Nathan Perez tomorrow at 9:30m a.m.. Maybe things got a lit
using my
direct e-mail "blackstarcorp" Please feel free to contact me if you need anything else.

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

2 Attached Images

Reply Reply All Forward

Quick Contacts

Luera, Alfonso
Luera, Alfonso (El...
Com, Ben Ogcann...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Louie, Daniel

CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

P8-625

MEMORANDUM

TO: Ernie Reyna, Finance Director

FROM: Sharon Erb, Administrative Assistant

DATE: January 6, 2021

RE: MM18-05038, 4605 Wade Avenue

Enclosed, please find check # 102 in the amount of $5,252.00 from Alfonso Luera made payable to the City of Perris for Onsite and Offsite Inspection. As you are aware, these fees are collected by our office.

The breakdown of fees is as follows:

130*2000-4218 001-2247

	Fee Collected	City Portion	Tri Lake Portion
Onsite:	$1,805.00	$517.00	$1,288.00
Offsite:	$3,447.00	$1,060.00	$2,387.00

This is not a City funded project and there is no budget for it. We will process invoices against this fee at a later date. Please call if you have any questions or require additional information.

1155-0003 Ana Jaeq 01/20/2021 04:06PM
yment Amount 517 00
ansaction Amount 5,252 00
4218
-625
ISITE
y of Perris, CA

1/12/21

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

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, April 6, 2021 11:42 AM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Re: Dynamic Meds Info

Just want to be sure you do have the Certificate of Insurance, and the Contractors Info?

-----Original Message-----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tue, Apr 6, 2021 11:05 am
Subject: Re: Dynamic Meds Info

I have confirmed with the Finance Department that the NSF check was replaced. — EX. 38K

Thank you and have a wonderful day :)

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

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) 943-6501.

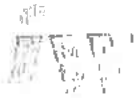
Re: Dynamic Meds Info

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Tue, Apr 6, 2021 11:44 am

No, as stated when we spoke, I have not received the Contractor's information for the Grading Permit backup.

Thank you and have a wonderful day :)

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



Please note: Due to the COVID-19 outbreak, business hours are subject to change. Please call to confirm 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

Re: Dynamic Meds Info

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sharon@trilakeconsultants.com <sharon@trilakeconsultants.com>
Date: Tue, Apr 6, 2021 11:57 am

Thank you for clarification, here are those docs. Please let me know if there is anything else you will be needing.

Have a great day

-----Original Message-----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tue, Apr 6, 2021 11:44 am
Subject: Re: Dynamic Meds Info

No, as stated when we spoke, I have not received the Contractor's information for the Grading Permit backup.

Thank you and have a wonderful day :)

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

Please note: Due to Covid Precautions, there are limited inspections scheduled, which are based on work activities. We ask to submit requests

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

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) 913-6504.

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.

From: Nathan Perez
Sent: Tuesday, April 06, 2021 5:14 PM
To: David Beckwith <dbeckwith@dbainc.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>
Subject: 4605 Wade Avenue (Dynamic Meds)

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/

4|9|2021

[redacted]

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Folders

Revised set of plans

Blackstarcorp2 (blackstarcorp2@aol.com)

To: jim@citypaving.info Details

[redacted]

Hello Jim,
Here are the split sets of prints, that's the only thing that really changed except in Landscaping there are a few minor changes. Per our discussion, this mom both our Onsite and off-site? If we could have you guys do the Curb/Gutter I think it would benefit us both. At this point quote as much as you like and if it is v have 1 contractor do most of the work. I will send you photos and an address of the location for the new soil drop-off point.

P.S. Google "Precast Light Pole Bases" there are youtube videos on the easy installation for the prefabbed units.

Thanks again... Sal Hernandez (951) 733-7226

Reply Reply All Forward

Quick Contacts

Luera, Alfonso
Luera, Alfonso (El...
Com, Ben Ogcamn...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Loufe, 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 S.FT. IMPORT OF CLASS II (CMB) & FINE GRADE, INSTALL 6" CLASS II & ROLL, COMPACT.
2,790 S.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.LUERA87@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. PLACIENTIA, CA.
Office #: (951) 362-0496 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 4/14/21

Thank you Sir, Salvador L. Hernandez

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, Apr 16, 2021 1:37 pm
Subject: 4605 Wade Avenue (Dynamic Meds)

Hello David,
Please give me an update on the following:

1. Building permits – where they issued? And for what? What is the status of the ADA submittal? Have you paid submitted the ADA report to building?
2. Public improvements plans – did you receive the grading permit? If you did, then when are you breaking ground to improve the street?
3. Public works annexation – have you reach Michael morales to start the annexation process?

What is the status of each department?

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/

Subject: 4605 Wade Avenue (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
Date: Fri, Apr 16, 2021 3:11 pm

Hello Salvador , tomorrow is Saturday (the city is closed). We need me loera to sign and get dirt moving on the street. Also what are you going to talk to kerri about? The answers you provided me are vague. What about public works?

Get Outlook for Android

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Friday, April 16, 2021 2:42:59 PM
To: Nathan Perez <NPerez@cityofperris.org>
Cc: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
Subject: Re: 4605 Wade Avenue (Dynamic Meds)

Hello Nathan,
Please excuse my not emailing you sooner on the progress. I sent our Paving Contractor City License to Sharon over at Tri-lakes this past Monday. The signee "Mr. Luera" was out of town for a couple of days and I forgot his signature prior to his departure. I have a question for Ms. Calvillo, and Ill have these items for you tomorrow.

Thank you Sir, Salvador L. Hernandez

----Original Message----
From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, Apr 16, 2021 1:37 pm
Subject: 4605 Wade Avenue (Dynamic Meds)

Hello David,
Please give me an update on the following:

1. Building permits – where they issued? And for what? What is the status of the ADA submittal? Have you paid submitted the ADA report to building?
2. Public improvements plans – did you receive the grading permit? If you did, then when are you breaking ground to improve the street?
3. Public works annexation – have you reach Michael morales to start the annexation process?

What is the status of each department?

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

Dynamic Meds Building Permit App

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Mon, Apr 19, 2021 12:43 pm

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.

Thanks, Sal

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 SF MILL EXISTING FULL DEPTH & SUBGRADE TO 9". & HAUL OFF GRINDINGS
8471 S.FT. IMPORT OF CLASS II (CMB) & FINE GRADE, INSTALL 6" CLASS II & ROLL, COMPACT.
2,790 S.FT. MACHINE DRIVE 3.6" STATE MIX ASPHALT OVER CLASS II BASE: GRIND DRIVE 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.LUERA87@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. PLACIENTIA, CA.
Office #: (951) 362-0496 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

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Wednesday, April 21, 2021 11:09 AM
To: Nathan Perez <NPerez@cityofperris.org>; Blackstarcorp2 <blackstarcorp2@aol.com>
Subject: RE: 4605 Wade Avenue (Dynamic Meds)

Nathan,

Sal will have to answer to 1 and 2, but I reached out to Mike Morales on 04/05/21 and have heard nothing back from him.

"Note our new address below"

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wed, Apr 21, 2021 12:16 pm
Subject: RE: 4605 Wade Avenue (Dynamic Meds)

Thanks David,
I also let Michael morales know about the LMD annexation

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/

building application

From: Kerri Calvillo <KCalvillo@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>
Date: Thu, Apr 22, 2021 8:37 am

Hello Sal,

Here is the application!

Kerri Calvillo
Development Services Assistant II
951-943-5003 ext 273

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: TRASH ENCLOSURE, PARKING LOT MILL EXISTING AND CUT DEPTH OF 4" APROX. 4,044 SQ.FT. CONCRETE PATHWAY TO TRASH ENCLOSURE APROX. 600 SQ.FT CONCRETE PATH FROM GATE TO BUILDING APROX 240 SQ.FT. 3 NEW PARKING LOT LIGHTS, LITE LANDSCAPING @ PARKING LOT. 20' FT. 3/4 STEEL TUBE FENCE SEGMENTS BETWEEN 16'X12' X6' PILASTERS

SQUARE FEET: **VALUATION:** $ **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: MOBILE #

Business Name: DYNAMIC MEDS Contact: OFFICE #

Mailing Address: 4605 WADE AVE PERRIS CA. 92571

Office #: (951) 657-1977 Mobile #: (951) 532-8977 Email: ERIC.LUERA67@GMAIL.COM

APPLICANT

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

Name: ALFONSO LUERA Contact: MOBILE #

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: Contact:

Mailing Address:

Office #: Mobile #: Email:

State Contractor's License #: Class: City Business License #:

ARCHITECT

Business Name: DAVID BECKWITH & ASSOCIATES, INC. Contact: MOBILE #

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: 4/22/2021

RE: Off Site Landscape Plans for 4605 Wade Avenue

From: Michael Morales <mmorales@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>
Cc: Blackstarcorp2 <blackstarcorp2@aol.com>; Nathan Perez <NPerez@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>; Chris Baldino <cbaldino@interwestgrp.com>
Date: Thu, Apr 22, 2021 9:51 am

Hello David,

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.

Assessment Districts. Prior to permit issuance, developer shall deposit $5,250 per district, $10,500 total due.
Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- ***Consent and Waiver for Maintenance District No. 84-1*** - New street lighting proposed by the project, as determined by the City Engineer
- ***Consent and Waiver for Landscape Maintenance District No. 1*** –New off-site parkway landscape proposed by the project 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.

- Original notarized document(s) to be sent to:
  Daniel Louie
  Wildan Financial Services
  27368 Via Industrial, #200
  Temecula, CA 92590

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

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

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

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

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

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

Re: Grading Permit for MM-05171

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Thu, Apr 22, 2021 2:05 pm

For which project? MM-05171 is not one of our project #'s.

Thank you and have a wonderful day :)

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

***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.

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, April 22, 2021 1:34 PM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Grading Permit for MM-05171

Hello Sharon,
Just inquiring about the grading permit for MM-05171, is there anything else you will need for us to obtain it? I know there was an issue as far as being paid to the financial department.

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

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.

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, April 22, 2021 2:08 PM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Re: Grading Permit for MM-05171

excuse me, job P8-625 project MM14-05191

Thank you

----Original Message----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Apr 22, 2021 2:05 pm
Subject: Re: Grading Permit for MM-05171

For which project? MM-05171 is not one of our project #'s.

Thank you and have a wonderful day :)

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

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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, April 22, 2021 1:34 PM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Grading Permit for MM-05171

Hello Sharon,
Just inquiring about the grading permit for MM-05171, is there anything else you will need for us to obtain it? I know there was an issue as far as being paid to the financial department.

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

---Original Message---
From: Sharon Erb <sharon@[illegible]consultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Apr 22, 2021 2:20 pm
Subject: Re: Grading Permit for MM-05171

Thank you, for MM 17-05171, I show we still have not received the Contractors License, City of Perris Business License, and Certificate of Insurance is expired. Also, since the application and permit fee was submitted in November 2020 and the plans were not signed until 4/2021, please advise if this [illegible] # 116 from Alfonso Luera is still valid.

Thank you and have a wonderful day :)

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

Please take the time to the Covid-19 pandemic and its effects on staff and work assignments. Inspections are being conducted as usual, however, we are encouraging the use of video conferencing for inspections when applicable.

The safety of our staff and community members is a top priority for Hi Lake Consultants Inlandwest.

In an abundance of caution, some Hi 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) 943-6801

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

From: blackstarcorp2@aol.com,
To: sharon@trilakeconsultants.com,
Subject: Re: Grading Permit for MM-05171
Date: Thu, Apr 22, 2021 2:30 pm

ok I will jump on the phone with the contractor right now about both the City issued License and his Insurance and i will contact Mr.Luera about check No. 116

Thank you for pointing out these issues, I will respond promptly

-----Original Message-----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Apr 22, 2021 2:20 pm
Subject: Re: Grading Permit for MM-05171

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Thank you and have a wonderful day :)

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

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) 923-6580.

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

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, April 22, 2021 2:57 PM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Re: Grading Permit for MM-05171

t ...ast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Mr. Lueras check is valid, here is the contractors' city license. He is renewing his C.O.I. now, that's all we are missing correct?

Re: Grading Permit for MM-05171

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Thu, Apr 22, 2021 3:12 pm

Contractor's License?

Thank you and have a wonderful day :)

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

Please note, due to the COVID-19 pandemic, Tri Lake Consultants is operating with limited staff. Please call (951) 943-6504 to schedule 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

To: Nathan Perez <NPerez@cityofperris.org>
Subject: Re: 4605 Wade Avenue (Dynamic Meds)

Morning Nathan,
I spoke With Sharon at Tri-lakes yesterday and she brought it to my attention that our contractor's COI had just recently expired. I contacted them and let them know, they will be sending us an updated contract today. That was the only hold up there, I also spoke with keri yesterday and resubmitted the building permit app so just waiting for her to give me the total dollar amount.

) a great day. Sal

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: David Beckwith <dbeckwith@dbainc.com>; Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Wed, Apr 21, 2021 12:16 pm
Subject: RE: 4605 Wade Avenue (Dynamic Meds)

Thanks David,
I will also let Michael morales know about the LMD annexation

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/

From: David Beckwith <dbeckwith@dbainc.com>
Sent: Wednesday, April 21, 2021 11:09 AM
To: Nathan Perez <NPerez@cityofperris.org>; Blackstarcorp2 <blackstarcorp2@aol.com>
Subject: RE: 4605 Wade Avenue (Dynamic Meds)

Dynamic Meds Build Permit app

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: kcalvillo@cityofperris.org <kcalvillo@cityofperris.org>
Date: Fri, Apr 23, 2021 12:32 pm

Hello Kerl,
We made the necessary changes to the description of work on the Building Permit Application. Please let me know what the dollar amount is and I will get it to your office ASAP.

Thanks, Sal

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

APPLICATION FOR BUILDING PERMIT

Permit #
PMT

STREET ADDRESS: 4605 WADE AVE. PERRIS CA. 92571 UNIT #: APN #: 314-100-008

DESCRIPTION OF WORK: TRASH ENCLOSURE, PARKING LOT MILL EXISTING AND CUT DEPTH OF 9" APROX. 4,041 SQ.FT. CONCRETE PATHWAY TO TRASH ENCLOSURE, APROX. 600 SQ.FT CONCRETE PATH FROM GATE TO BUILDING APROX 240 SQ.FT. 3 NEW PARKING LOT LIGHTS, LITE LANDSCAPING @ PARKING LOT. 20' FT. 3/4 STEEL TUBE FENCE SEGMENTS BETWEEN 16'X12' X6' FT. (SEE PLAN)

SQUARE FEET: VALUATION: $ 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: MOBILE #

Business Name: DYNAMIC MEDS Contact: OFFICE #

Mailing Address: 4605 WADE AVE PERRIS CA. 92571

Office #: (951) 657-1977 Mobile #: (951) 532-0977 Email: ERIC.LUERA87@GMAIL.COM

APPLICANT

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

Name: ALFONSO LUERA Contact: MOBILE #

Mailing Address: 4605 WADE AVE. PERRIS, CA. 92571

Office #: (951) 657-1977 Mobile #: (951) 415-0094 Email: ALUERA@DYNAMICMEDS.COM

CONTRACTOR

Owner-Builder: ☒ Yes ☐ No

Business Name: Contact:

Mailing Address:

Office #: Mobile #: Email:

State Contractor's License #: Class: City Business License #:

ARCHITECT

Business Name: DAVID BECKWITH & ASSOCIATES, INC. Contact: MOBILE #

Mailing Address: 1269 POMONA ROAD SUITE 105 CORONA CA. 92882

Office #: (714) 349-7007 Mobile #: (951) 349-7007 Email: DBECKWITH@DBAINC.COM

Signature: Alfonso Luera Date: 4/22/2021

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, Apr 23, 2021 2:17 pm
Subject: RE: 4605 Wade Avenue (Dynamic Meds)

Thank you Sal,
Please let me know and keep me updated on the status of both building and engineering

thanks

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/

On Mon, Apr 26, 2021 at 3:11 PM Blackstarcorp2 <blackstarcorp2@aol.com> wrote:
Thanks Jim, any chance of getting your State License info? how are we looking on the concrete quote? They are about to release our offsite LMD meter address. I believe that's all that is left. I'm gonna meet with everyone check schedules and pin point a start date.

Thanks bud, Sal

-----Original Message-----
From: Jim Deering <jim@citypaving.info>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Apr 26, 2021 2:35 pm
Subject: city service/ insurance updated

Here it is, thanks

--
Jim Deering
Senior Estimator
City Service Paving
920 Lawrence St
Placentia CA 92870
Cell: 951 297 8222
Office: 951 302 0496
www.citypaving.com

--
Jim Deering
Senior Estimator
City Service Paving
920 Lawrence St
Placentia CA 92870
Cell: 951 297 8222
Office: 951 302 0496
www.citypaving.com

CITY SERVICE PAVING

Contractor Info for MM-05171

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sharon@trilakeconsultants.com <sharon@trilakeconsultants.com>
Date: Mon, Apr 26, 2021 4:16 pm

Sharon,
Here is the Contractor License Info for 4605 Wade Ave.

Thanks, Sal

-----Original Message-----
From: Jim Deering <jim@citypaving.info>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Mon, Apr 26, 2021 4:03 pm
Subject: Re: city service/ insurance updated

Hi Sal,
I'll get the concrete over tomorrow

state License #502305
https://www.cslb.ca.gov/OnlineServices/CheckLicenseII/LicenseDetail.aspx?LicNum=502305
C-12 Earthwork and Paving,
C-32 Parking and Highway Improvement
C-8 Concrete
A - General Engineering Contractor

CITY SERVICE CONTRACTING INC
dba CITY SERVICE PAVING

920 LAWRENCE ST
PLACENTIA, CA 92870
Business Phone Number:(714) 632-6610

Entity Corporation
Issue Date 12/04/1986
Expire Date 12/31/2022

CITY SERVICE CONTRACTING INC
dba CITY SERVICE PAVING

920 LAWRENCE ST
PLACENTIA, CA 92870
Business Phone Number:(714) 632-6610

Entity Corporation
Issue Date 12/04/1986
Expire Date 12/31/2022

This license is current and active.

All information below should be reviewed.

C32 - PARKING AND HIGHWAY IMPROVEMENT

C12 - EARTHWORK AND PAVING

C-8 - CONCRETE

A - GENERAL ENGINEERING CONTRACTOR

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, April 27, 2021 8:15:23 AM
To: Nathan Perez <NPerez@cityofperris.org>
Subject: Re: 4605 Wade Avenue (Dynamic Meds)

Hi Nathan,
Jon now has everything she needs for the Grading Permit.

Have a great day, Sal

Re: 4605 Wade Avenue (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Tue, Apr 27, 2021 11:27 am

Perfect, when are you starting construction of the offsites street?

Get Outlook for Android

RE: 4605 Wade Avenue (Dynamic Meds)

From: David Beckwith <dbeckwith@dbainc.com>
To: Nathan Perez <NPerez@cityofperris.org>; Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>; Ryan Griffiths <RGriffiths@cityofperris.org>
Date: Mon, May 3, 2021 3:17 pm

Nathan,

We are not handling any of the permitting, the Client is tackling that. I have CC'd Sal on this email and he will get back with you on the status of things.

"Note our new address below"

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: Nathan Perez <NPerez@cityofperris.org>
Sent: Monday, May 03, 2021 3:02 PM
To: David Beckwith <dbeckwith@dbainc.com>
Cc: Kenneth Phung <Kphung@cityofperris.org>; Ryan Griffiths <RGriffiths@cityofperris.org>
Subject: FW: 4605 Wade Avenue (Dynamic Meds)

Hello David,
What is the status of the certificate of insurance?

Also, I receive update from the building department and the permit was only for a trash enclosure. Hows the ADA and title 24 coming along with the building department?

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/

From: Sharon Erb <sharon@trilakeconsultants.com>
Sent: Monday, May 03, 2021 2:34 PM
To: Nathan Perez <NPerez@cityofperris.org>
Cc: Ryan Griffiths <RGriffiths@cityofperris.org>; Kenneth Phung <Kphung@cityofperris.org>
Subject: Re: 4605 Wade Avenue (Dynamic Meds)

In 10/2020 we sent a memo to David Beckwith Associates advising that we have completed our final review of the Precise Grading plan and Street Improvement Plan and found them acceptable. Prior to approval we requested the following:

- Payment of inspection fees - Done
- Submittal of one original bond copy of plan for signature – Done, plan signed by Stuart 4/5
- Grading permit application - Submitted, but Certificate of Insurance is expired so permit application is currently on hold.

Thank you and have a wonderful day :)

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

From: blackstarcorp2@aol.com,
To: sharon@trilakeconsultants.com,
Subject: Fwd: Status for MM-05171
Date: Tue, May 4, 2021 10:57 am

Hello Sharon,
Just checking in. I haven't heard anything since I sent the Contractor State License Info, also wanted to be sure that check #116 got cashed.

Have a great day, Sai (951) 733-7226

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, May 4, 2021 11:27 AM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Fwd: Grading Permit for MM-05171

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Sharon,
It shows effective date 01/01/2021 Expires 01/01/2022 on both of these.

Thanks, Sal

---Original Message---
From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sharon@trilakeconsultants.com <sharon@trilakeconsultants.com>
Sent: Mon, Apr 26, 2021 2:51 pm
Subject: Re: Grading Permit for MM-05171

Hello Sharon,
Here is our Contractors current C.O.I.

---Original Message---
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thu, Apr 22, 2021 3:12 pm
Subject: Re: Grading Permit for MM-05171

Contractor's License?

Thank you and have a wonderful day :)

Sharon Erb

[illegible]

The safety of our staff and community members is a top priority for Tri Lake Consultants's employees

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

Re: Grading Permit for MM-05171

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: sharon@trilakeconsultants.com <sharon@trilakeconsultants.com>
Date: Tue, May 4, 2021 11:38 am

Great sounds good. Thanks,you as well.....

-----Original Message-----
From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tue, May 4, 2021 11:34 am
Subject: Re: Grading Permit for MM-05171

Yes it does, thank you. The one I had expired 1/2021.

Thank you and have a wonderful day :]

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

Please note, due to the COVID-19 pandemic, we appreciate your patience as we may be slower to respond to emails and phone calls as we adjust to working in a new environment.

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

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) 943-6503.

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.

-----Original Message-----
From: Sharon Erb <sharon@tjlakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
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

Please note that the City Planning Department is open by appointment only. Please contact the City at (951) 943-6504 to schedule an appointment.

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

In an abundance of caution, some TJ 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

CITY OF PERRIS

PR-0325

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.

DEPARTMENT OF BUILDING
21 SOUTH "D" STREET, SUITE 100, PERRIS, CA 92570
TEL: (951) 943 6504 - FAX: (951) 943 8316

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL

Medical Marijuana Dispensary Permit PLN17-05171 **November 13, 2018**

PROJECT: Medical Marijuana Dispensary Permit PLN17-05171 (Minor Modification 18-05038) is a proposal to establish and operate a Medical Marijuana Dispensary located at 4605 Wade Avenue within the *Perris Valley Commerce Specific Plan*. **Applicant**: Sal Hernandez

---

General Requirements:

1. **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, 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.

2. **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.

3. **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.

4. **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.

5. **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.

6. **Operational Requirements:**

    a. 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 finaled prior to Certificate of Occupancy and Business License Issuance.

b. **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.

c. 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.

7. **Compliance Reviews and Financial Audits:**

a. 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;

8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

9. **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.

10. **City Engineer**. The Medical Marijuana Dispensary shall comply with the City of Perris City Engineer conditions dated November 9, 2018.

11. **Fire**. The Medical Marijuana Dispensary shall comply with the City of Perris Fire conditions dated October 23, 2018.

12. **Building**. The Medical Marijuana Dispensary shall comply with the City of Perris Building Official comments dated November 27, 2017.

Suspension and Revocation:

13. The Director is authorized to suspend and/or revoke a medical marijuana dispensary 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.

14. The Director may suspend or revoke a medical marijuana dispensary permit if any of the following occur:

a. The Director determines that the medical marijuana dispensary 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

b. Operations cease for more than 180 calendar days (including during any change of ownership, if applicable); or

c. Ownership is changed without securing a new medical marijuana dispensary permit; or

d. The medical marijuana dispensary fails to maintain required security camera recordings; or

e. The medical marijuana dispensary fails to allow inspection of the security recordings, the activity logs, the records, or of the premise by authorized City officials.

Applicant/Operator Signature: _____ **Date:** _____
Saul Hernandez

I hereby certify that I have reviewed the contents of Conditions of Approval for Medical Marijuana Dispensary Permit PLN17-05171 and acknowledge, understand, and agree to be bound by its terms and conditions.

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Thursday, May 6, 2021 8:55 AM
To: Sharon Erb <sharon@trilakeconsultants.com>
Subject: Re: Dynamic Meds

Thank you Sharon I will be over this afternoon,

Re: Dynamic Meds

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Thu, May 6, 2021 9:04 am

Please contact our Receptionist @ 951-943-6504 to schedule a pickup appointment.

Thank you and have a wonderful day :)

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

Please contact our Receptionist @ 951-943-6504 to schedule a pickup appointment.

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

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

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Friday, May 07, 2021 8:19 AM
To: David Beckwith <dbeckwith@dbainc.com>
Subject: Fwd: Tri-Lakes DM Approved Prints

Morning David,
Here are the requirements from Engineering. Sorry for not attaching to previous email. Just really busy. Let me know your thoughts.

Thanks. Sal

-----Original Message-----
From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
Sent: Thu, May 6, 2021 3:26 pm
Subject: Tri-Lakes DM Approved Prints

Hello David,
Here are the approved set of prints, just need to get their outstanding balance of requirements listed here and they will release the permits.

Have a great day. Sal

Re: Tri-Lakes DM Approved Prints

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: dbeckwith@dbainc.com <dbeckwith@dbainc.com>
Fri, May 7, 2021 10:17 am

Yeah, I'm taking them ARC solutions. thanks bud

-----Original Message-----
From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Fri, May 7, 2021 10:16 am
Subject: Re: Tri-Lakes DM Approved Prints

I can get you the CAD. You'll need to take the approved plans to somewhere like kinkos to have copies and scanned PDFs made.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

RE: Tri-Lakes DM Approved Prints

From: David Beckwith <dbeckwith@dbainc.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, May 10, 2021 10:57 am

Sal,

Here are the Street Improvement Plans.

"Note our new address below"

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

David Beckwith and Associates, Inc
DGS Certified SBE 1741789 • DIR 1000016907 • CSLB 1013422

9431 Haven Avenue, Suite 232
Rancho Cucamonga, CA 91730
(714) 349-7007 (t)
dbeckwith@dbainc.com
www.davidbeckwithandassociates.com

From: John Pourkazemi <john@trilakeconsultants.com>
Sent: Monday, July 19, 2021 12:14 PM
To: Nathan Perez <NPerez@cityofparis.org>
Cc: Sharon Erb <sharon@trilakeconsultants.com>; Jeremy Hooper <jeremy@trilakeconsultants.com>
Subject: P8-625 - File # 139 - 4605 Wade Ave. - MM 18-05038 • DPR 17-05171

Hi Nathan,

Th.. .edical Marijuana Dispensary project at 4605 Wade Ave. has not yet pulled a grading permit for the onsite improvements or applied for an encroachment for the public improvements.

Thank you,
John.

FW: P8-625 - File # 139 - 4605 Wade Ave. - MM 18-05038 - DPR 17-05171

From: Nathan Perez <NPerez@cityofperris.org>
To: Blackstarcorp2 <blackstarcorp2@aol.com>; David Beckwith <dbeckwith@dbainc.com>
Date: Mon, Jul 19, 2021 1:58 pm

Hello Sal,
Please provide me the status of your offsite improvements for your dispensary at 4605 Wade Avenue
What is the status?

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/
Available Monday to Thursday

From: Daniel Louie <dlouie@willdan.com>
Sent: Tuesday, July 20, 2021 10:31 AM
To: Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>
Subject: FW: MM18-05038 C.O.A. 17-05171

Kenneth and Nathan,
Do you have the Planning and Public Works COAs for this project on 4605 Wade St.?

Daniel Louie
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
(C) 951.834.5183

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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, July 20, 2021 10:13 AM
To: Daniel Louie <dlouie@willdan.com>
Subject: MM18-05038 C.O.A.

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Daniel,
Here are the Conditions for project MM18-05038.

Thanks, Salvador L. Hernandez

RE: MM18-05038 C.O.A. 17-05171

From: Nathan Perez <NPerez@cityofperris.org>
To: Daniel Louie <dlouie@willdan.com>; Kenneth Phung <Kphung@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>
Date: Tue, Jul 20, 2021 10:44 am

HI Daniel,
Please find the conditions from Engineering and Planning. Concerning Public Works, I didn't find any in the digital approval folder (from Brian Muhu), perhaps Michael from PW can provide them.

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/
Available Monday to Thursday

RE: MM18-05038 C.O.A. 17-05171

F Michael Morales <mmorales@cityofperris.org>
: Daniel Loule <dloule@willdan.com>; Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Maria Arreguin <MArreguin@cityofperris.org>
Date: Tue, Jul 20, 2021 10:46 am
@ [redacted]

Hello Daniel,

I located these in the approved Planning Department File. These are from Public Works.

From: Daniel Loule <dloule@willdan.com>
Sent: Tuesday, July 20, 2021 10:31 AM
To: Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>
Subject: FW: MM18-05038 C.O.A. 17-05171

HI Kenneth and Nathan,
Do you have the Planning and Public Works COAs for this project on 4605 Wade St.?

Daniel Loule
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
(C) 951.834.5183

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RE: MM18-05038 C.O.A. 17-05171

From: Nathan Perez <NPerez@cityofperris.org>
To: Michael Morales <mmorales@cityofperris.org>; Daniel Loule <dloule@willdan.com>; Kenneth Phung <Kphung@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com <blackstarcorp2@aol.com>; Maria Arreguin <MArreguin@cityofperris.org>
Date: Tue, Jul 20, 2021 10:47 am

Hi mike,
These are not for 4605 Wade, but for the cultivation building at the southeast corner of Nance and Patterson.

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/
Available Monday to Thursday

From: Michael Morales <mmorales@cityofperris.org>
Sent: Tuesday, July 20, 2021 10:46 AM
To: Daniel Loule <dloule@willdan.com>; Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com; Maria Arreguin <MArreguin@cityofperris.org>
Subject: RE: MM18-05038 C.O.A. 17-05171

Hello Daniel,

I located these in the approved Planning Department File. These are from Public Works.

From: Daniel Loule <dloule@willdan.com>
Sent: Tuesday, July 20, 2021 10:31 AM
To: Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>
Subject: FW: MM18-05038 C.O.A. 17-05171

Hi Kenneth and Nathan,
Do you have the Planning and Public Works COAs for this project on 4605 Wade St.?

Daniel Loule
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, July 20, 2021 10:13 AM
To: Daniel Loule <dloule@willdan.com>
Subject: MM18-05038 C.O.A.

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Daniel,
Here are the Conditions for project MM18-05038.

Thanks, Salvador L. Hernandez

RE: MM18-05038 C.O.A. PLN 17-05171 4605 Wade

From: Daniel Louie <dlouie@willdan.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Dulce Bernal <DBernal@willdan.com>; Sharon Erb <sharon@trilakeconsultants.com>; Ernest Reyna (ereyna@cityofperris.org) <ereyna@cityofperris.org>; James Frigo <JFrigo@cityofperris.org>; Michael Morales <mmorales@cityofperris.org>; Adrienne Morales <AMorales@cityofperris.org>; Stuart McKibbin <stuart@trilakeconsultants.com>
Date: Tue, Jul 20, 2021 2:54 pm

Sal,
Attached is the deposit letter to initiate the annexation into the Lighting District. Once the City receives the deposit, I will send out the petition and consent waiver and data request letter to request plans (street improvements) pertinent to your project's annexation. Please let Dulce and myself know if you have any questions.

Daniel Louie
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
(C) 951.834.5183

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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, July 20, 2021 10:13 AM
To: Daniel Louie <dlouie@willdan.com>
Subject: MM18-05038 C.O.A.

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Daniel,
Here are the Conditions for project MM18-05038.

s, Salvador L. Hernandez

WILLDAN

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 Loule
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**

Expired Building Permit PMT20-01840 for 4605 Wade (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; lueraenterprises@gmail.com <lueraenterprises@gmail.com>; David Beckwith <dbeckwith@dbainc.com>
Mon, Jul 26, 2021 9:21 am

Good morning Mr. Luera,
Please note that your building permit (PMT20-01840) is expired. Typically, building permits last 6 months (issued on 11/4/20- 5/4/21).
If you have any question, feel free to call me.

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/
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-

Expired Building Permit PMT20-01840 for 4605 Wade (Dynamic Meds)

From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; lueraenterprises@gmail.com <lueraenterprises@gmail.com>; David Beckwith <dbeckwith@dbainc.com>
Date: Mon, Jul 26, 2021 9:25 am

Good morning Mr. Luera,
Sorry for the confusion about the dates.
Please note that your building permit (PMT20-01840) is expired. Typically, building permits last 6 months (issued on 1/6/21- 7/6/21).
If you have any question, feel free to call me.

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/
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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Monday, July 26, 2021 11:10 AM
To: Sharon Erb <sharon@inlakeconsultants.com>
Subject: MM17-05171

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

ello Sharon,
e require Performance Bond for our project on 4605 Wade Ave?

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

Re: MM17-05171

From: Sharon Erb <sharon@trilakeconsultants.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Date: Mon, Jul 26, 2021 11:40 am

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

INTERWEST

24 South "D" Street, Suite 100 | Perris, CA 92570
office: 951.943.6504
website | linkedin | email

Re: Expired Building Permit PMT20-01840 for 4605 Wade (Dynamic Meds)

From: Blackstarcorp2 <blackstarcorp2@aol.com>
To: NPerez@cityofperris.org <NPerez@cityofperris.org>
Date: Mon, Jul 26, 2021 12:23 pm

Hello Nathan,
Thank you for the update on the building permit, we will get that updated. I sent you an email last week in regards to the name change on the Planning department COA, it has Salvador L. Hernandez as the applicant, can we put Alfonso Luera as the applicant? He is the actual owner. Daniel Louie also sent me the Deposit Letter with my name on it, Does it even matter? If not we will just continue with proceedings. Also, you had mentioned Bonding before, I contacted Sharon over at Engineering and she said that there is no request from them. What Department is requesting the Bond? Bond Company needs a request letter.

-----Original Message-----
From: Nathan Perez <NPerez@cityofperris.org>
To: blackstarcorp2@aol.com <blackstarcorp2@aol.com>; luraenterprises@gmail.com <luraenterprises@gmail.com>; David Beckwith <dbeckwith@dbainc.com>
Sent: Mon, Jul 26, 2021 9:25 am
Subject: Expired Building Permit PMT20-01840 for 4605 Wade (Dynamic Meds)

Good morning Mr. Luera,
Sorry for the confusion about the dates.
Please note that your building permit (PMT20-01840) is expired. Typically, building permits last 6 months (issued on 1/6/21- 7/0/21).
If you have any question, feel free to call me.

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/
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Re: MM17-05171

Blackstarcorp2 (blackstarcorp2@aol.com) Tue, Aug 3, 2021

To: sharon@trilakeconsultants.com

Hello Sharon,
Trying to make it to your office before you close. I have the Annexation deposit letter from Walden, this does not need a notary stamp correct? The Execution letter from them w 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@trilakeconsultants.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...
Cain, Ben Ogeam .
Lueas, Beth
Muhu, Bryan
Lueas, Carmen
Lueas, David

24 South "D" Street, Suite 300 | Perris, CA 92570
office: 951.943.6504
website | linkedin | email

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

From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, August 3, 2021 5:20 PM
To: Daniel Louie <dlouie@willdan.com>
C Dulce Bernal <DBernal@willdan.com>
S ct: PLN 17-05171 Annex Deposit

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

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

CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

Engineering Department - Receipt #: 21-00138

Payment Date: 4/7/2021
Payor: Dynamic Meds
Payment Amount: $1,280.00

Job #: PP-625
Project: Medical Marijuana
Description: Application fee

RE: PLN 17-05171 Annex Deposit

From: Daniel Louie <dlouie@willdan.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Dulce Bernal <DBernal@willdan.com>
Date: Tue, Aug 3, 2021 8:15 pm

Got it. We will send out a data request letter in the next day or two for the plans needed for the annexation. Have a good night.

Daniel Louie
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
(C) 951.834.5183

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WILLDAN

August 4, 2021, Sent via email only

Sal Hernandez
Blackstarcorp2@aol.com

ITEMS TO BE PROVIDED FOR PLN 17-05171 ANNEXATIONS TO SPECIAL DISTRICTS CITY OF PERRIS

We have been notified by the City Engineer's office that annexation fees have been paid and that Willdan can proceed with the work. Attached is a document (petition and consent waiver) that requires the property owner execution. In general, the document requests the City Council to proceed with the annexation. Before the annexation can be finalized, statute requires a property owner ballot and a Public Hearing.

After notarization, the original document is to be mailed to my attention at the address listed below. The document refers to an "Exhibit A". The "Exhibit A" can be a legal description, assessor parcel numbers, or a map that clearly delineates the boundary of the project; or can be prepared by Willdan for inclusion in the draft engineer's reports.

Additional items to be provided are listed below.

1. Approved Tentative Map or other approved map of the project.
2. ~~Planning Conditions of Approval~~ Received
3. ~~Engineering Conditions of Approval~~ Received
4. Public Works Conditions of Approval-
5. ~~Any Agreement with Riverside County Flood Control and Water Conservation District~~
6. Street Improvement Plans -
7. Off-site Street Light Improvement Plans -
8. ~~Storm Drain Improvement Plans, on- and off-site-~~
9. ~~Landscape Improvement Plans, off-site-~~

These listed items can be transmitted to me by email and do not need to be included under one package. The Plans (Items 6 through 9) should be at least in 2nd plan check and do not need to be signed.

Sincerely,
WILLDAN FINANCIAL SERVICES

Daniel Louie

Daniel Louie
Project Manager, District Administration Services

Attachments

951.587.3500 | 800.755.6864 | fax 951.587.3510 | 27368 Via Industria, Suite 200, Temecula, California 92590-4855 | www.willdan.com

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Fwd: PLN 17-05171 (4605 Wade) Annexation Reports

Blackstarcorp2 (blackstarcorp2@aol.com)

To: dbockwith@dbainc.com Details

Hello David,
Well here they are in all their glory, our draft documents from Willdan, I'm going to read through them, if you could as well and let me know what you think.

Thanks, Sal

-----Original Message-----
From: Dulce Bernal <DBernal@willdan.com>
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: Daniel Louie <dlouie@willdan.com>; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MArreguin@cityofperris.org>; Stuart McKibbin <sken
Sent: Tue, Aug 24, 2021 2:48 pm
Subject: PLN 17-05171 (4605 Wade) Annexation Reports

Hello Sal,

Please find attached the draft reports for this project's annexation. To meet the September 14th deadline, we would need to have any comments/approval 30th, If we cannot meet that deadline, we will reschedule for the following meeting. Please let us know if you have questions, or if the Reports are okay to

Thank you,

Dulce Bernal
Analyst II

Willdan Financial Services
Comprehensive. Innovative. Trusted.
27368 Via Industria, Suite 200
Temecula, California 92590
T. 951.587.3500
F. 951.587.3510

Reply Reply All Forward

Quick Contacts
Luera, Alfonso
Luera, Alfonso (Bl...
Com, Ben Ogcann...
Luera, Beto
Muhu, Bryan
Luera, Carmen
Louie, Daniel

AGENCY: **City of Perris**

PROJECT: **Annexation of PLN 17-05171**
To Benefit Zone 158, Landscape Maintenance District No. 1

TO: **City Council**
City of Perris
State of California

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA,** being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2021 to June 30, 2022, for that area to be known and designated as:

"Annexation of PLN 17-05171
To Benefit Zone 158, Landscape Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 14th day of September, 2021.

STUART MCKIBBIN, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 9th day of November, 2021, by adoption of Resolution ____ of the City Council.

City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 14th day of September, 2021.

City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

Report

PART 1. **Plans and Specifications** for the improvements to be maintained and/or improved for a fiscal year have been or will be approved by the City of Perris. In general, the landscaping, irrigation, and appurtenances to be maintained are the parkways within Wade Avenue and Nance Street along the frontage of PLN 17-05171.

Based on condition #4 of the City of Perris City Engineer's Conditions of Approval, dated November 9, 2018, the property owner will be responsible for the maintenance of the offsite improvements adjacent to the subject property. However, if the property owner fails to adequately maintain the landscaping, the City may take over the landscaping maintenance and the levy shall commence on default.

Reference is made to the "City of Perris Street Improvement Plans 4605 Wade Avenue Wade Avenue and Nance Street Irrigation Plans," prepared by RHA Landscape Architects Planners Inc.

Upon final approval, plans and specifications for the improvements are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications will sufficiently show and describe the general nature, location and extent of all the improvements.

PART 2. **An Estimate** of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, materials and plant replacement, trash removal and appurtenances. Incidental costs include annual engineering, legal, City Clerk, Finance Department, and Public Works expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

Due to the soil, water, exposure, and pedestrian traffic, plant replacement in parkways is estimated at a 2% die-off rate at 2.5-feet on-center. Tree trimming is scheduled to occur every other year. Mulch is applied every three years and irrigation replacement/repairs are scheduled to occur every fifth year.

The maximum annual assessment is based on the estimated cost of maintaining the plants at maturity. The annual assessment levied will be based on the actual expenses incurred by Benefit Zone 158 (BZ 158).

The annual cost for maintenance of the public improvements is estimated as follows:

Item	Quantity	Unit*	Unit Cost	Years Occurrence	Annual Cost
Maintenance	1,163	SF	$0.54	1	$628.02
Plant Replacement (2%)	4	EA	$15.75	1	63.00
Tree Trimming	9	EA	$150.00	2	675.00
Irrigation Repair/Replacement Fund	1,163	SF	$0.06	5	13.96
Mulch	11	CY	$30.00	3	110.00
Subtotal					$1,489.98
Incidentals					$297.99
Total Costs					$1,787.97

* Units Legend:
CY = Cubic Yard; EA = Each; SF =Square Feet

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January. A 6-month tax roll reserve, based on the annual cost of all the improvements is $893.98.

The property owner shall be responsible for the maintenance and upkeep of the public parkway landscaping set forth herein. Benefit Zone 158, for the fiscal year commencing July 1, 2021 to June 30, 2022, will incur zero costs. However, if the property owner fails to adequately maintain the landscaping the levy shall commence upon default.

PART 3. **The Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of BZ 158, as shown on the Diagram, enclosed herein as Part 4.

The area within BZ 158 specifically benefits from the maintenance of improvements described above. The project is conditioned for the improvements as a requirement for development.

The method of assessment is based on units, with 1 benefit unit assigned to the net area within Benefit Zone 158. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities within Benefit Zone 158 is equal to $1,787.97 per benefit unit. The Benefit Units assigned and the corresponding current maximum annual assessment, per Parcel within Benefit Zone 158, are listed as follows:

Parcel	Taxable Acreage/ Benefit Units	Maximum Annual Assessment
314-100-068	1.00	$1,787.97
	1.00	**$1,787.97**

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2021 to June 30, 2022, reference is made to the Assessment Roll included herein as Attachment No. 1.

PART 4. **A Diagram** of the Annexation. The boundary of the area to be annexed is coincident with the boundary of PLN 17-05171. Said boundary is designated as "Diagram of Annexation of PLN 17-05171 to Benefit Zone 158, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. **A Consent and Waiver for Annexation** to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver are included herein as Attachment No. 3.

Assessment Roll
Annexation of PLN 17-05171
To Benefit Zone 158,
Landscape Maintenance District No. 1, City of Perris

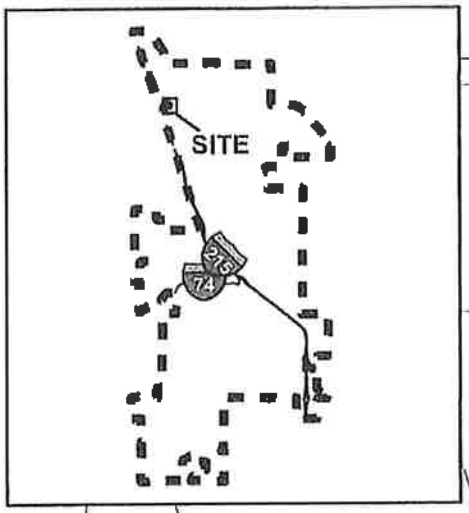
Assessment Number	Assessor Parcel Number	Estimated Annual Assessment	Fiscal Year 2021/2022
1	314-100-068	$1,787.97	0.00
Total		**$1,787.97**	**$0.00**

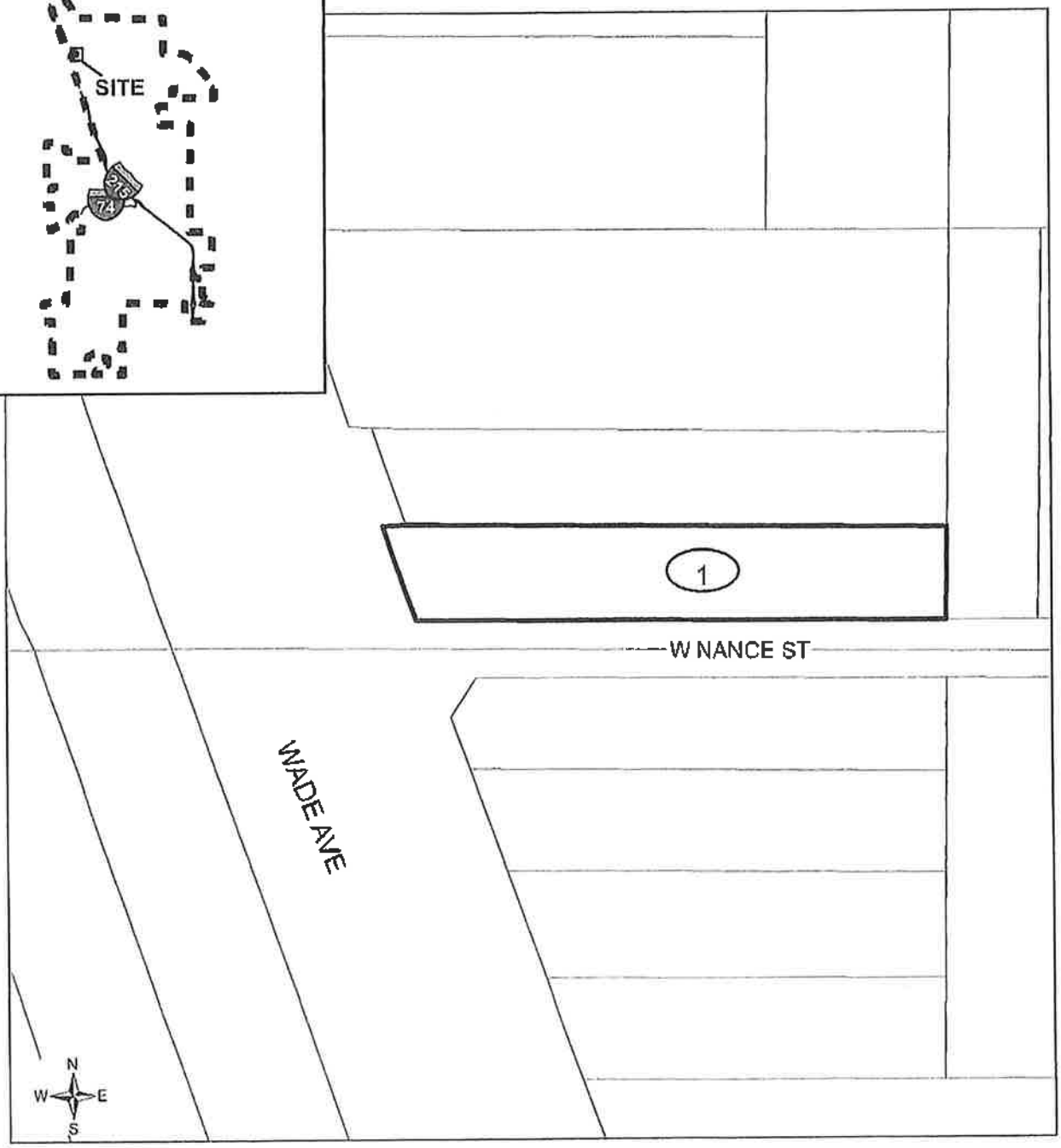
Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

DIAGRAM OF ANNEXATION OF PLN 17-05171
TO BENEFIT ZONE 158 LANDSCAPE MAINTENANCE DISTRICT NO. 1

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE LOCATION





Legend
- ANNEXATION BOUNDARY
- (1) MAP REFERENCE NUMBER

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	314-100-068

WILLDAN

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ATTACHMENT 2

CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THERFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 8/9/2021

Eric Luera Managing Member
Signature

List Property Owner Name and Mailing Address
31101 Montgomery Ave Nuevo CA 92567
Eric Luera

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 9 day of August,

20 21 by Eric Lutera,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NUVIA ANCHONDO
Commission No. 2309585
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Oct. 20, 2023

Nuvia Anchondo
Signature

(Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Consent and Waive City.
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date_____

Additional information

INSTRUCTIONS

This wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

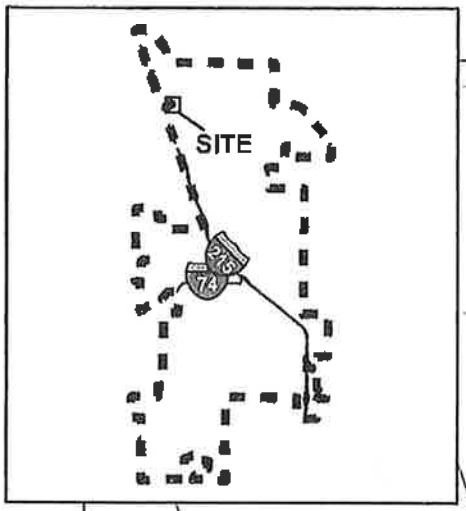
- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

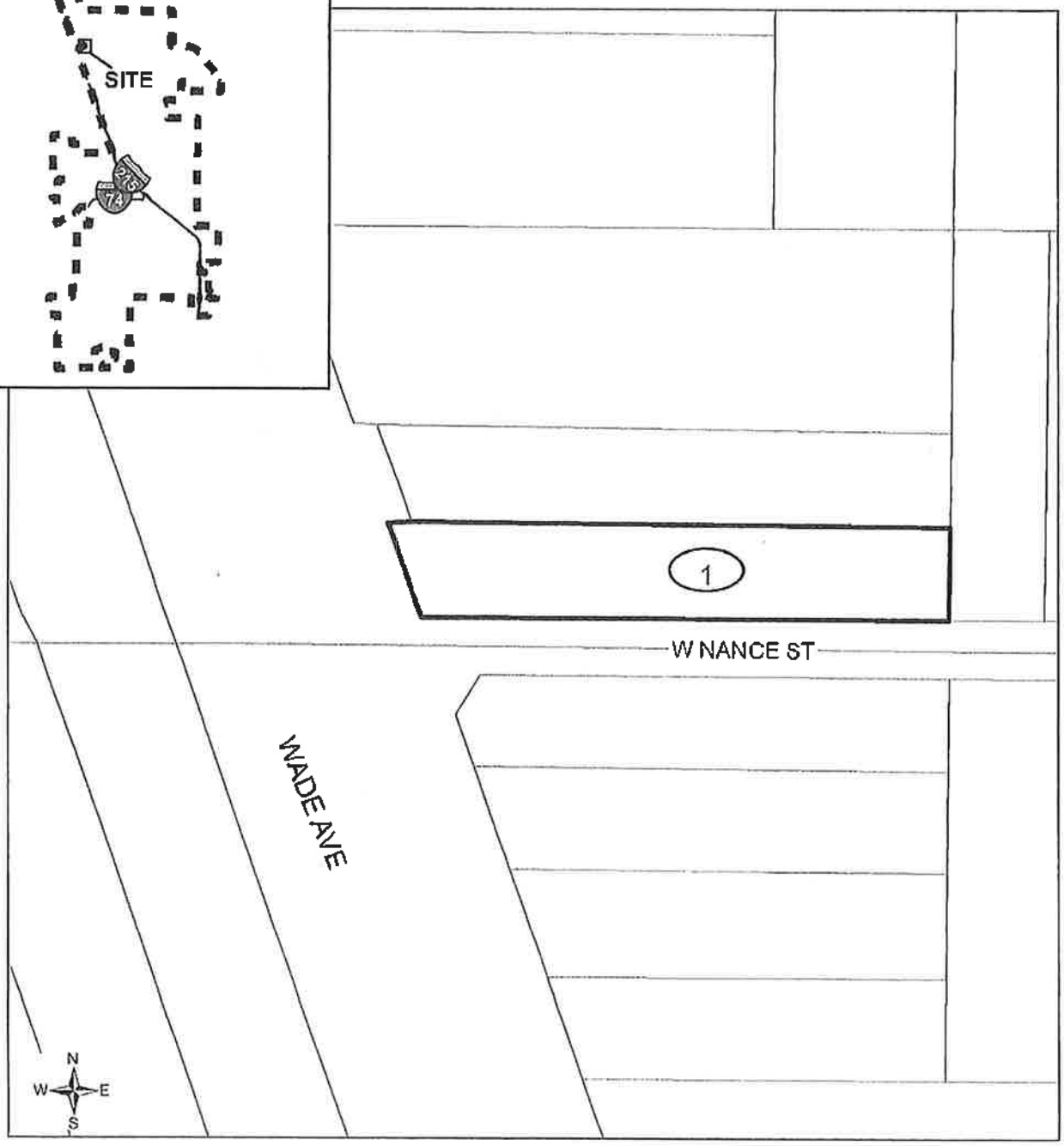
2015 Version www.NotaryClasses.com 800-873-9865

EXHIBIT A TO CONSENT AND WAIVER
ANNEXATION OF PLN 17-05171 TO BENEFIT ZONE 158
LANDSCAPE MAINTENANCE DISTRICT NO. 1

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE LOCATION





Legend

ANNEXATION BOUNDARY

1 MAP REFERENCE NUMBER

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	314-100-068

WILLDAN

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ATTACHMENT 3-3

AGENCY: City of Perris

PROJECT: Annexation of PLN 17-05171
To Benefit Zone 158, Landscape Maintenance District No. 1

TO: City Council
City of Perris
State of California

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA,** being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2021 to June 30, 2022, for that area to be known and designated as:

"Annexation of PLN 17-05171
To Benefit Zone 158, Landscape Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 14th day of September, 2021.

STUART MCKIBBIN, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 9th day of November, 2021, by adoption of Resolution ____ of the City Council.

City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 14th day of September, 2021.

City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

Report

PART 1. **Plans and Specifications** for the improvements to be maintained and/or improved for a fiscal year have been or will be approved by the City of Perris. In general, the landscaping, irrigation, and appurtenances to be maintained are the parkways within Wade Avenue and Nance Street along the frontage of PLN 17-05171.

Based on condition #4 of the City of Perris City Engineer's Conditions of Approval, dated November 9, 2018, the property owner will be responsible for the maintenance of the offsite improvements adjacent to the subject property. However, if the property owner fails to adequately maintain the landscaping, the City may take over the landscaping maintenance and the levy shall commence on default.

Reference is made to the "City of Perris Street Improvement Plans 4605 Wade Avenue Wade Avenue and Nance Street Irrigation Plans," prepared by RHA Landscape Architects Planners Inc.

Upon final approval, plans and specifications for the improvements are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications will sufficiently show and describe the general nature, location and extent of all the improvements.

PART 2. **An Estimate** of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, materials and plant replacement, trash removal and appurtenances. Incidental costs include annual engineering, legal, City Clerk, Finance Department, and Public Works expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

Due to the soil, water, exposure, and pedestrian traffic, plant replacement in parkways is estimated at a 2% die-off rate at 2.5-feet on-center. Tree trimming is scheduled to occur every other year. Mulch is applied every three years and irrigation replacement/repairs are scheduled to occur every fifth year.

The maximum annual assessment is based on the estimated cost of maintaining the plants at maturity. The annual assessment levied will be based on the actual expenses incurred by Benefit Zone 158 (BZ 158).

The annual cost for maintenance of the public improvements is estimated as follows:

Item	Quantity	Unit*	Unit Cost	Years Occurrence	Annual Cost
Maintenance	1,163	SF	$0.54	1	$628.02
Plant Replacement (2%)	4	EA	$15.75	1	63.00
Tree Trimming	9	EA	$150.00	2	675.00
Irrigation Repair/Replacement Fund	1,163	SF	$0.06	5	13.96
Mulch	11	CY	$30.00	3	110.00
Subtotal					$1,489.98
Incidentals					$297.99
Total Costs					$1,787.97

* Units Legend:
CY = Cubic Yard; EA = Each; SF =Square Feet

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January. A 6-month tax roll reserve, based on the annual cost of all the improvements is $893.98.

The property owner shall be responsible for the maintenance and upkeep of the public parkway landscaping set forth herein. Benefit Zone 158, for the fiscal year commencing July 1, 2021 to June 30, 2022, will incur zero costs. However, if the property owner fails to adequately maintain the landscaping the levy shall commence upon default.

PART 3. **The Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of BZ 158, as shown on the Diagram, enclosed herein as Part 4.

The area within BZ 158 specifically benefits from the maintenance of improvements described above. The project is conditioned for the improvements as a requirement for development.

The method of assessment is based on units, with 1 benefit unit assigned to the net area within Benefit Zone 158. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities within Benefit Zone 158 is equal to $1,787.97 per benefit unit. The Benefit Units assigned and the corresponding current maximum annual assessment, per Parcel within Benefit Zone 158, are listed as follows:

Parcel	Taxable Acreage/ Benefit Units	Maximum Annual Assessment
314-100-068	1.00	$1,787.97
	1.00	**$1,787.97**

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2021 to June 30, 2022, reference is made to the Assessment Roll included herein as Attachment No. 1.

PART 4. **A Diagram** of the Annexation. The boundary of the area to be annexed is coincident with the boundary of PLN 17-05171. Said boundary is designated as "Diagram of Annexation of PLN 17-05171 to Benefit Zone 158, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. **A Consent and Waiver for Annexation** to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver are included herein as Attachment No. 3.

Assessment Roll
Annexation of PLN 17-05171
To Benefit Zone 158,
Landscape Maintenance District No. 1, City of Perris

Assessment Number	Assessor Parcel Number	Estimated Annual Assessment	Fiscal Year 2021/2022
1	314-100-068	$1,787.97	0.00
Total		**$1,787.97**	**$0.00**

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

From: blacksalcorp2@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 Calvillo 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

Project Connection(s) Form - LANDSCAPE

For Projects Acquiring Landscape Service(s)

Submittal Requirements

The following items, as marked below, are required to process your request for new connections and /or meters. To avoid any delays to your project, please ensure that you have submitted all requirements noted below.

☒ Completed **NBD-68 Landscape Project Connection(s) Form** (attached).

☒ Copy of most recently recorded Parcel/Tract Map or Tentative Parcel/Tract Map (if applicable).

☒ $500 Deposit for Plan Review (Required if new connection(s), modifying existing connections(s) or removal existing connections(s) applies.

☒ Redlined EMWD facility drawings – Electronic & 1 hard copy (Required if new connection(s), modifying existing connection(s), and/or removal of existing connections(s) are necessary to serve your site.) Applicant is to redline all proposed connections and meters with appropriate stationing, and/or connections(s) to be modified or removed, as per EMWD standards and specify the standard number.

- EMWD Standards, Specifications and Drawings: https://www.emwd.org/construction/developer-project-help-desk/engineering-standards-specifications-and-drawings or call EMWD (951) 928-3777 extension 4330.
- EMWD maps and As-Built drawings (to redline proposed connections), can be requested through EMWD's Public Map Portal at https://mapportal.emwd.org/.
- Grease Interceptors or the Waste Discharge Application (WDA): (951) 928-3777 extension 6203.

☐ Plans – Electronic & 1 hard copy of each of the follow, as applicable:

- EMWD drawings: existing connections that will be used are to be highlighted. EMWD maps and As-Built drawings (to identify existing connections), can be requested through EMWD's Public Map Portal at https://mapportal.emwd.org/.
- Civil Site plans with Title sheet.
- On-site water & sewer utility plans reflecting all existing and proposed buildings, and point(s) of connection for domestic water, fire protection, irrigation, and sewer.
- EMWD As-Built drawing reflecting existing connections and all proposed new or altered connections.
- Precise Grading Plans.
- Street Improvement Plans. (If project is conditioned with street improvements)
- Demo plans, if any existing buildings will be demolished.

NOTE:

EMWD does not inspect on-site private water and/or sewer systems. However, EMWD does require that there are no cross-connections on-site. Each connection must maintain its separate systems on-site (i.e., domestic potable, fire services must be on dual system on-site. The same applies to landscape connections.)

EMWD performs potable and recycled water hot taps @ developer's expense. New service laterals installed by developer's contractor. Contractor must be a Class "A" or C-34 licensed contractor, and satisfy EMWD insurance requirements.

☑ Landscape/Irrigation plans depicting square footage of the irrigated areas, type of irrigation, plant legend, and Maximum Applied Water Allowance (MAWA) table and Estimated Applied Water Allowance (EAWA) table.
(If landscape services will be potable)

District Use		
	PSN: _____	S.O.: _____
	Date Received: _____	Received By: _____

Landscape Project Connection(s) Form

Any questions regarding this form should be directed to the Development Services Department at (951) 928-3777 extension 2081

Date of request: 9/3/2021

Request For: ☒ Potable Water - Landscape Irrigation ☐ Recycled Hot Tap Only (meter request to be initiated by EMWD Recycled Water Inspector)

INFORMATION BELOW REQUIRED FOR ALL REQUESTS:

Point of Contact (Company Name) Dynamic Meds, Inc.		
Contact Name: Salvaddor L. Hernandez		Phone No.
Address: 4605 Wade Ave		Cell Phone: (951)733-7226
City: Perris, Ca.	ZIP Code: 92571	Fax N.
E-Mail Address: blackstarcorp2@aol.com		

Entity Responsible for payment of fees (Company Name) Dynamic Meds,Inc.		
Contact Name: Alfonso Luera		Phone No.: (951)657-1977
Address: 4605 Wade Ave		Cell Phone: (951)415-0904
City: Perris, Ca.	ZIP Code: 92571	Fax No.
E-Mail Address: aluera@dynamicmeds.com		

Engineer (Company Name) Daviid Beckwith & Associates	Civil Engineer Contact Name: David Beckwith	Phone No.: (714)349-7007
Project Name: Dynamic Meds	Tentative/Recorded Parcel/Tract Map Number / APN(s): 314-110-068	
Service Address: 4605 Wade Ave	City: Perris, Ca.	ZIP Code: 92571
Project Location / Cross-Streets: Wade Ave and Nance St.		Thomas Bros Guide
Project Description: Landscape Irrigation		
Anticipated dates for construction on EMWD facilities: START DATE: 10/18/2021	COMPLETION DATE: 11/1/2021	

Development Services Technician: Vanessa Schlabowske

Phone: (951) 928-3777 extension 4808

E-Mail: schlabov@emwd.org

SECTION 1: LANDSCAPE CONNECTIONS

Any landscaping area totaling 2,500 square feet or more shall be supplied water through a separate metered service connection. **Per Ordinance 72, Looped Irrigation System is not allowed.** Any questions regarding this requirement should be directed to EMWD's Water Conservation Department at (951) 928-3777 extension 3332.

If additional connections are needed, please make copies of this form. Page _____ of _____ Landscape pages.

Landscape Architect	
RHA Landscape Architects	
Contact Name: David Black	Phone No.: (951)781-1930
Address: 6800 Indiana Ave	Cell Phone:
City, State, Zip Code: Riverside, Ca. 92506	Fax No.: (951)686-8091
E-Mail Address: daveb@rhala.com	

Landscape Contractor	
Abarca Landscape	
Contact Name: Efren Contreras	Phone No.: (909)963-4560
Address: 40330 Stetson Ave	Cell Phone:
City, State, Zip Code: Hemet, Ca. 92544	Fax No.:
E-Mail Address: efren@abarcalandscape.com	

LANDSCAPE METER #1

Service/Construction Order No. (EMWD Use Only):

☒ Potable - Landscape sq ft served by this meter: 3243 sf ☐ Recycled (meters to be initiated by Recycled Water Inspector)

Meter Will Also Serve: ☐ Building N/A ☐ Drinking Fountain ☐ Other: N/A

Request is For: ☒ Meter Off Existing Service Lateral/Manifold
☐ Meter Off Proposed Service Lateral/Manifold
☐ Proposed Service Lateral With NO meter

Requested Flow (GPM): 10.34 GPM

Meter Size: 1 Inch

Connection Size: 1 Inch

EMWD Drawing No.: No. D-736n (8469)

Exact Station Of Existing/Proposed Service Connection (*see Note #1 below*): e/s Wade Ave2'

Connection Location (*see Note #2 below*): e/s of Wade Ave 2'

LANDSCAPE METER #2

Service/Construction Order No. (EMWD Use Only):

☐ Potable - Landscape sq ft served by this meter: _____ ☐ Recycled (meters to be initiated by Recycled Water Inspector)

Meter Will Also Serve: ☐ Building _____ ☐ Drinking Fountain ☐ Other: _____

Request is For: ☒ Meter Off Existing Service Lateral/Manifold
☐ Meter Off Proposed Service Lateral/Manifold
☐ Proposed Service Lateral With NO meter

Requested Flow (GPM): _____

Meter Size: _____

Connection Size: _____

EMWD Drawing No.: _____

Exact Station Of Existing/Proposed Service Connection (*see Note #1 below*): _____

Connection Location (*see Note #2 below*): _____

LANDSCAPE METER #3

Service/Construction Order No. (EMWD Use Only):

☐ Potable - Landscape sq ft served by this meter: _____ ☐ Recycled (meters to be initiated by Recycled Water Inspector)

Meter Will Also Serve: ☐ Building _____ ☐ Drinking Fountain ☐ Other: _____

Request is For: ☐ Meter Off Existing Service Lateral/Manifold
☐ Meter Off Proposed Service Lateral/Manifold
☐ Proposed Service Lateral With NO meter

Requested Flow (GPM): _____

Meter Size: _____

Connection Size: _____

EMWD Drawing No.: _____

Exact Station Of Existing/Proposed Service Connection (*see Note #1 below*): _____

Connection Location (*see Note #2 below*): _____

NOTE 1: For existing connections, stationing is found on EMWD drawings. For newly proposed connections, the applicant must determine the station utilizing the centerline station of the nearest cross street as noted on EMWD drawings.

NOTE 2: Station conversion into footage for location of connection (i.e., S/S of Tobey Street, 60' E/Anthony Street Centerline). Centerline used for this calculation is to be the same centerline used to determine station for proposed connections.

SECTION 1: LANDSCAPE CONNECTIONS – Continued

LANDSCAPE IRRIGATION WATER BUDGET AGREEMENT

The intent of the Landscape Irrigation Water Budget Agreement is to provide information for a water budget and to ensure that all individually metered landscape/irrigation projects comply with Article 6 – Water Conservation of EMWD's Administrative Code. All dedicated landscape meters will be subject to tiered rate billing, which entails a monthly water budget based on the size of the irrigated landscape sq ft and current weather data (ETo). Effective, June 1, 2015 all outdoor water budgets will have to meet a 0.5 Conservation Factor (50% of ETo).

Prior to the issuance of landscape meter(s), the following shall be agreed to:

1. Any landscape project with a total area greater than or equal to 2,500 square feet shall be supplied through a separate metered service connection.
2. Onsite irrigation systems served from one irrigation meter **cannot** be connected to another irrigation system supplied from a different meter (looped system).
3. Owner or representing agent must provide a copy of the site landscape plan, depicting the square footage of the irrigated area, type of irrigation equipment being installed and the plant legend.
4. Only functional turf areas will be considered. Functional Turf is defined as a turf area that serves as a surface for such purposes as playing a sport or gathering for group activities. Projects that include turf for aesthetic purposes will not be approved.
5. For functional turf areas a higher ETo factor may be granted at the discretion of the District.
6. Owner or representing agent shall notify EMWD of any and all changes pertaining to this agreement.
7. EMWD will not approve, ensure the adequacy, efficiency, or functional ability of any landscape or irrigation system.

BY SIGNING BELOW, I CONFIRM THAT I HAVE READ THE FOREGOING AND HEREBY ACCEPT AND AGREE TO THE PROVISIONS SET FORTH IN THIS AGREEMENT.

Signature of Owner or Representing Agent — Date: 1/3/2021

Print Name: Alfonso Lucas

Representing Agent's Company Name: SAI HERNANDEZ CONSULTANT — Agent's Phone Number: 951 733 7226

Signature of EMWD Technician — Date

Print Name

SECTION 2: STRUCTURE & TENANT TYPE INFORMATION

This section required if any structures will be served by request meter(s). Complete all applicable fields.

Are there any existing buildings to be demolished?

☐ No ☐ Yes (please provide demo plans reflecting building square footage and prior tenant type information if available.)

Are there any existing EMWD easements on site?

☐ No ☐ Yes Location: _____

PROPOSED STRUCTURES

Number of Buildings: _____

If structures require new sewer connection please complete Section 3 below.

Will any structures include a commercial kitchen or installation of grease/sand interceptor(s)? ☐ NO ☐ YES

If Yes, a separate Waste Discharge Application/Submittal will be required.

Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____
Building #: _____	Square Footage: _____	Proposed Use: _____

SECTION 3: SEWER CONNECTION(S)

Do Not Include Private On-site Sewer Connections.
If additional connections are needed, please make copies of this form - Page ____of _____Sewer Pages.

SEWER LATERAL #1	Service/Construction Order No. (Revised Only):
Request is For: ☐ Connection to Existing Service Lateral ☐ Connection with Proposed Service Lateral	Connection Size:
EMWD Drawing No.:	Proposed Peak Flow (cfs/gpm):
Individual Station Of Existing/Proposed Sewer Connection *(See Note #1 below)*:	
Connection Location *(See Note #2 below)*:	

SEWER LATERAL #2	Service/Construction Order No. (Revised Only):
Request is For: ☐ Connection to Existing Service Lateral ☐ Connection with Proposed Service Lateral	Connection Size:
EMWD Drawing No.:	Proposed Peak Flow (cfs/gpm):
Individual Station Of Existing/Proposed Sewer Connection *(See Note #1 below)*:	
Connection Location *(See Note #2 below)*:	

SEWER LATERAL #3	Service/Construction Order No. (Revised Only):
Request is For: ☐ Connection to Existing Service Lateral ☐ Connection with Proposed Service Lateral	Connection Size:
EMWD Drawing No.:	Proposed Peak Flow (cfs/gpm):
Individual Station Of Existing/Proposed Sewer Connection *(See Note #1 below)*:	
Connection Location *(See Note #2 below)*:	

NOTE 1: For existing connections a station is found on EMWD drawings. For newly proposed connections, the applicant must determine the station utilizing the centerline station of the nearest cross street as noted on EMWD drawings.

NOTE 2: Station conversion into footage for location of connection (i.e., S/S of Tobey Street, 60' E/Anthony Street Centerline). Centerline used for this calculation is to be the same centerline used to determine station for proposed connections.

ADDITIONAL INFORMATION:

Signature

9/3/2021
Date

ALFONSO LUERA
Print Name

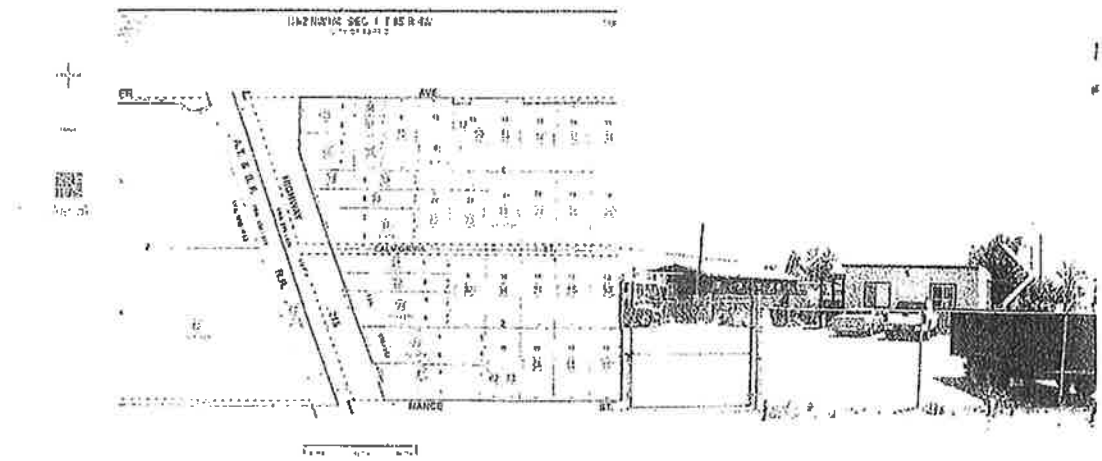
OWNER
Title

LoopNet Log In Sign Up Advertise

PROPERTY RECORD

This page contains information about the property located at 4605 Wade Ave, Perris, CA, 92571.

4605 Wade Ave, Perris, CA 92571



Map data ©2021

PROPERTY DETAIL

Information for the property located at 4605 Wade Ave Perris, CA includes data gathered from Riverside County tax records, public records data providers and LoopNet historical data records.

Address	4605 Wade Ave	Land Use	Industrial (Nec)
Subdivision Name	Golden Valley Farms 2	Zoning	MSC
Legal Description	.74 ACRES M/L IN LOT 8 BLK 2 MB 015/010 GOLDEN VALLEY FARMS 2	Flood Zone	57299103 0
County	Riverside	Subdiv. Plat Book	15
State	California	Subdiv. Plat Page	10
Lot #	8	Tax Year	2020
Lot Size	0.7400	Tax Code Area	008053
Submarket	Moreno Valley/Perris	Assessed Year	2021
Market	Inland Empire (California)	Census	0426201046
CBSA	Riverside-San Bernardino-Ontario, CA	TOTAL SQ FT	1,256
APN/Parcel ID	314-100-068		

DEMOGRAPHICS near 4605 WADE AVE

	1 MILE	3 MILE	5 MILE
2021 Total Population	1,234	33,866	195,969

NOTES (TYPICAL)

1. FOR MAINLINE USE SOLVENT WELD PIPE WITH PVC SCHEDULE 40 FITTINGS.
2. ALL MAINLINES AND LATERAL LINES CROSSING UNDER HARDSCAPE SHALL BE ENCLOSED IN A SCH. 40 PVC SLEEVE. PVC SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE ENCLOSED.
3. MAINLINE, VALVES, IRRIGATION SYSTEMS, ETC., ARE SHOWN WITH IN HARDSCAPE AND/OR SIDEWALK FOR ILLUSTRATION ONLY. INSTALL IN PLANTING AREA THROUGHOUT THE SITE.
4. ALL VALVES SHOWN SHALL BE INSTALLED IN BOXES. LOCATED IN PLANTING AREAS, WITH GROW LIDS.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ELECTRICAL CONNECTIONS FOR THE IRRIGATION CONTROLLER WITH THE SITE ELECTRICIAN.
6. THE CONTRACTOR SHALL FINALIZE THE CONTROLLER LOCATION IN THE FIELD WITH OWNER'S REPRESENTATIVE.
7. NO LOW HEAD DRAINAGE ALLOWED

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-30 WIRES	1" PIPE
3 1/2" SLEEVE	31-50 WIRES	1 1/4" PIPE
3" SLEEVE	34-60 WIRES	1 1/2" PIPE
4" SLEEVE	41-80 WIRES	2" PIPE
6" SLEEVE	81-99 WIRES	3" PIPE
8" SLEEVE	100+ WIRES	4" PIPE

CRITICAL ANALYSIS

P.O.C. NUMBER: 02
Water Source Information: Private Submeter

FLOW AVAILABLE
Water Meter Size: 3/4"
Flow Available: 14.53 gpm

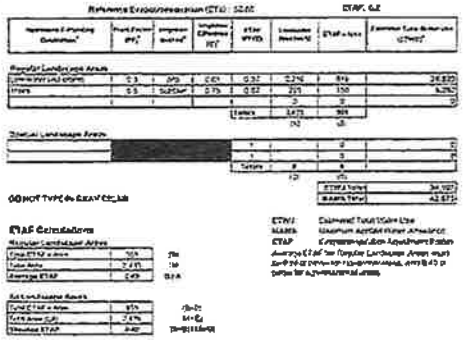
PRESSURE AVAILABLE
Static Pressure at POC: 80.00 psi
Elevation Change: 8.00 ft
Service Line Size: 3"
Length of Service Line: 10.00 ft
Pressure Available: 56.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 10.30 gpm
Flow Available at POC: 14.50 gpm
Residual Flow Available: 12.11 gpm

Critical Station: 03
Design Pressure: 30.00 psi
P Mainline Loss: 19.65 psi
P Fittings Loss: 0.39 psi
Elevation Loss: 0.00 psi
Loss through Valve: 5.31 psi
Pressure Req. at Critical Station: 37.76 psi
Loss for Fittings: 0.13 psi
Loss for MAIN Line: 1.29 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 12.5 psi
Loss for Master Valve: 7.55 psi
Loss for Water Meter: 1.76 psi
Critical Station Pressure at POC: 43.99 psi
Pressure Available: 56.00 psi
Residual Pressure Available: 12.19 psi

WATER EFFICIENT LANDSCAPE WORKSHEET

4009 WADE AVENUE



ETAF Calculations

Total ETAF x Area	7824	
Total Area	21,470	
Average ETAF	0.49	0.55

Total VA x Area	3,473	
Total Area	21,470	
Average VA	0.16	0.45

ETWU Estimated Total Water Use
MAWA Maximum Applied Water Allowance
ETAF Evapotranspiration Adjustment Factor

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

DO NOT TYPE IN GRAY CELLS

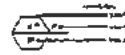
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD MPCJ-PRS-NPR SERIES STREAM 3" STREAM EMITTER 8" POP-UP (2 PER TREE). USE PCS-SAS SCREEN TO REDUCE FLOW.	36	4/I-9

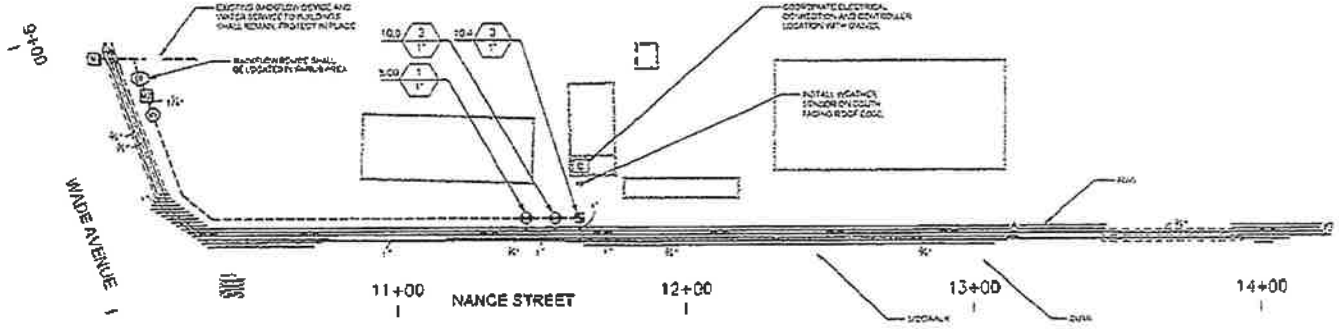
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	3/4" ZONE VALVE 1" SUBSURFACE PEDS CONTROL VALVE, NSF-61 1" DISC FILTER, AND 30PSI PRESSURE REGULATOR.	J/I-9
	3/4" DRIPLINE FLUSH VALVE INSTALL 3/4" PVC BALL VALVE AT END OF DRIPLINE RUN.	H/I-9
	NETAFIM TLAV-NV AIR/VACUUM RELIEF VALVE, 1/2" MALE PIPE THREAD.	I/I-9
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.60PH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL LINES 2" BELOW SOIL.	I/O

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PESB 1" REMOTE CONTROL VALVE	D/I-9
	RAIN BIRD PESB 1" MASTER VALVE WITH PURPLE FLOW CONTROL HANDLE	E/I-9
	FEBCO 909 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	B/I-9

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
C	HUNTER XC-400i 4 STATION CONTROLLER, WALL MOUNT IN PLASTIC CABINET IN THE STORAGE FACILITY.		D/I-9
R	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO WATER CONTROLLER. INSTALL AS NOTED.		E/I-9
M	WATER METER 1" EXISTING EMWD WATER METER		
M	WATER METER 3/4" NETAFIM SUBMETER: WM-075-B-NSS-P		F/I-9
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 w/ PURPLE PVC PIPE.		G/I-9
	TRANSITION MAINLINE: PVC SCHEDULE 40 NP PURPLE PVC PIPE		C/I-9
	PIPE SLEEVE: PVC SCHEDULE 40 NP TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 12 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. PURPLE PIPE		C/I-9



THE IRRIGATION SYSTEM IS DESIGNED FOR FUTURE USE OF RECYCLED WATER.



Page 349 of 361

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DIG ALERT — CALL BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
ELEVATION: 1365.33

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

PREPARED BY
4200 Concours Avenue, Suite 2200, Ontario, CA 91764
ph. (951) 731-1800
fax (951) 683-8591

CITY OF PERRIS
STREET IMPROVEMENT PLANS
4009 WADE AVENUE

WADE AVENUE & NANCE STREET
IRRIGATION PLAN

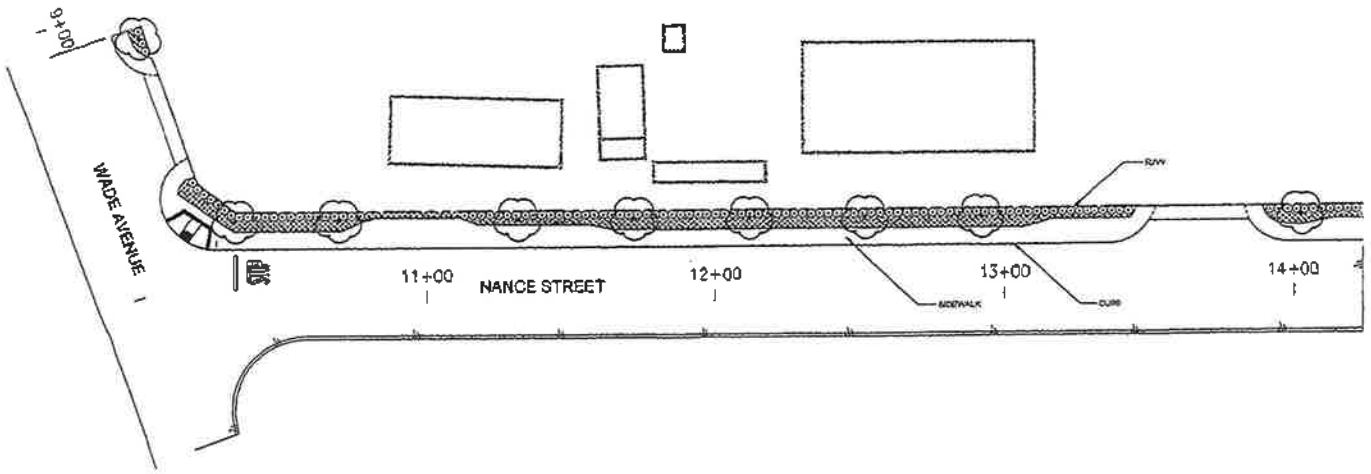
SHEET NO. 7

NOTES (TYPICAL):

1. ALL TREES WITHIN 5' OF HARDSCAPE ARE TO RECEIVE ROOTBARRIER, PER DETAIL 12, ON SHEET 10. ROOTBARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND THE CENTER OF THE TREE A MINIMUM OF 5' IN EACH DIRECTION.
2. QUANTITIES ARE SHOWN FOR THE CONVENIENCE OF THE CITY. CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADD ADDITIONAL PLANT MATERIAL AT NO ADDITIONAL COST TO THE CITY, AS REQUIRED TO MAINTAIN DESIGN INTENT DUE TO FINAL SITE DESIGN CONDITIONS NOT ANTICIPATED DURING DESIGN. CONTRACTOR TO SPOT PLANT MATERIAL AND LANDSCAPE ARCHITECT TO APPROVE FINAL LAYOUT IN FIELD PRIOR TO PLANT PIT EXCAVATION.
3. ALL PLANTER AREAS TO RECEIVE 3" THICK LAYER OF MULCH IN SHRUB AREAS AND 2" THICK LAYER IN ALL GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SAMPLES OF MEDIUM GRIND BARK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	W.U.COLS		DETAIL
	5	LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE GRAPE MYRTLE	24"BOX	MODERATE		A/10
PARK SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**W.U.COLS**	**SPACING**	**DETAIL**
⊕	115	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5GAL	LOW	36" o.c.	C/10
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**W.U.COLS**	**SPACING**	**DETAIL**
	1,163 SF	GAZANIA RIGENS 'SUN GOLD' / SUN GOLD GAZANIA	FLAT	LOW	12" o.c.	B/10



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DIGALERT — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — 811 TOLL FREE — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
TEMPORARY BENCHMARK:
MISSING NAIL AND SURVEYOR TAG LS5888 PLUG IN PCC PAVEMENT AT THE CENTERLINE INTERSECTION OF HARLEY KNOX BOULEVARD (FORMERLY OLEANDER AVENUE) AND PATTERSON AVENUE IN THE CITY OF PERRIS.
ELEVATION: 1369.43

MARK	BY	DATE	REVISIONS	APPR	DATE
			ENGINEER		MAPA

CITY OF PERRIS
APPROVED BY:
CITY ENGINEER — DATE

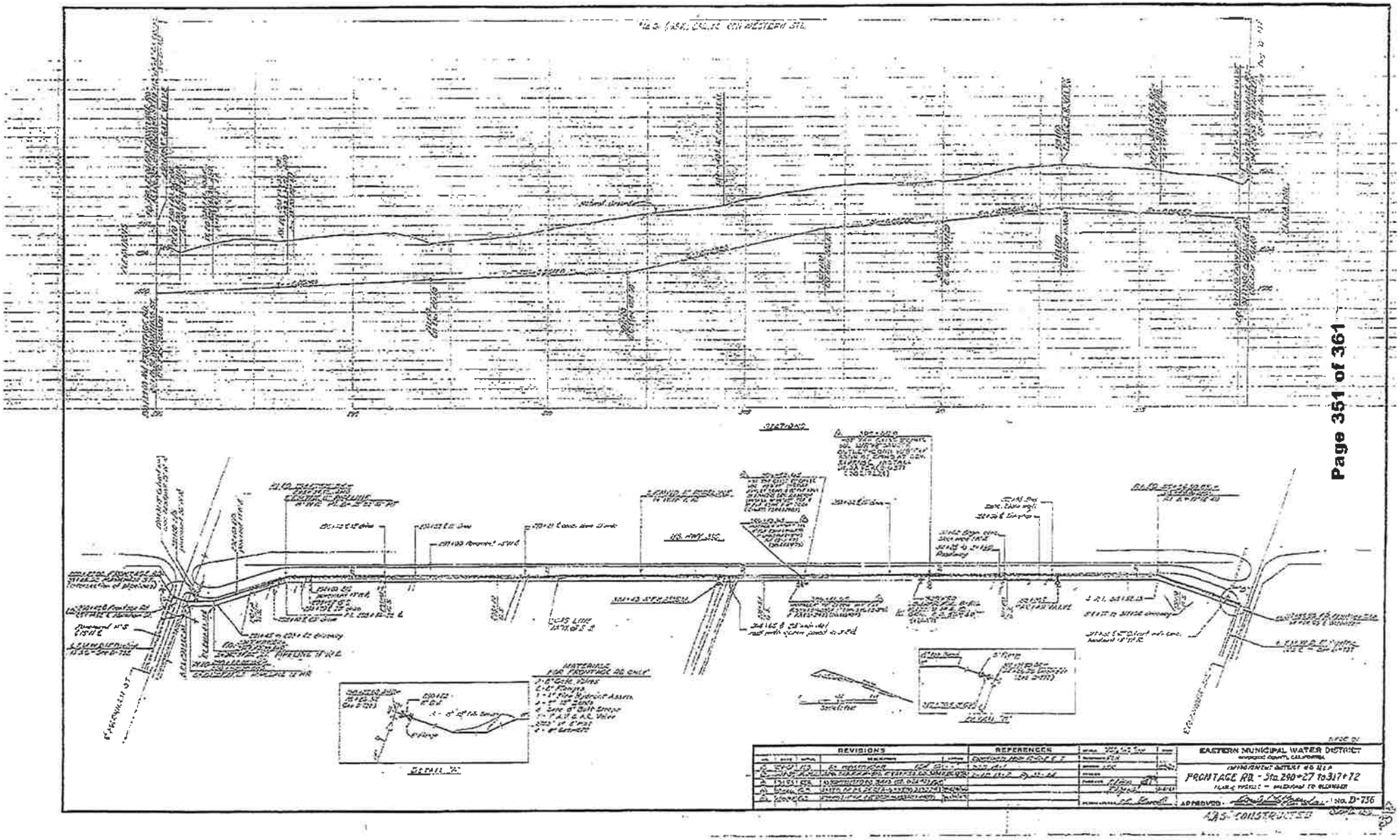
SEAL

PREPARED BY
RK
42000 MIDIAN AVENUE
SUITE A245
RIVERSIDE, CA 92505
LIC. #27397
PH. (951) 781-1150
FAX (951) 686-3601

CITY OF PERRIS
STREET IMPROVEMENT PLANS
WADE AVENUE & NANCE STREET
PLANTING PLAN

SHEET No. 8 OF 32 SHEETS

FOR XXXXX | W.O. XXXXX | PERRIS FILE No. PS-025


STATIONS
DETAIL "A"
REVISIONS
REFERENCES
EASTERN MUNICIPAL WATER DISTRICT
FRONTAGE RD. - Sta. 290+27 to 317+72
APPROVED
No. D-736
A.P.S. CONSTRUCTION

From: G. Ross Trindle <gtrindle@awattorneys.com>
Sent: Tuesday, November 30, 2021 7:25 PM
To: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Cc: Priscilla George <pgeorge@awattorneys.com>
Subject: Dynamic Meds Appeal

Good Evening Mr. Bynum,

(Our paths cross again, it seems!)

The City received an appeal from your office and we are informed that you have been asking for more information but have not received any. My colleague Priscilla and I have been asked to look into what occurred and what the next steps will be. If you could bear with us for a day or two while we unravel things, we will update you on where things are and what we all can expect moving forward. I look forward to working with you again, and addressing the issues and your client's concerns

Kind regards,

G. Ross Trindle, III | Partner
Aleshire & Wynder, LLP | 3880 Lemon St., Suite 520, Riverside, CA 92501
Tel: (951) 241-7338 | Fax: (951) 300-0985 | gtrindle@awattorneys.com | awattorneys.com

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From: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Sent: Wednesday, December 1, 2021 9:49 AM
To: G. Ross Trindle <gtrindle@awattorneys.com>; Eric Dunn <edunn@awattorneys.com>
Cc: ERojas@realpropertyattorney.net
Subject: Re: Dynamic Meds Appeal

EXTERNAL SENDER

Dear Mr Trindle: Thank you for the response. I look forward to working with you and hope we can resolve this with minimal fuss.

The history of the development of this property is long and involved. My client has spent at least $100,000.00 to comply with the conditions of approval and hundreds of hours of time. The most recent issue, my client believes, involves the city's refusal to issue an LMD (landscape maintenance district) address and failure to process the annexation requirement. I have attached documentation regarding the LMD and annexation address. Please note that the address request was paid for on Nov. 4, 2020; the application for address assignment was submitted Nov. 16, 2020; the acknowledged petition for annexation was submitted on August 9, 2021 and a $5,250.00 deposit was paid to the city the same day. All of this precedes the alleged abandonment of the permit and the city's "revocation."

My client has plans ready, if not already in plan check. This project was subjected to multiple delays due to the street improvements and COVID, which had nothing do to with my client. I believe the biggest issue to the city was my client was operating- however, my client has since ceased operations, even before the revocation was sent. My client has invested a tremendous amount of time and money into this project and simply wants to complete it as any other project in the city.

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

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From: G. Ross Trindle
Sent: Wednesday, December 1, 2021 8:17 PM
To: LBynum@realpropertyattorney.net; Priscilla George <pgeorge@awattorneys.com>
Cc: ERojas@realpropertyattorney.net
Subject: RE: Dynamic Meds Appeal

In reviewing the City's September 9, 2021 letter that spawned your client's appeal, it appears that the City should provide an appeal hearing before the Planning Commission per Perris Municipal Code section 5.58.170(c). Apparently there was some internal confusion on whether an appeal hearing was required or not. Regardless, the City is going to provide an appeal hearing under PMC section 5.58.170 to provide greater due process protections.

The appeal submitted on behalf of your client bears a received date of September 17, 2021, which is within the period specified by PMC section 5.58.170(a), making it timely, and it was submitted to the Clerk's Office as required.

The City was supposed to provide notice of the time and place of an appeal hearing within 30 days of the receipt of the written appeal (PMC section 5.58.170(b), and provide a hearing date to be held within 60 days of the filing of the written appeal (PMC section 5.58.170(c)). The City should have provided notice of a hearing by October 17, 2021.

Given the time of year, there is one Planning Commission meeting remaining, currently scheduled for December 15. Would you prefer to schedule the appeal hearing for the December 15 meeting, or wait until the first Planning Commission meeting in January (meetings are normally held the first and third Wednesdays of the month)? Waiting until January will not be construed against your client. Once we have your preferred hearing date, we will cause a notice to be issued setting the appeal hearing date and we will mobilize City staff to accommodate the appeal hearing.

Given the detailed nature of the appeal and the extensive history you've noted, it may be beneficial to agree on a "briefing schedule" with dates set depending upon the date selected for the Planning Commission appeal hearing. Your written appeal would be the "opening brief," with a "responsive brief" to be served to your office on an agreeable date, and then the appealing party should have the last word by serving a reply brief on an agreeable date. The initial letter, the appeal, response, and reply, would then be submitted to the Planning Commission prior to the appeal hearing and would comprise the main body of the administrative record if needed for further proceedings. Planning Commission meetings are recorded (audio and video), so appeal hearing arguments would be preserved for any future administrative record that might need to be prepared. Argument at the appeal hearing would then follow the same format: appealing party opening, response, then reply. Please let us know if we can agree to something along these lines, or if you have an alternative proposal.

Finally, we would ask that you restrict communications with the City Attorney and Assistant City Attorney. We have raised an ethical wall to keep the agency council team (City Attorney Eric Dunn, and Assistant City Attorney Robert Khuu, who advise the City Council and Planning Commission, respectively), separate from advocacy counsel (Priscilla and myself).

We understand the frustration that you and your client have on this matter, and hopefully we are on the path to addressing those frustrations.

Regards,

G. Ross Trindle, III | Partner
Aleshire & Wynder, LLP | 3880 Lemon St., Suite 520, Riverside, CA 92501
Tel: (951) 241-7338 | Fax: (951) 300-0985 | gtrindle@awattorneys.com | awattorneys.com

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From: G. Ross Trindle <gtrindle@awattorneys.com>
Sent: Tuesday, December 7, 2021 3:44 PM
To: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>; Priscilla George <pgeorge@awattorneys.com>
Cc: ERojas@realpropertyattorney.net <erojas@realpropertyattorney.net>
Subject: FW: Dynamic Meds Appeal

Mr. Bynum,

Following up on this email inquiry regarding the processing of your client's appeal. Given the short period of time, we will not be able to offer the 12/15 date, so we will be looking at one of the two meetings in January. Please let us know the preferred date. Also, please let us know your thoughts on the proposed procedures outlined below.

Regards,

G. Ross Trindle, III | Partner
Aleshire & Wynder, LLP | 3880 Lemon St., Suite 520, Riverside, CA 92501
Tel: (951) 241-7338 | Fax: (951) 300-0985 | gtrindle@awattorneys.com | awattorneys.com

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telephone (951) 682-2345 and destroy the original message.

From: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Sent: Wednesday, January 5, 2022 10:14 AM
To: G. Ross Trindle <gtrindle@awattorneys.com>; Priscilla George <pgeorge@awattorneys.com>
Cc: ERojas@realpropertyattorney.net <erojas@realpropertyattorney.net>
Subject: Re: Dynamic Meds Appeal

Dear Mr Trindle: My client is very interested in resolving the issue, but before scheduling an appeal hearing, my client would like clarification on exactly what action the City has taken. The "notice" from the city was confusing, if not contradictory. The first sentence claims that the applications were being revoked. I am unaware of any authority to revoke an application. The next paragraph claims the permits were revoked. I was unaware that any permits had been issued. The last page claims that the applications were completed improperly and are thus deemed abandoned. As far as the conditions of approval are concerned, those are vested property rights and again, not subject to revocation.

Please contact me to discuss and, if necessary, we can schedule the future appeal in February.

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

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From: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Sent: Thursday, January 20, 2022 12:17 PM
To: G. Ross Trindle <gtrindle@awattorneys.com>
Cc: ERojas@realpropertyattorney.net
Subject: Fw: Dynamic Meds Appeal

EXTERNAL SENDER

Dear Mr Trindle: My client has not received a response from the below inquiry. My client was issued permit PLN017-05171 and minor modification 18-05038. My client is awaiting your client's response to its request for an address for the Landscape Maintenance District (LMD) and the annexation package which your client advised was pending before the city council. The LMD address is critically important as Edison and Eastern Municipal Water District (EMWD) need the address so my client can comply with the conditions of approval. Please know my client has expended, conservatively over $300,000 toward the development of the property consistent with the permit and is now refusing to further process the paperwork to finalize construction.

Your client's prompt reply is appreciated. 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

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RE: Dynamic Meds Appeal

G. Ross Trindle <gtrindle@awattorneys.com>
Thu 1/20/2022 3:29 PM
To: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Cc: ERojas@realpropertyattorney.net <erojas@realpropertyattorney.net>
I do owe you a call. Are you available tomorrow or Monday to discuss by phone?

G. Ross Trindle, III | Partner
Aleshire & Wynder, LLP | 3880 Lemon St., Suite 520, Riverside, CA 92501
Tel: (951) 241-7338 | Fax: (951) 300-0985 | gtrindle@awattorneys.com | awattorneys.com

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From: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Sent: Wednesday, January 26, 2022 11:46 AM
To: G. Ross Trindle <gtrindle@awattorneys.com>
Cc: ERojas@realpropertyattorney.net
Subject: Re: Dynamic Meds Appeal

*** EXTERNAL SENDER ***

Dear Mr Trindle: I left a message to speak with you today. This matter is urgent and I would appreciate resolution ASAP. My client's development is "on-hold" as the city will not accept its attempted submissions for their entitlement. Please call my office and if I am not available schedule a time for a call in the next day.

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

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From: G. Ross Trindle <gtrindle@awattorneys.com>
Sent: Tuesday, February 22, 2022 4:15 PM
To: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Cc: Priscilla George <pgeorge@awattorneys.com>; Robyn K Moore Hubbard <rmoore@awattorneys.com>
Subject: RE: Dynamic Meds Appeal

I am meeting Thursday afternoon with the City. I'll give you an update after I'm done.

G. Ross Trindle, III | Partner
Aleshire & Wynder, LLP | 3880 Lemon St., Suite 520, Riverside, CA 92501
Tel: (951) 241-7338 | Fax: (951) 300-0985 | gtrindle@awattorneys.com | awattorneys.com

This email and any files transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via email and delete the email you received.

From: LBynum@realpropertyattorney.net <lbynum@realpropertyattorney.net>
Sent: Thursday, February 24, 2022 11:20 AM
To: G. Ross Trindle <gtrindle@awattorneys.com>
Cc: ERojas@realpropertyattorney.net
Subject: Re: Dynamic Meds Appeal

[EXTERNAL SENDER]

Dear Mr Trindle: I understand you are meeting with the city today to discuss this matter. I am confident you have a handle on this file and the situation, but I wanted to emphasize a few facts for your consideration. There are dozens of emails between my client, its experts and the city, including Planning, Bldg and Engineering. Not once, in any of the emails, does the city even mention the alleged expiration of the permit. All of the emails consist of how to proceed to obtain a permit. The annexation request was scheduled to go before the city council and as I understand it, all that is needed to resume/finalize the work is the LMD address, which the city refuses to provide. My client is willing apply for an extension, diligently pursue the final development and forego all prior delays, appeals, etc, if your client will simply continue to process its submissions, the annexation and issue the LMD address.

Good luck on your meeting today. 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

#5

Electronically FILED by Superior Court of California, County of Riverside on 09/01/2022 03:23 PM
Case Number CVRI2202067 0000032544293 - W. Samuel Hamrick Jr., Executive Officer/Clerk of the Court By Maria Preciado, Clerk

[Exempt From Filing Fee Government Code § 6103]

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Attorneys for Defendants, CITY OF PERRIS and KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF RIVERSIDE, HISTORIC COURTHOUSE

DYNAMIC MEDS,

Petitioner,

v.

CITY OF PERRIS; KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division; and DOES 1-10,

Respondents.

Case No. CVRI2202067

RESPONDENTS' ANSWER TO PETITIONER'S VERIFIED PETITION FOR WRIT OF MANDATE AND DECLARATORY RELIEF

Action Filed: May 23, 2022
Trial Date: None Set

Respondents CITY OF PERRIS and KENNETH PHUNG (hereinafter, "Respondents ") hereby respond to Petitioner, DYNAMIC MEDS, INC.'s a California Corporation; (hereinafter "Petitioner") Verified Petition for Writ of Mandate and Declaratory Relief ("Petition") as follows:

I. INTRODUCTION

1. Responding to paragraph 1, Respondents admit the factual allegations contained in this paragraph.

2. Responding to paragraph 2, Respondents admit the factual allegations contained in this paragraph.

3. Responding to paragraph 3, Respondents admit the factual allegations contained in this paragraph.

4. Responding to paragraph 4, Respondents admit the factual allegations contained in this paragraph.

5. Responding to paragraph 5, Respondents admit the factual allegations contained in the first two sentences of this paragraph; however, lack sufficient information and belief to admit or deny the last sentence of the paragraph: "The actual correspondence is found in the two volumes file concurrently herewith." and on that basis, Respondents deny the remainder of this allegation.

6. Responding to paragraph 6, Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 6 of the Petition and on that basis, Respondents deny each and every allegation of paragraph 6 of the Petition.

7. Responding to paragraph 7, Respondents admit the factual allegations contained in the first three sentences of this paragraph; however, Respondents' deny the factual allegations contained in the fourth sentence: "However; on September 7, 2021, the City claimed that it was "officially revoking the... Permit applications due to abandonment..." and claimed Dynamic had "completed the application incorrectly..." without explaining how the applications were incorrect or how the plans were approved by City based upon the incomplete plans" to the extent that it misquotes the letter it references. Furthermore, Respondents deny the factual allegations in the fifth sentence of the paragraph: "Attached and incorporated as exhibit 2 is a true and correct copy of the revocation." to the extent that it refers to "revocation" and thus denies the remaining allegations.

8. Responding to paragraph 8, Respondents deny the allegations in this paragraph.

9. Responding to paragraph 9, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

10. Responding to paragraph 10, the first sentence of Petitioner's paragraph calls for a legal conclusion that does not require that Respondents to admit or deny said allegations: "The revocation itself reveals City's bad faith determination." In fact, Respondents deny all allegations of bad faith. Respondents' deny the factual allegations contained in the second sentence as it does not accurately reflect the sentence referred to: " "The City of Perris is officially revoking the Medical

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Marijuana Dispensary Permit **Application** and Adult Use Regulatory Retailer Permit Application and Adult Use Regulatory Retailer Permit **Application** due to abandonment (**Bold emphasis added.**)" The Respondents admit the factual allegations contained in the third sentence of the paragraph. The fourth sentence of Petitioner's paragraph calls for a legal conclusion that does not require that Respondents to admit or deny said allegations: "There is no provision in the law for the revocation of an "application" and no regulatory permit was issued." Regarding the fifth sentence of Petitioner's paragraph, Respondents deny the allegations in this sentence "Additionally the City asserts that the renewal application was completed incorrectly, but provides no specifics whatsoever."

11. Responding to paragraph 11, Respondents admit the factual allegations contained in the first three sentences of the paragraph. The fourth sentence of Petitioner's paragraph calls for a legal conclusion that does not require that Respondents to admit or deny said allegations, "City's unilateral omission of these critical facts reveals the arbitrary and unfounded claim that the conditions of approval were abandoned, which should result in this court rescinding the City's revocation." City denies that it acted arbitrarily or capriciously at all times relevant to the Petition.

12. Responding to paragraph 12, Respondents deny the allegations in the first sentence "Even after the shocking revocation, Dynamic appealed that decisions" to the extent that it was a "shocking revocation." Respondents admit the factual allegations contained in the second sentence.

13. Responding to paragraph 13, Respondents deny the allegations in the paragraph to the extent that it references a "promise" made by the Respondents and of Respondents "reneging" on a promise.

14. Responding to paragraph 14, Petitioners' allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

15. Responding to paragraph 15, Petitioners' allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

16. Responding to paragraph 16, Respondents lack sufficient information and belief to admit or deny the allegations listed in the first part of the first sentence and, on that basis, Respondents deny each and every allegation of the first part of the first sentence of this paragraph,

"In this case, Dynamic has spent over $125,000.00 for the plans, permits, inspections and materials to comply with the conditions of approval" and Petitioners' allegations listed in the second part of the first sentence calls for a legal conclusion that does not require that Respondents admit or deny said allegations, "Respondent arbitrarily revoked the permits just a few months after approving the plans and weeks before construction could commence." Responding to the second sentence, Respondents admit the factual allegations contained in this sentence. Responding to the third sentence, Respondents admit the factual allegations contained in this sentence. Responding to the fourth sentence, Respondents deny the factual allegations contained in this sentence, "The City never warned Dynamic that its permits were in jeopardy and suddenly claimed that the permits were abandoned or the application was completed incorrectly." Responding to the fifth sentence, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations, " The City's action in this case was contrary to Dynamic's right to complete the development and this writ is required."

II. THE PARTIES

17. Responding to paragraph 17, Respondents lack sufficient information and belief to admit or deny the allegations listed in the first sentence and on that basis, Respondents deny each and every allegation listed in the first sentence, "Petitioner is and at all times relevant a California corporation with a principal place of business of Perris, CA." Responding to the second sentence, Respondents admit the factual allegations contained in this sentence.

18. Responding to paragraph 18, Respondents admit the allegations of paragraph 18 of the Petition to the extent that the Petition alleges that Respondent City of Perris is a municipal government entity. Except as expressly admitted herein, Petitioner's allegations that "Petitioner is owed the duty not to wrongfully taking the action it took" calls for a legal conclusion that does not require Respondents to admit or deny said allegations.

19. Responding to paragraph 19, Respondents admit the factual allegations contained in this paragraph.

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20. Responding to paragraph 20, Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 20 of the Petition and on that basis, Respondents deny each and every allegation of paragraph 20 of the Petition.

21. Responding to paragraph 21, Respondents admit the factual allegations contained in this paragraph, with the exception of references to "Respondents' putative revocation of Petitioner's permits." Responding to the reference of "Respondents' putative revocation of Petitioner's permits." Petitioners' allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

III. JURISDICTION AND VENUE

22. Responding to paragraph 22, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

23. Responding to paragraph 23, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

24. Responding to paragraph 24, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

25. Responding to paragraph 25, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

26. Responding to paragraph 26, Petitioner's allegations call for a legal conclusion that does not require that Respondents to admit or deny said allegations.

IV. FACTUAL BACKGROUND

27. Responding to paragraph 27, Respondents deny the allegations in the first sentence "Petitioner presents a fair and accurate timeline of the communications between. Dynamic, its agent(s) and the City. (Ex. 1.)" Responding to the allegations in the second sentence, Respondents lack sufficient information and belief to admit or deny the allegations of the second sentence and on that basis, Respondents deny each and every allegation of the second sentence, "The actual communications are attached in the two volumes concurrently filed herewith."

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28. Responding to paragraph 28, Respondents lack sufficient information to admit or deny the factual allegations contained in this paragraph, and thus deny all allegations in the paragraph.

29. Responding to paragraph 2, **September 22, 2017**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

30. Responding to paragraph 28, **November 13, 2018**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph. Petitioner only received a conditional approval.

31. Responding to paragraph 28, **November 3, 2018**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph. .

32. Responding to paragraph 28, **February 5, 2019**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph. Petitioner only received a conditional approval.

33. Responding to paragraph 28, **February 21, 2019**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

34. Responding to paragraph 28, **July 15, 2019**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

35. Responding to paragraph 28, **September 9, 2019**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

36. Responding to paragraph 28, **November 12, 2019**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

37. Responding to paragraph 28, **January 1, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph. Respondents deny the second sentence of the paragraph as a legal conclusion that does not require Respondents to admit or deny said allegations.

38. Responding to paragraph 28, **January 31 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

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39. Responding to paragraph 28, **February 13, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

40. Responding to paragraph 28, **February 18, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

41. Responding to paragraph 28, **February 25, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

42. Responding to paragraph 28, **March 14, 2020**, Respondents deny the factual allegations contained in this paragraph to the extent that the date of "March 14, 2020" is incorrect.

43. Responding to paragraph 28, **March – December 2020**, Respondents admit the factual allegations contained in this paragraph.

44. Responding to paragraph 28, **March 27, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

45. Responding to paragraph 28, **July 1, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

46. Responding to paragraph 28, **August 5, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

47. Responding to paragraph 28, **August 6, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

48. Responding to paragraph 28, **August 20 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

49. Responding to paragraph 28, **August 24, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

50. Responding to paragraph 28, **August 31, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

51. Responding to paragraph 28, **September 10, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

52. Responding to paragraph 28, **October 22, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

53. Responding to paragraph 28, **November 6, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

54. Responding to paragraph 28, **November 16, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

55. Responding to paragraph 28, **December 2, 2020**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

56. Responding to paragraph 28, **January 20, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

57. Responding to paragraph 28, **January 27, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

58. Responding to paragraph 28, **February 1, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

59. Responding to paragraph 28, **March 19, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

60. Responding to paragraph 28, **April 5, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

61. Responding to paragraph 28, **April 6, 2021, (Lines 22 – 23),** Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

62. Responding to paragraph 28, **April 6, 2021, (Line 24)**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

63. Responding to paragraph 28, **April 19 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph. .

64. Responding to paragraph 28, **April 22, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

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65. Responding to paragraph 28, **April 27, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

66. Responding to paragraph 28, **May 5, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

67. Responding to paragraph 28, **July 20, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

68. Responding to paragraph 28, **August 4, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

69. Responding to paragraph 28, **August 5, 2021**, Respondents deny each and every allegation of this paragraph of the Petition. Petitioner only shut down after being raided by the Riverside County Sheriff's Department for illegally operating a cannabis dispensary.

70. Responding to paragraph 28, **August 27, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

71. Responding to paragraph 28, **August 31, 2021**, Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 28, **August 31, 2021** of the Petition and on that basis, Respondents deny each and every allegation of this paragraph of the Petition.

72. Responding to paragraph 28, **September 1, 2021**, Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 28, **September 1, 2021** of the Petition and on that basis, Respondents deny each and every allegation of this paragraph of the Petition.

73. Responding to paragraph 28, **September 3, 2021, (Lines 15 – 16)** Respondents lack sufficient information and believe to admit or deny the allegations of paragraph 28 and on that basis, Respondents deny every allegation contained in this paragraph.

74. Responding to paragraph 28, **September 3, 2021, (Lines 17 – 20)** Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 28, **September 3, 2021** of the Petition and on that basis, Respondents deny each and every allegation of this paragraph.

75. Responding to paragraph 28, **September 7, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

76. Responding to paragraph 28, **September 17, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

77. Responding to paragraph 28, **December 1, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

78. Responding to paragraph 28, **December 7, 2021**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

79. Responding to paragraph 28, **January 5, 2022**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

80. Responding to paragraph 28, **January 20, 2022**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

81. Responding to paragraph 28, **January 26, 2022**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

82. Responding to paragraph 28, **February 22, 2022**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

83. Responding to paragraph 28, **March 3, 2022**, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

84. Responding to paragraph 28, **May 20, 2022**, Respondents deny the factual allegations contained in this paragraph to the extent that the date is incorrect "May 20, 2022."

V. DYNAMIC'S FURTHER ALLEGATIONS

85. Responding to paragraph 29, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

86. Responding to paragraph 30, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

87. Responding to paragraph 31, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

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88. Responding to paragraph 32, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

89. Responding to paragraph 33, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

90. Responding to paragraph 34, Respondents lack sufficient information and belief to admit or deny the allegations of paragraph 34 of the Petition and on that basis, Respondents deny each and every allegation of paragraph 34 of the Petition.

FIRST CAUSE OF ACTION

Writ of Mandate (Against All Respondents)

91. Responding to paragraph 35, Respondents incorporate by reference each and every response set forth herein to paragraphs 1 through 28 of the Petition, inclusive.

92. Responding to paragraph 36, Petitioner's allegations call for a legal conclusion that does not require Respondents to admit or deny said allegations.

93. Responding to paragraph 37, Respondents deny all allegations contained in this paragraph.

94. Responding to paragraph 38, Respondents admit the documents referenced in the paragraph say what they say, but deny all other allegations in the paragraph.

95. Responding to paragraph 39, Respondents deny all allegations contained in this paragraph.

SECOND CAUSE OF ACTION

(Declaratory Relief Against Respondent)

96. Responding to paragraph 40, Respondents incorporate by reference each and every response set forth herein to paragraphs 1 through 28 of the Petition, inclusive.

97. Responding to paragraph 41, Respondents admit the factual allegations contained in the first sentence. Responding to the second sentence, Respondents deny the allegations that, "A determination of whether the permits were actually abandoned; or the facts of the case allow Dynamic to complete development is required."

RESPONDENTS' FACTUAL ALLEGATIONS

98. Respondents allege on information and belief that the Petition was not filed timely with this Court.

99. Respondents allege on information and belief that Respondents did not act in an arbitrary and capricious manner with relation to Petitioner's medical marijuana dispensary and adult-use marijuana retailer regulatory permit applications.

AFFIRMATIVE DEFENSES

100. As separate and independent affirmative defenses, Respondents allege as follows:

FIRST AFFIRMATIVE DEFENSE

(Failure to State a Cause of Action)

101. As a first separate and affirmative defense, Respondents allege Petitioner's Petition, and each and every purported cause of action therein, is barred, in whole or in part, because the Petition fails to state facts sufficient to constitute a cause of action against Respondents for grounds, including, but not limited to, Petitioner's failure to plead sufficient facts and/or to plead such facts, if any, arguendo, with sufficient specificity in the Petition.

SECOND AFFIRMATIVE DEFENSE

(Statute of Limitations)

102. As a second separate and affirmative defense, Respondents allege that the Petition is barred as a matter of law by the statute of limitations, including, without limitation, Code of Civil Procedure sections 860 – 870, 1085 – 1097, and by the lack of compliance with the same.

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ALESHIRE & WYNDER LLP ATTORNEYS AT LAW

VI. PRAYER

WHEREFORE, Respondents pray for judgment as follows:

1. That Petitioner take nothing by way of its Petition on file herein;

2. For costs of suit incurred herein;

3. For reasonable attorneys' fees according to proof; and

4. For such other and further relief as the Court may deem just and proper.

DATED: September 1, 2022

ALESHIRE & WYNDER, LLP
ERIC L. DUNN
G. ROSS TRINDLE, III
AMIR ZAHEDI

By: _____
AMIR ZAHEDI
Attorneys for Defendants, CITY OF PERRIS and KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division

PROOF OF SERVICE

Dynamic Meds v. City of Perris, et al.
Riverside County Superior Court; Case No. CVRI2202067

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Riverside, State of California. My business address is 3880 Lemon Street, Suite 520, Riverside, CA 92501.

On September 1, 2022, I served true copies of the following document(s) described as **RESPONDENTS' ANSWER TO PETITIONER'S VERIFIED PETITION FOR WRIT OF MANDATE AND DECLARATORY RELIEF** on the interested parties in this action as follows:

Lawrence R. Bynum, Esq.
Law Offices of Lawrence R. Bynum
A Professional Corporation
6700 Indiana Avenue, Suite 240
Riverside, CA 92506-4258
Tel: (951) 682-2345
Fax: (951) 682-2324
LBbynum@RealPropertyAttorney.net

Attorneys for Petitioner,
Dynamic Meds

BY MAIL: I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with the practice of Aleshire & Wynder, LLP for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid. I am a resident or employed in the county where the mailing occurred. The envelope was placed in the

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

Executed on September 1, 2022, at Riverside, California.

Maria E. Muñoz

ALESHIRE & WYNDER LLP ATTORNEYS AT LAW

#6

Electronically FILED by Superior Court of California, County of Riverside on 05/01/2023 03:19 PM
Case Number CVRI2202067 0000056714738 - Marita C. Ford, Interim Executive Officer/Clerk of the Court By Amia Brown, Clerk

Law Offices of Lawrence R. Bynum,
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LBbynum@RealPropertyAttorney.net

Attorneys for petitioner Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds

Petitioner,

vs.

City of Perris;
Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and
DOES 1-10,

Respondents.

Case #: CVRI 2202067

DYNAMIC MEDS'MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF WRIT PETITION WITH REFERENCE TO RECORD; DECLARATION OF ALFONSO LUERA

[Code Civ. Proc. §§1085 and Cal. Rules of Court Rule 3.1103 (a)(2); Riverside Local Rules of Court 3170]

Hon. Craig Riemer
Dept: 1

I. Introduction

Dynamic Meds, Inc (hereafter "Petitioner" or "Dynamic") brings this petition seeking a peremptory writ of mandate, pursuant to Code of Civil Procedure section 1085 and declaratory or injunctive relief to compel Respondent City of Perris (hereafter "Respondent" or "City) and its Planning Manager, Kenneth Phung, to rescind its determination that the building permits obtained by Petitioner were abandoned and to allow Dynamic to complete construction pursuant to the conditions of approval issued by City.

Dynamic sought and obtained conditions of approval to operate a commercial

cannabis business in Perris.[1] There were actually two permit applications submitted-one for medical cannabis and then later an adult use application was submitted. Both applications were granted, with numerous conditions. Though the existing modular building was not to be changed in any respect, City mandated substantial onsite and offsite street improvements, annexation of property into a Landscape Maintenance District (LMD) and moving a massive power pole requiring both Southern California Edison and the local railroad's consent. Given that the power pole issue alone would take years, City later amended that condition. During the process of obtaining plans, the COVID pandemic struck and delayed further development as both the City and third parties, such as Dynamic's engineers and contractors were hampered with State-wide shut-down and restrictions.

There were over 240 emails and multiple in-person visits between Dynamic and City regarding permitting issues, requirements and other work. A summary of the communications was attached and incorporated as exhibit 1 to the petition. The actual correspondence is found in the two volumes filed concurrently herewith. During the permitting and construction process, Dynamic spent over $180,000.00 for plans, permits, inspections and related fees.

In 2021, work began in earnest regarding the offsite improvements, onsite improvements and annexation issues. By May 5, 2021, City had approved the onsite civil improvement plans; street improvement plans and onsite precise grading plans. In September of 2021, the City's agent, Willdan, was communicating with Dynamic to place the annexation issue on the City Council's September 14, agenda for approval. However, on September 7, 2021, the City claimed that it was "officially revoking the …Permit applications due to abandonment…" and claimed Dynamic had "completed the application incorrectly…" without explaining how the applications were incorrect or how plans were approved by City based upon the incomplete plans. Not once, in the

[1] References to the record will be set forth in the factual and procedural background, section II, hereafter.

over 240 communications between Dynamic and the City, did City remind Dynamic that its permits could expire or even warn Dynamic of that possibility until City's revocation on September 7, 2021. This revocation is arbitrary and completely contrary to the facts.

The revocation itself reveals City's bad faith determination. The very first sentence of the revocation letter states: "The City of Perris is officially revoking the Medical Marijuana Dispensary Permit **Application** and Adult Use Regulatory Retailer Permit **Application** due to abandonment. **(Bold emphasis added.)** On the last page of the alleged revocation, it states **Dynamic Meds' Medical Marijuana Dispensary Permit and Adult Use Regulatory Retail Permit are both revoked...(bold emphasis original.)** There is no provision in the law for the revocation of an "application" and no regulatory permit was issued. Additionally, City asserts that the application was completed incorrectly, but provides no specifics whatsoever.

Moreover, City claims to set forth a chronology of events, but shockingly, there are no entries between January 6, 2021, and September 2, 2021. However, there were nearly 100 emails between the parties relating to the onsite improvements; offsite improvements; communications regarding getting the LMD annexation before the City Council on September 14; and a host of other work being performed by Dynamic during that time period. City neglects to mention that it had approved a multitude of plans just a few months earlier. City's unilateral omission of these critical facts reveals the arbitrary and unfounded claim that the conditions of approval were abandoned, which should result in this court rescinding the City's revocation.

The City's bad faith actions continued even after the shocking revocation, Dynamic appealed that decision. It took the city almost three months after the appeal for the City to promise Dynamic an appeal in December of 2021. Three months later, March 3, 2022, which is six months after the appeal, the City wrote a letter reneging on the promised appeal and claimed that no appeal is available. Because no appeal is available, or at least, granted, Dynamic believes that an administrative writ pursuant to Code of Civil Procedure 1094.5 is not available. If that is not the case, Dynamic reserves its right to

amend this petition to seek that relief.

It has long been the rule in California that if a property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon a permit issued by the government, the owner acquires a vested right to complete construction in accordance with the terms of the permit. (*Dobbins v. City of Los Angeles* (1904) 195 U.S. 223; *Trans-Oceanic Oil Corp. v. Santa Barbara* (1948) 85 Cal.App.2d 776, 783-784, 797-798 (permit could not be revoked without due process). In *Trans-Oceanic* the court stated that a city cannot exercise unlimited discretion in the matter of revoking permits. After a permit has been issued, the power of a municipality to revoke it is limited. (*Vincent Petroleum Corporation v. Culver City*, 43 Cal.App.2d 511.) If a permittee has acquired a vested property right under a permit, the permit cannot be revoked. The principle is stated in [First edition] 9 Am.Jur., sec. 8, p. 204: 'By the weight of authority, a municipal building permit or license may not arbitrarily be revoked by municipal authorities, particularly where, on the faith of it, the owner has incurred material expense. Such a permit has been declared to be more than a mere license revocable at the will of the licensor. When, in reliance thereon, work upon the building is actually commenced and liabilities are incurred for work and material, the owner acquires a vested property right to the protection of which he is entitled.' (*Trans-Oceanic Oil Corp. v. City of Santa Barbara*, 85 Cal. App. 2d 776, 783–84 (1948).)

Here, Dynamic has spent over $180,000.00 for the plans, permits, inspections and materials to comply with the conditions of approval and Respondent arbitrarily revoked the permits just a few months after approving the plans and weeks before the final portion of construction, relating to the landscape maintenance district (LMD) could commence. In the months before the alleged revocation, there were nearly 100 emails to/from the City and Dynamic regarding the permits. Just days before the purported revocation, City's agents were working with Dynamic to have the LMD annexation (one of dozens of conditions of approval) brought before the City Council. The City never warned Dynamic that its permits were in jeopardy and suddenly claimed that the permits

were abandoned, or the application was completed incorrectly. Hence, The City's action in this case was a violation of Due Process and contrary to Dynamic's right to complete the development and this writ is required.

II. Factual and procedural background

Dynamic's petition and partial record, volumes 1 and 2, contain true and correct copies of the communications between Dynamic, City and those parties' agents. The actual communications are attached in the two volumes concurrently filed with the petition. Moreover, the factual allegations are supported by the verified petition. Additionally, the attached declaration of Alfonso Luera sets forth facts not contained in the petition or record.

September 22, 2017 – Dynamic Meds, through its officer, Alfonso Luera, submits his application (PLN-05171) for a medical marijuana dispensary permit. (Page(s) 1-9.[2])

Nov 3, 2018 – Dynamic applied for adult-use marijuana retailer regulatory permit, #PLN18-05353.

November 13, 2018 – City approved application 05171 with minor modification 18-05038 and conditions of approval (P. 18-21.)

February 5, 2019 – City approves permit application 18-05353, subject to and concurrent with application PLN 17-0571 and minor mod 18-05038. (P. 28-33).

February 5, 2019 –City verifies all application criteria. (P.34.) This fact contradicts City's later assertion that the application was incomplete.

February 21, 2019 – City states it is willing to approve a temporary certificate of occupancy. (P. 35 & 36.)

July 15, 2019 – City and Dynamic's engineer begin discussing alternative to power pole relocation. (P.38-39.)

[2] All further reference to page numbers will be to the record filed with the petition.

September 9, 2019 – City engineer (Stuart McKibbin) agreed to remove the condition that power pole be moved but requires additional street work... (P. 65; 105.)

November 12, 2019 – City meets with Dynamic to discuss alternative to sewer connection, since original condition requires over **ONE MILE** of sewer line to the building, an incredibly expensive requirement. (P.46, 48.) The new scope of work includes onsite final design (precise grading plan;) Fire Dept. access plan; offsite final design (street improvement plans; signing & striping plan; parkway landscape plan; parkway fence plan.) (P. 68-70.) Dynamic begins looking for a new project engineer.

January 1, 2020 – City of Perris issues business license to Dynamic Meds, (p. 76) but later revokes it claiming it was issued in error. Dynamic appealed the revocation, but the City refuses to grant a hearing on the appeal of the revocation.

January 31, 2020 – Because parkway added, three feet of parking lot removed, creating issues with available parking. (P. 77-78.)

February 13, 2020 – City of Perris provides notice of a "compliance inspection" by City and its agent HDL for Feb. 25, 2020. (P. 82.)

February 18, 2020 – Street improvement plans are prepared and submitted. (P.86-93.)

February 25, 2020 – Dynamic Meds and its attorney are ready for an inspection on February 24, 2020. However, City never appears or notifies Dynamic that there will be no inspection. (P. 99; 102.)

March 14, 2020 -- Governor of California issues state-wide shut-down for virtually all activity due to COVID. California courts issue emergency orders extending deadlines for legal issues.

March-Dec. 2020 --Despite city's limited hours; lack of outside development specialists and inability to meet in person or conduct business normally, Dynamic submits multiple plans to City. City has demanded onsite and offsite street improvements; in addition to annexation into a Landscape Maintenance District (LMD).

March 27, 2020 – Dynamic emails City regarding revised outside improvements and City responds, requesting street improvements go to Engineering Dept. and confirms that no walk-ins allowed. (P. 104.)

July 1, 2020 – Grading and street improvement plans submitted and Dynamic pays over $4,900.00 for plan review. (P.133.)

August 5, 2020 – Dynamic's agent questions City on why it has taken over a month to review plans and provide only minimal comments. (P. 135.)

August 6, 2020 – City approves onsite landscape and irrigation plans. (P. 138.)

August 20, 2020 – City sends off-site landscape review from Public Works to Dynamic's engineer. (P. 141.)

August 24, 2020 – Dynamic's landscape architect opines on that City's demand that property be annexed to a landscape maintenance district (LMD) is "expensive." (P. 142.) (Revealed to be an extra $33,000.00 (p.150 and 152.) Receives City's plan check comments re: offsite landscape. (P. 143.)

August 31, 2020 – Dynamic waiting for City's Engineering Dept for onsite improvements. (P. 145.)

September 10, 2020 – Still no in person with City, but Dynamic schedules appointment to pick up plans reviewed by City. (P. 153.)

September 28, 2020 –City is asking again about tenant improvements to modular building which Dynamic never requested to be changed. (P.236.)

October 22, 2020 – Dynamic advises City that street improvement plan will be resubmitted, and that grading plan and onsite electrical were never reviewed. Also addressed issue that since no changes to building were contemplated, Dynamic is unsure what City wants relating to TI (tenant improvement) plans. (P. 164.)

November 4, 2020 – Dynamic pays City $385.61 for parking lot lighting plan review. (P.177.)

November 6, 2020 – City provides fee estimate for onsite and offsite inspections. (P. 191.)

November 16, 2020 – Application for LMD address assignment submitted to City. (P. 195-196.)

November 17, 2020 – City's contractor (EsGil) reviews exterior lighting plans and requests changes. (P. 199-203.)

November 20, 2020 – Dynamic submits plans to City's contractor (Trilakes) for street improvements and paving. (P.205-216.) Estimate for offsite and onsite paving is $90,689.00. (P.209-210.)

December 2, 2020 – City advises Dynamic that Public Works approved offsite landscape plans and they are at front counter. City claims that Dynamic must schedule a pickup. (P. 235.) **ALL PLANS, EXCEPT OFFSITE ELECTRICAL, ARE APPROVED.** (P.235.)

January 7, 2021 - Dynamic re-submits LMD meter address request to City. (P.179.)

January 20, 2021 - Dynamic pays $5,250 for inspection fees. (p.264)

January 27, 2021 – Dynamic waiting for City and EMWD to designate site address for public electric meter prior to pulling permits. (P. 246.)

February 1, 2021 – City still inquiring into TI plans for building despite having been told that there are no changes. (P. 247.)

March 19, 2021 – Dynamic emails City requesting update regarding LMD address assignment. Nothing can proceed without the assignment. (P. 249.)

April 5, 2021 – Nathan Perez, senior planner, for City writes to Dynamic stating "inquiring on status of TI building plans. Dynamic immediately requests clarification as to what TI plans were expected as no changes to the building were called for in original submittals. (P. 253.)

Dynamic requests City to explain what information, if any, is necessary re: LMD to finalize project. (P. 258.)

April 6, 2021 – City's agent, TriLake, states that plan check is completed. (P.255.) City confirms effort to finalize permits. (P. 268.)

April 8, 2021 – City thanks Dynamic for effort to finalize off-site improvement plans and ADA building compliance. (P.268.)

April 19, 2021 – Application for building permits (street improvements) submitted to City. (P. 270.)

April 22, 2021 – City emails Dynamic to describe annexation process and states that Wildan will be City's agent for LMD process. (P. 279.) Revised building permit requested. (P. 288.)

April 27, 2021 – City has all info necessary for grading permit. (P. 292.)

May 5, 2021 – City engineer dept. emails Dynamic stating that plans (onsite civil improvement; street improvement and onsite precise grading) are approved and ready for pick-up. (P. 298-299.) Still must schedule pick up for in person. (P. 304.)

July 20, 2021 – Wildan, City's annexation project manager, provides invoice. (P. 314-315.) Dynamic pays $5,250.00 on **August 3, 2021**. (P. 323.)

City employees and agents are asking each other where the various conditions from engineering, planning and public works are located, as agent cannot find them. (P.311-312.)

August 4, 2021 – City provides info for annexation into LMD. (P. 325.)

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

August 24, 2021 – City's agent sends the draft reports for LMD annexation to Dynamic and gives Dynamic until Aug. 30, 2021, to approve in order to be on the council agenda for approval on September 14, 2021, meeting. (P.326.)

August 27, 2021 – Dynamic requests that offsite landscape plans that were to have been mailed but were never received and that reiterates LMD meter address not received from City or Edison. (P. 341.)

August 31, 2021 – EWMD responds that there is no comment [objection] regarding water meter location.

September 1, 2021 – Dynamic requests information from State Water Resources Control Board.

September 3, 2021 – EMWD finally issues reference # for project, which is accepted by Dynamic.

September 3, 2021 – Dynamic ready with contractors to grade for onsite improvements; offsite improvements; landscape improvements; electrical improvements to parking lot lights and everything else needed to finalize construction. Dynamic working with City for annexation to the LMD district. (P.327-351.)

September 7, 2021 – Phung writes Dynamic claiming that the application for permit was revoked; and the application abandoned. (Exhibit 2 to petition.)

September 17, 2021 – Dynamic appeals the decision. (Exhibit 3 to petition.)

December 1, 2021 – City's attorney promises Dynamic an appeal hearing and requests that City Attorney Dunn not be on email communications. (P. 354.)

December 7, 2021 – City's attorney offers January appeal hearing dates.

January 5, 2022 – Dynamic requests clarification on exactly what the scope of hearing will be due to the confusion in the initial letter. (P. 356.)

January 20, 2022 – Dynamic again requests information regarding the appeal. (P. 357.)

January 26, 2022 – Dynamic again requests information for resolution. (P. 359.)

February 22, 2022 – City's attorney states that a meeting with the City forthcoming. (P. 360.)

March 3, 2022 – City advises Dynamic that no appeal hearing is allowed and invites writ. (Exhibit 4 to petition.)

May 20, 2022 – Writ filed.

V. Dynamic's substantial investment toward complying with the conditions; coupled with the COVID pandemic making routine matters difficult and the City never stating that the permits would be expiring compel the city to rescind its determination of alleged abandonment

It has long been the rule in California that if a property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon a permit

issued by the government, he acquires a vested right to complete construction in accordance with the terms of the permit. (*Dobbins v. City of Los Angeles* (1904) 195 U.S. 223; *Trans-Oceanic Oil Corp. v. Santa Barbara* (1948) 85 Cal.App.2d 776, 783-784, 797-798 (permit could not be revoked without due process). In *Trans-Oceanic* the court stated that a city cannot exercise unlimited discretion in the matter of revoking permits. After a permit has been issued, the power of a municipality to revoke it is limited. If the permittee does nothing beyond obtaining the permit or fails to comply with reasonable terms or conditions expressed in the permit granted, the proper authorities may revoke it. (*Vincent Petroleum Corporation v. Culver City*, 43 Cal.App.2d 511.) If a permittee has acquired a vested property right under a permit, the permit cannot be revoked. The principle is stated in 9 Am.Jur., sec. 8, p. 204: 'By the weight of authority, a municipal building permit or license may not arbitrarily be revoked by municipal authorities, particularly where, on the faith of it, the owner has incurred material expense. Such a permit has been declared to be more than a mere license revocable at the will of the licensor. When, in reliance thereon, work upon the building is actually commenced and liabilities are incurred for work and material, the owner acquires a vested property right to the protection of which he is entitled.' (*Trans-Oceanic Oil Corp. v. City of Santa Barbara*, 85 Cal. App. 2d 776, 783–84 (1948).)

In *Trans-Oceanic Oil Cop. v. City of Santa Barbara* (1948) 85 Cal.App.2d 776, Trans-Union's predecessor obtained an oil lease on which Trans-Oceanic operated seven wells, then applied for a permit to operate an 8th well on the lease. The City granted the permit in June 1941. Trans-Oceanic incurred $4,500 in expenses to build substantial concrete foundations for a derrick, erected an oil derrick, dug a sump hole, erected a powerhouse, moved boilers into place, and laid necessary pipelines to the site." *Trans-Oceanic,* 85 Cal.App.2d at 780. A few months later, the United States entered World War II after the attack on Pearl Harbor. The U.S. Army soon thereafter took possession of the entire well area until early 1945, by which time tile oil derrick was destroyed, leaving Trans-Oceanic's other build outs in place. *Trans-Oceanic, supra.*

In March of 1946, the City instituted an oil drilling ban within the City, except for industrial areas. The City rezoned the parcel where Trans-Oil's wells were located into a residential area. The City did not act to revoke Trans-Oil's permit on Well No. 8 until April 1947, soon after Trans-Oceanic began drilling again, Trans-Oceanic could not resume drilling operations until March 1947 due to a shortage of labor, materials, and drilling equipment. *Ibid.,* 85 Cal.App.2d at 771.

In April of 1947, the City revoked Trans-Oceanic's permit as to Well No. 8 without notice or hearing. *Trans-Oceanic, supra.* The Trial Court denied mandate to Trans-Oceanic and the appellate court reversed, holding:

> If a permittee has acquired a vested property right under a permit, tile permit cannot be revoked. The principle is stated in 9 American Jurisprudence, section 8, page 204: "By the weight of authority, a municipal building permit or license may not arbitrarily be revoked by municipal authorities, particularly where, on tile faith of it, tile owner has incurred material expense. Such a permit has been declared to be more that a mere license revocable at the will of tile licensor. When, it reliance thereon, work upon the building is actually commenced and liabilities are incurred for work and material, tile owner acquires a vested property right to the protection of which he is entitled." *Trans-Oceanic,* 85 Cal.App.2d at 784.

The Court in *Trans-Oceanic* further held that:

> A permit may not be revoked arbitrarily "without cause." (53 C.J.S. § 44, p. 651.) It is conceded that in revoking the permit granted to appellant, the City Council of Santa Barbara did so without prior notice to appellant, without a hearing, and without evidence. In determining that a permit, validly issued, should be revoked, the governing body of a municipality acts in a quasi-judicial capacity. In revoking a permit lawfully granted, due process requires that it act only upon notice to file permitted, upon a hearing, and upon evidence substantially supporting a finding of revocation. *Trans-Oceanic,* 85 Cal.App.2d at 795.

Trans-Oceanic expended $4,500 to set up its drilling operations on Well No. 8, and after the war, spent another $5,600 to move equipment to and from the property, and incurred $360/day standby costs for crew and equipment, reduced to $193/day after the purported revocation. *Trans-Oceanic,* 85 Cal.App.2d at 780, 781. The Court held in *Trans-Oceanic* that: "The resolution of revocation in the instant case, adopted without

notice or hearing or reception of competent evidence, was inoperative and of no legal force." *Ibid.* at 797.

Here, the evidence clearly supports the conclusion that Dynamic was working diligently to obtain all of the plan approvals, permits and requirements set forth by the City. In April and May of 2021, City was very aware that Dynamic was trying to commence grading for the onsite and offsite improvements. All that was required was the LMD annexation, which process is controlled by the City. It is axiomatic that a "person cannot take advantage of his own act or omission to escape liability. If he prevents or makes impossible the performance or happening of a condition precedent, the condition is excused." *Exchequer Acceptance Corporation v. Alexander*; 271 Cal.App.2d 1, 14 (1969); *San Bernardino Valley Water Development Company v. San Bernardino Valley Municipal Water District*, 236 Cal.App.2d 238, 265 ("a party who prevents fulfillment of a condition of his own obligation cannot rely on such condition to defeat his liability.") (1965). Thus, City cannot rely on its own obstructionist behavior and the failure to schedule the LMD hearing with its own council as an excuse to claim Dynamic abandoned its applications.

As late as August 24, 2021, City was working with Dynamic to have the LMD annexation heard by the City Council on September 14. (P.326.) Suddenly, without any notice, on September 7, 2021, City refuses to place LMD hearing before council-without bothering to advise Dynamic of its refusal-and then creates the "revocation of application" letter. The basis for revocation and alleged abandonment completely omits all of the work and communication between the City and Dynamic that occurred in 2021.

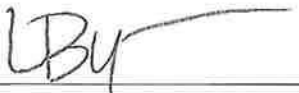
In addition, Dynamic invested over $180,000.00 in filing fees; plans; site inspections, construction, engineering and related expenses. Dynamic arranged for multiple contractors to commence in September of 2021, needing only the LMD annexation to start. City, without notice, cancelled the LMD hearing and suddenly revoked the permits.

Review of the City's revocation letter reveals the bad faith basis for the City's determination that Dynamic "abandoned" its application. Strikingly absent from City's factual chronology was *any* of the communications between Dynamic and the City relating to all of the work that was performed. City purposefully fails to disclose that all that was required was an LMD annexation, which process is completely controlled by City. As recently as August 24, 2021, City requested information from Dynamic, which was provided on August 30, 2021. On September 7, 2021, City claims that Dynamic "abandoned" its application. It is unfathomable that all of the communications between the City and Dynamic that City could conclude Dynamic "abandoned" its application. This is a clearly fabricated conclusion with no basis in fact. Dynamic lost its substantial investment with one letter, no prior notice and no hearing.

Finally, adding insult to injury, City promised Dynamic an appeal. Six months later, City unilaterally denied the appeal and considered the matter "closed." This highhanded arrogance is, unfortunately, par for the course in this matter. City's actions are the epitome of Due Process violation. Accordingly, Dynamic respectfully requests that this court order City to hold the LMD annexation hearing and continue to allow Dynamic to obtain the construction permits and start construction to finalize its permits.

May 1, 2023

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



By: Lawrence R. Bynum, Esq

DECLARATION OF ALFONSO LUERA IN SUPPORT OF WRIT OF MANDATE

I, Alfonso Luera, am the CEO of Dynamic Meds, and was integrally involved in the permitting process which is the subject of this litigation. As such, I have personal knowledge of the facts set forth herein and if called to testify could and would testify as follows:

1. Dynamic Meds, Inc (hereafter "Petitioner" or "Dynamic") brings this petition seeking a peremptory writ of mandate, pursuant to Code of Civil Procedure section 1085 and declaratory or injunctive relief to compel Respondent City of Perris (hereafter "Respondent" or "City) and its Planning Manager, Kenneth Phung, to rescind its determination that the building permits obtained by Petitioner were abandoned and to allow Dynamic to complete construction pursuant to the conditions of approval issued by City.
2. Dynamic sought and obtained conditions of approval to operate a commercial cannabis business in Perris.
3. There were actually two permit applications submitted-one for medical cannabis and then later an adult use application was submitted. Both applications were granted, with numerous conditions.
4. Though the existing modular building was not to be changed in any respect, City mandated substantial onsite and offsite street improvements, annexation of property into a Landscape Maintenance District (LMD) and moving a massive power pole requiring both Southern California Edison and the local railroad's consent. Given that the power pole issue alone would take years, City later removed that condition.
5. During the process of obtaining plans, the COVID pandemic struck and delayed further development as both the City and third parties, such as Dynamic's engineers and contractors were hampered with State-wide shut-down and restrictions.

6. There were over 240 emails and multiple in-person visits between Dynamic and City regarding permitting issues, requirements and other work. A summary of the communications is attached and incorporated as exhibit 1 to the petition.

7. The actual correspondence is found in the two volumes filed concurrently herewith. During the permitting and construction process, Dynamic spent over $180,000.00 for plans, permits, inspections and related fees. Attached and incorporated hereto is a table showing the date/payee and amount spent.

8. In 2021, work began in earnest regarding the offsite improvements, onsite improvements and annexation issues.

9. By May 5, 2021, City had approved the onsite civil improvement plans; street improvement plans and onsite precise grading plans.

10. In September of 2021, the City's agent, Willdan, was communicating with Dynamic to place the annexation issue on the City Council's September 14, agenda for approval.

11. However, on September 7, 2021, the City claimed that it was "officially revoking the ...Permit applications due to abandonment..." and claimed Dynamic had "completed the application incorrectly..." without explaining how the applications were incorrect or how plans were approved by City based upon the incomplete plans.

12. Not once, in the over 240 communications between Dynamic and the City, did City remind Dynamic that its permits could expire or even warn Dynamic of that possibility until City's revocation on September 7, 2021.

13. City claims to set forth a chronology of events, but there are no entries between January 6, 2021, and September 2, 2021. However, there were nearly 100 emails between the parties relating to the onsite improvements; offsite improvements; communications regarding getting the LMD annexation before the City Council on September 14; and a host of other work being performed by Dynamic during that time period.

14. City's bad faith actions continued even after the shocking revocation, Dynamic appealed that decision.

15. It took the city almost three months after the appeal for the City to promise Dynamic an appeal in December of 2021.

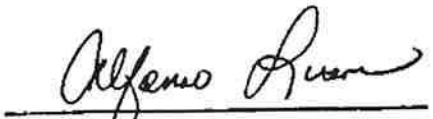
16. Three months later, March 3, 2022, which is six months after the appeal, City wrote a letter reneging on the promised appeal and claimed that no appeal is available.

17. Here, Dynamic has spent over $180,000.00 for the plans, permits, inspections and materials to comply with the conditions of approval and Respondent arbitrarily revoked the permits just a few months after approving the plans and weeks before the final portion of construction, relating to the landscape maintenance district (LMD) could commence.

18. In the months before the alleged revocation, there were nearly 100 emails to/from the City and Dynamic regarding the permits. Just days before the purported revocation, City's agents were working with Dynamic to have the LMD annexation (one of dozens of conditions of approval) brought before the City Council. The City never warned Dynamic that its permits were in jeopardy and suddenly claimed that the permits were abandoned, or the application was completed incorrectly.

I declare under penalty of perjury of the laws of the state of California that the foregoing is true and correct.

Executed on May 1, 2023, at Perris, California



Alfonso Luera

Exhibit 1 to Alfonso Luera declaration

EXHIBIT 1 Dynamic Meds Receipts

1. Dispensary Application 8/23/2017		$16,608.45
2. Frontier Security 10/01/2017		3429
3. City Fire Flow Permit 09/20/2018		$250.00
4. EMWD Fire Flow test 09/21/2018		$525.00
5. Septic Location 10/06/2018		$1215.00
6. WEBB And Assoc 12/19/2019	06/10/2019-	$18,167.44
7. MESA Fence Co 01/12/2020		$2,800.00
8. I Watcher Security	02/21/2020	$930.00
9. DBA Eng 03/16/2020		$10,735.00
10. DBA Eng 04/07/2020		$21,247.00
11. DBA Eng 06/06/2020		$20,330.00
12. Hiway Traffic Control	06/21/2020	$750.00
13. Offsite Plan Check 06/30/2020		$808.45
14. Onsite PlannCheck 06/30/2020		$408.45
15. Trilakes Plan Check 07/01/2020		$4,904.00
16. Creative Printing	07/23/2020	$11.10
17. Access roof lighting	08/10/2020	$2888.00
18. Beckwith Engineering 08/25/2020	Jan 2020-	$36000.00
19. LMD Meter Permit	11/04/2020	$385.61
20. DBA Eng 11/09/2020		$5135.00
21. Tri-Lakes Grading permit	11/17/2020	$194.50
22. Tri-Lakes Onsite /Offsite Insp.	11/07/2020	$5252.00

3429

23. City Development (Bus. Lie)	12/31/2020	$613.00
24. Zips Lock and Key 01/12/2021		$65.00
25. Tri-Lakes E.Reyna 02/05/2021		$5,250.00
26. Willdan Annexation 138	08/04/2021	$5,250.00
27. Willdan Annexation 140	08/19/2021	$5,250.00
28. EMWD new meter set	09/03/2021	$1500.00
29 Electrical panel upgrade	June 2020	$2000.00
30 Hemet Fence (rear lot)	July 2020	$2600.00
31 ADA inspection report 2020	Sep. 2,	$4500.00
	Total	$180,002.00

#7

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Attorneys for Defendants, CITY OF PERRIS and KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF RIVERSIDE, HISTORIC COURTHOUSE

DYNAMIC MEDS,

Petitioner,

v.

CITY OF PERRIS; KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division; and DOES 1-10,

Respondents.

Case No. CVRI2202067

RESPONDENTS CITY OF PERRIS AND KENNETH PHUNG'S BRIEF IN OPPOSITION TO PETITIONER'S OPENING BRIEF

Assigned for all Purposes to Hon. Craig Reimer, Dept. 1

Action Filed: May 23, 2022
Trial Date: None Set

TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD HEREIN:

Respondents City of Perris ("City") and Kenneth Phung ("Phung"), in his official capacity as the Planning Manager-Development Services Dept-Planning Division for the City of Perris (City and Phung are collective referred to as "Respondents") file the following Brief in Opposition to Petitioner Dynamic Meds' Opening Brief for Writ of Mandate under Civil Code of Procedure section 1085.

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MEMORANDUM OF POINTS AND AUTHORITIES

I. INTRODUCTION

Petitioner operated illegally in the City until 2017. In August and December of 2017, Petitioner applied for and received ***conditional*** authority to operate a cannabis business in the City, providing medical and recreational cannabis. However, Petitioner had to make a number of improvements to its property in order to receive final approval and a Certificate of Occupancy. Satisfaction of the conditions of approval would have allowed legal operation for a year, and then renewal would have been required in order to continue operations. A permit to operate a cannabis dispensary is not a vested land use right.

Petitioner operated illegally for approximately 3.5 years and failed to comply with all conditions required during that span of time. Despite the City's efforts to obtain compliance, Petitioner failed and refused to do so, only shutting down when raided by the Riverside County Sheriff's Department in August of 2021. Finally, the City considered Petitioner's initial applications abandoned since Petitioner operated so long without authorization, never bothered to comply wit! all conditions, and only stopped operations when physically forced to do so by law enforcement. Now, Petitioner claims that Respondents acted in an arbitrary and capricious manner by finding the applications abandoned, which does not provide any administrative appeal. Respondents' actions were far from arbitrary and capricious, but rather based on 3.5 years of failure while Petition raked in cash profits. The Petition should be denied.

II. BACKGROUND AND STATEMENT OF RELEVANT FACTS

A. Facts

Petitioner Dynamic Meds is a California corporation with its principal pace of business in Perris, California. (Petition, ¶17.) Respondent City of Perris is a California municipal entity serving the residents and taxpayers of that same city. (Petition, ¶17.) Respondent Kenneth Phung was at the time the Planning Manager of the City of Perris' Development Services Department- Planning Division who signed the letter informing Petitioner that the medical marijuana and adult use

marijuana use were abandoned. (Petition, Exhibit 3, pg. 49 of 130). Respondent Phung is sued in his official capacity only.[1]

Petitioner, through Alfonso Luera, filed a medical marijuana dispensary application permit on August 22, 2017. (Petition, Exhibit 3, pg. 64 of 130.). This was given **conditional approval** on November 13, 2018. (Petition, ¶28.) Petitioner later applied for an adult-use marijuana retailer regulatory permit on November 3, 2018 and was also given **conditional approval**. (Petition, ¶28.) Petitioner was provided with conditions of approval that required completion to obtain final approval to operate lawfully. (Petition, ¶28.) To be clear: final approval was required to operate legally.

On January 1, 2020, the City's outside vendor mistakenly issued a 2020 business license for Petitioner. (Petition, Exhibit 3, pg. 79 of 130.) The business license should have never been issued because a valid Certificate of Occupancy was never received as required under PMC section 16.20.090. (Petition, Exhibit 2, pg. 37 of 130.) Despite this mistake by the City's outside vendor, Petitioner was on notice that the business license was conditioned on complying with all requirements of the Perris Municipal Code: ("PMC"): "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." (Petition, Exhibit 3, pg. 79 of 130.)

Petitioner also was aware that a Certificate of Occupancy was required as a condition of approval. (Petition, Exhibit 2, pg. 31 of 130.)

On January 14, 2020, the City's Code Enforcement Department observed that Petitioner was operating its dispensary 24-hours a day, seven days a week in violation of PMC section 5.54.110; which resulted in issuance of a Notice of Violation to Petitioner. (Petition, Exhibit 2, pg. 42 of 130.) Accordingly, the City determined that Petitioner was operating without a valid business license. (Petition, Exhibit 2, pg. 42 of 130.) On March 6, 2020, the City Attorney's Office issued a Notice

[1] Suing a public official in their official capacity is treated the same as suing the public entity itself. (See *Kentucky v. Graham* (1985) 473 U.S. 159, 166).

of Criminal Violation for Petitioner failing to obtain a business license prior to operating a business under PMC section 5.04.010 and for operating a business without a certificate of occupancy under PMC section 16.20.090. (Petition, Exhibit 2, pg. 43 of 130.) A Final Notice of Violation was mailed to Petitioner's attorney of record as well. (Petition, Exhibit 2, pg. 43 of 130.) Since Petitioner never received a Certificate of Occupancy, the City revoked Petitioner's business license on June 12, 2020. (Petition, Exhibit 2, pg. 42 of 130.)

Despite being aware of its revoked business license, Petitioner continued to operate its cannabis business unlawfully, which forced the City to send a cease and desist letter. (Petition, Exhibit 2, pg. 42 of 130.) During this time, Petitioner still had not met the initial conditions imposed by the City with respect to the medical and adult use cannabis permits provisionally issued. (Petition, ¶28.) In fact, Petitioner never did. (Petition, ¶28.)

As a result of Petitioner's failure to obtain a certificate of occupancy after nearly 3.5 years, the City declared Petitioner's medical marijuana and adult use marijuana applications abandoned on September 7, 2021. (Petition, Exhibit 2, pg. 30 of 130.) The applications were considered abandoned because Petitioner never complied with the conditions of approval and, thus, never had a legal right to operate. If Petitioner had a legal right to operate, a revocation proceeding would have been triggered.

In the September 7, 2021 correspondence, the City noted PMC sections 5.58.080 and 5.54.080, which both reference abandonment and the inability to appeal. (Petition, Exhibit 2, pg. 44 of 130.) Regardless, Petitioner filed a notice of appeal on September 17, 2021. (Petition, Exhibit 3, pg. 45 – 48 of 130.) The City took no action on Petitioner's erroneously submitted notice of appeal. From approximately November of 2021 through March 3, 2022, the City Attorney's office discussed options to resolve the case. Seeing no resolution possible, the City Attorney's Office notified Petitioner that there was no right to appeal under PMC sections 5.58.080 and 5.54.080 for abandoning medical and adult use marijuana permits, and that the September 7, 2021 correspondence correctly identified the PMC statues that provide for no right to appeal. (Petition, ¶28.)

Importantly, due to Petitioner's refusal to cease and desist from its activities, the Riverside Sheriff's Office raided and closed down Petitioner's operations on August 6, 2021. Petitioner did not voluntarily shut down on its own.

B. Procedural History

On May 23, 2022, Petitioner filed the instant Petition for Writ of Mandate and Declaratory Relief. Petitioner's request for relief is quite hard to understand; as the Petition goes back and forth regarding verbiage; however, it is centered around the claim that the City "revoked" Petitioner's cannabis license and that the "revocation" was committed in an arbitrary and capricious manner.

Yet, Petitioner's Notice of Appeal of Purported Revocation of Conditions of Approval For a Dispensary Permit, includes contradictory reasons for the appeal: "1. **No permits have been issued so there is nothing to revoke**.[emphasis added]" "6. The purported revocation is…" "7. The purported revocation constitutes…" and "8. The purported revocation is…" (Petition, Exhibit 3, pg. 45 – 46 of 130.) By Petitioner's own admission, no permits had been issued in this matter, and this stands in direct contradiction to Petitioner's claim of arbitrary and capricious revocation. (Petition,¶ ¶ 9; 10; 11; 12; 15, 28.)

Respondents filed a demurrer which was denied by the Court on August 12, 2022, after which Respondents filed their answer on September 1, 2022.

III. STANDARD OF REVIEW AND LEGAL ANALYSIS

A. No Evidence Shows Arbitrary And Capricious Actions

" 'A traditional writ of mandate under [Code of Civil Procedure] section 1085 is a method of compelling the performance of a legal, usually ministerial duty[.]' " (*Bollengier v. Doctors Medical Center* (1990) 222 Cal.App.3d 1115, 1123.) "Generally, a writ will lie when there is no plain, speedy, and adequate alternative remedy; the respondent has a duty to perform; and the petitioner has a clear and beneficial right to performance." (*Payne v. Superior Court* (1976) 17 Cal.3d 908, 925)

"When there is review of an administrative decision pursuant to Code of Civil Procedure section 1085, courts apply the following standard of review: ' " '[J]udicial review is limited to an examination of the proceedings before the [agency] to determine whether [its] action has been

arbitrary, capricious, or entirely lacking in evidentiary support, or whether [it] has failed to follow the procedure and give the notices required by law.' " [Citations.]' " (*Los Angeles Lincoln Place Investors, Ltd. v. City of Los Angeles* (1997) 54 Cal.App.4th 53, 59; *Pomona Police Officers' Assn. v. City of Pomona* (1997) 58 Cal. App. 4th 578, 583–84).

Under the deferential standard of review for traditional mandamus, the Court's role is to ensure that the administrative agency has adequately considered all relevant factors, and has demonstrated a rational connection between those factors, the choices made, and the purposes of the enabling statute. (*Nowicki v. Contra Costa County Employees' Retirement Association* (2021) 67 Cal.App.5th 736, 746 review denied.) The standard of review for traditional mandamus calls for the trial court to determine whether the agency's decision was arbitrary, capricious or entirely lacking in evidentiary support, contrary to established public policy, unlawful, or procedurally unfair. (*Id.*)

Petitioner filed a medical cannabis permit application in August 2017 and an adult use application in December 2017. (Petition, Exhibit 3, pg. 64 of 130.) ***Petitioner only received provisional approval, not final approval.*** (Petition, Exhibit 3, pg. 45 – 46 of 130; ¶28.) In order to receive final approval and, thus, obtain the legal right to operate for one year, Petitioner had to comply with all conditions of approval for both applications. (Petitioner, Exhibit 2, pg. 30 – 44 of 130.)

For 3.5 years, Petitioner did not do so. (Petition, ¶28.) Yet, Petitioner operated illegally during that time, raking in massive cash profits. This continued until the Riverside County Sheriff's Office raided Petitioner's location in August 2021. Only this action brought a halt to Petitioner's illegal operations.

Furthermore, Petitioner never obtained a Certificate of Occupancy—a basic requirement for occupancy and operation of any commercial building, tied to completion of the conditions of approval—and even had its business license (initially issued by mistake), revoked as a result. (Petition, Exhibit 2, pg. 37 of 130 and Exhibit 3, pg. 79 of 130.) Petitioner never should have operated its business prior to completion of conditions of approval, prior to obtaining a Certificat of Occupancy, and without a valid business license. (Petition, Exhibit 3, pg. 79 of 130.) Yet it did

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so, pulling in untold mounds of cash on a monthly basis, and now has the gumption to come to this Court to request the ability to "get right" by the City.

Numerous letters and e-mails in the record show overwhelming evidence of the City's attempt to work with Petitioner over that three-and-a-half year period. (Petition, Exhibit 2, pg. 30 – 44 of 130.) The evidence clearly shows the City followed its procedures and waited with a glacier's patience for Petitioner to complete the requirements. This extraordinary time period, during which Petitioner never received a Certificate of Occupancy and did not complete numerous of the other conditions as required, led to Petitioner's permit application to be deemed abandoned. Given this detailed and clear history, there is nothing to substantiate an arbitrary or capricious act by the City. In fact, Petitioner has not provided a single piece of evidence in the Petition to show that the City acted in an arbitrary and capricious manner. **Indeed, the face of the verified Petition itself shows that no revocation occurred!**

Petitioner's own dilatory conduct resulted in abandonment, not any arbitrary or capricious action by Respondents.

B. Petitioner Never Had a Vested Right

Petitioner asks the Court to fish for a red herring by alleging some vested right. In fact, Petitioner's entire Opening Brief argument can be summarized in a simple sentence: because Petitioner has invested over $180,000, it has a vested right. (Petitioner's Opening Brief, pg. 13.)[2] If only paying money made it so.

The Court need not take the bait, because that is not the way the law works. First, PMC section 5.58.080(a) states, in its entirety: "Issuance of a commercial operation permit constitutes a revocable privilege and shall not create or establish any vested rights for the development or use of the property." The controlling law cannot be clearer: no vested right ever existed. Second, Petitioner acknowledges it was only provided with *conditional approval* that it had to complete to obtain final approval to operate lawfully. (Petition, ¶28.) Petitioner knew this, but ignored the conditions and

[2] Interestingly enough, Petitioner claimed in its Petition to have spent over $120,000, not $180,000. (Petition,¶ 1 – 7). Somehow it now increased by $60,000, a whopping 50 percent—with no explanation.

operated anyway. (Petition, Exhibit 3, pg. 79 of 130.) Thus, Petitioner never had a legal right to operate at any point. Third, Petitioner's position directly contradicts its own Petition for Writ of Mandate. As noted earlier, Petitioner admits no permits were issued in this matter yet also claims that revocations occurred. (Petition,¶ ¶ 9; 10; 11; 12; 15; and, 28.) If no permits were issued, then nothing could have been revoked. As such, the only finding that occurred was that Petitioner had abandoned its initial applications, a finding supported by any reasonable interpretation of the evidence.

No arbitrary and capricious revocation occurred; in fact, no revocation occurred at all. A reasonable and rational reading of the evidence easily shows what really occurred: Petitioner dragged its feet all the while illegally making money; the City graciously waited and worked with Petitioner during that time—ultimately three-and-a-half-years—before accepting the truth that Petitioner would not comply; only after a raid by law enforcement did Petitioner cease illegal operations; Respondents then acted reasonably in finding the applications abandoned. Even taking into account the COVID-19 Pandemic, Petitioner still wasted two years; absent the raid in Augus' 2021, all of the evidence points to continued illegal operations. Petitioner got more than its money's worth out of illegally operating and do not desire another chance to do so in the City of Perris.

C. If the Court Grants the Petition, the Proper Remedy is to Order the City to Initiate Revocation Proceedings

In the event that the Court is inclined to grant the Petition, an appropriate relief under Code of Civil Procedure section 1085 is to remand the matter back to the City for an administrative hearing regarding the revocation of Petitioner's conditional permits, not to "rescind the alleged revocation" as demand in paragraph 39 of the Petition. (see *Dhillon v. John Muir Health* (2017) 2 Cal. 5th 1109, 1114.)

Therefore, if the Court were to grant the Petition, the Respondents request that the Court remand the Petition to the City for further proceedings.

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ALESHIRE & WYNDER LLP ATTORNEYS AT LAW

IV. CONCLUSION

Based on the foregoing, Respondents respectfully request that the Court deny the Petitioner's Petition for Writ of Mandate and enter judgment in favor of Respondents.

DATED: May 31, 2023

ALESHIRE & WYNDER, LLP
ROBERT KHUU
G. ROSS TRINDLE, III
AMIR ZAHEDI

By: _____
AMIR ZAHEDI
Attorneys for Defendants, CITY OF PERRIS and KENNETH PHUNG in his official capacity of Planning Manager-Development Services Dept-Planning Division

PROOF OF SERVICE

Dynamic Meds v. City of Perris, et al.
Riverside County Superior Court; Case No. CVRI2202067

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Riverside, State of California. My business address is 3880 Lemon Street, Suite 520, Riverside, CA 92501.

On May 31, 2023, I served true copies of the following document(s) described as **RESPONDENTS CITY OF PERRIS AND KENNETH PHUNG'S BRIEF IN OPPOSITION TO PETITIONER'S OPENING BRIEF** on the interested parties in this action as follows:

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Attorneys for Petitioner,
Dynamic Meds

BY E-MAIL OR ELECTRONIC TRANSMISSION: I caused a copy of the document(s) to be sent from e-mail address mmunoz@awattorneys.com to the persons at the e-mail addresses listed in the Service List. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

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

Executed on May 31, 2023, at Riverside, California.

Maria E. Muñoz

ALESHIRE & WYNDER LLP ATTORNEYS AT LAW

#8

Electronically FILED by Superior Court of California, County of Riverside on 06/15/2023 10:01 AM
Case Number CVRI2202067 0000061294442 - Jason B. Galkin, Executive Officer/Clerk of the Court By Dallas Vitito, Clerk

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Attorneys for petitioner Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds

Petitioner,

vs.

City of Perris;
Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and
DOES 1-10,

Respondents.

e

Case #: CVRI 2202067

DYNAMIC MEDS'REPLY TO CITY'S OPPOSITION TO WRIT OF MANDATE; MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT THEREOF

[Code Civ. Proc. §§1085 and Cal. Rules of Court Rule 3.1103 (a)(2); Riverside Local Rules of Court 3170]

Hon. Craig Riemer
Dept: 1
Status hrg: June 22, 8:30 am

I. Introduction

City's opposition claims that Dynamic "abandoned" its project. (Opp, p.2, lines 13-15; p.4, lines 12-14; p.7, lines 6-8, 13; and p.8, line 13.) Telling, City ignores the fact that it was the one who failed to hold the LMD hearing and it was the one who unilaterally removed it from the council's agenda. City took the action that prevented completion of the planning stage of the project, but has the temerity to claim that Dynamic "abandoned" its rights.

The term "abandon" or "abandoned" is not defined in the Perris Municipal Code. However, City uses the term "abandoned" as follows- Cessation of use or abandonment.

(a) A wireless telecommunications facility is considered **abandoned** and shall be promptly removed as provided herein if it ceases to provide wireless telecommunications services for 90 or more consecutive days unless the permittee has obtained prior written approval from the director which shall not be unreasonably denied. (Perris Muni. Code Sec. 19.85.130.)

Abandon is defined in the Webster's unabridged dictionary (first ed.) as: "to leave completely and finally; forsake utterly; desert.

City completely fails to address how Dynamic "abandoned" its rights by asking for, and obtaining the LMD hearing before the City, but City, not Dynamic, cancelled that hearing. City abandoned its duty to complete the planning process, not Dynamic. On August 4, 2021, Willdan, City's LMD agent wrote Dynamic stating "We have been notified by the City Engineer's office that annexation fess have been paid and that Willdan can proceed with the work." As late as August 24, 2021, City was working with Dynamic to have the LMD annexation heard by the City Council on September 14. (P.326.) Suddenly, without any notice, on September 7, 2021, City refuses to place LMD hearing before council-without bothering to advise Dynamic of its refusal-and then creates the "revocation of application" letter. The basis for revocation and alleged abandonment completely omits all of the work and communication between the City and Dynamic that occurred in 2021. There simply are no facts to support any conclusion other than City caused the cessation of work on the project. Dynamic did not "abandon" its rights. The City's unilateral removal of the LMD hearing from its council agenda is act is the ultimate denial of due process, arbitrary and capricious.

In addition, Dynamic invested over $180,000.00 in filing fees; plans; site inspections, construction, engineering and related expenses. Dynamic arranged for multiple contractors to commence in September of 2021, needing only the LMD annexation to start. City, without notice, cancelled the LMD hearing and suddenly revoked the permits.

Review of the City's revocation letter reveals the bad faith basis for the City's determination that Dynamic "abandoned" its application. Strikingly absent from City's factual chronology was *any* of the communications between Dynamic and the City relating to all of the work that was performed. City purposefully fails to disclose that all that was required was an LMD annexation, which process is completely controlled by City. As recently as August 24, 2021, City requested information from Dynamic, which was provided on August 30, 2021. On September 7, 2021, City claims that Dynamic "abandoned" its application. It is unfathomable that all of the communications between the City and Dynamic that City could conclude Dynamic "abandoned" its application. This is a clearly fabricated conclusion with no basis in fact. Dynamic lost its substantial investment with one letter, no prior notice and no hearing.

City's opposition repeatedly asserts that Dynamic was operating illegally. However, as recent as February of 2020, City was conducting a "compliance inspection" of Dynamic. Kenneth Phung's letter even states that City "values its business relationship" with Dynamic. (P. 82.)

Finally, adding insult to injury, City promised Dynamic an appeal. Six months later, City unilaterally denied the appeal and considered the matter "closed." This highhanded arrogance is, unfortunately, par for the course in this matter. City's actions are the epitome of Due Process violation. Accordingly, Dynamic respectfully requests that this court order City to hold the LMD annexation hearing and continue to allow Dynamic to obtain the construction permits and start construction to finalize its permits.

II. City's unilateral decision to not further process the LMD application thwarted all further development and was arbitrary and capricious

The standard of review, while straightforward, also contains significant controlling principles. In particular, "The standard of review for traditional mandamus (Code Civ. Proc. § 1085), calls for the trial court to determine whether ' "the agency's decision was arbitrary, capricious or entirely **lacking in evidentiary support**, contrary to established public policy, unlawful, or **procedurally unfair.**" ' [Citation.] Under this

deferential standard of review, the court's role is to 'ensure that the administrative agency has adequately considered all relevant factors, and has demonstrated a **rational connection** between those factors, the choices made, and the purposes of the enabling statute.' [Citations.]" (*Ruegg & Ellsworth v. City of Berkeley* (2021) 63 Cal.App.5th 277, 298, 277 Cal.Rptr.3d 649 (*Ruegg*).) (*Nowicki v. Contra Costa Cnty. Employees' Ret. Ass'n*, 67 Cal. App. 5th 736, 746 (2021), *review denied* (Nov. 17, 2021. **Bold emphasis added.**))

In *Nowicki*, a retiring fire captain sold his vacation and related time back to the retirement agency to increase his final compensation, and thus, his retirement benefit. The pension board thought it should disallow that additional time and reduce his benefit. Nowicki filed for mandamus, and the trial court applying the standard set forth above, affirmed the pension's decision. On appeal, Nowicki contended the Board abused its discretion when it found he had improperly caused his final compensation to be increased. He argues that the record contains no evidence of impropriety on his part, given that he acted to increase his final year's compensation "under CCCERA's own rules with the assistance of its staff" and that he "simply sold benefit accruals back in his final year, as he had in prior years." The Court of Appeal overturned the trial court's determination because the trial court abused its discretion in blindly adopting the agency's reasoning. The appellate court did not find persusasive the self-serving determination of the pension board regarding pension payouts. 'Abuse of discretion has at least two components: a factual component ... and a legal component. [Citation.] This legal component of discretion was best explained long ago in *Bailey v. Taaffe* (1866) 29 Cal. 422, 424: "The discretion intended, however, is not a capricious or arbitrary discretion, but an impartial discretion, guided and controlled in its exercise by fixed legal principles. It is not a mental discretion, to be exercised *ex gratia*, but a legal discretion, to be exercised in conformity with the spirit of the law and in a manner to subserve and not to impede or defeat the ends of substantial justice...." ' " (*People v. Jacobs* (2007) 156 Cal.App.4th 728.)

Here, there is no justice when on April 5, 2021, City employee Michael Morales wrote Dynamic engineer stating "I just got off the phone with Nate [Perez-City of Perris employee] and I guess we are waiting for annexation in an [sic] LMD for this Project." On April 6, 2021, Nathan Perez, the Senior Planner for City writes Dynamic stating: "**Thank you** for making an effort to finalize the off-site improvement plans and submitting the necessary building improvements…" and concludes with another 'thank you.' (P.268.) On April 14, 2021, the application for the precise grading permit (one of three required by City) was submitted. (P. 274.) On April 22, 2021, the parking lot and trash enclosure building permits were applied for. (P. 278.) That same day, City provides Dynamic with the requirements for LMD annexation. The reports are place for approval on the City council agenda. The annexation process is so pro forma that Dynamic's attendance was not even required. After approval of the annexation, City sends assessment ballots. The whole process is controlled by City (p. 279.) and City refused to follow through, citing Dynamic's fictitious abandonment.

On May 5, 2021, City provided Dynamic's engineer with signed approved plans for onsite civil improvements; street improvements and onsite precise grading plans. (P. 299.) It defies any rational understanding how obtaining the complicated and expensive plans in May, somehow leads to the conclusion that Dynamic "abandoned" those rights to build pursuant to those plans four months later, in September.

On August 3, 2022, City took a $5,250.00 payment from Dynamic (p.322-323) for the LMD annexation. Moreover, on August 24, 2022, City's agent (Willdan) provided the draft report for the LMD annexation and stated that comments need to be submitted by August 30, to meet the deadline for the September 14, meeting and added "If we cannot meet that deadline, we will reschedule for the following meeting." (P.326.) However, City unilaterally removed the LMD item from the council meeting and never allowed Dynamic to complete the last condition of approval before construction. The plans were in place, lacking only City's consent to the LMD annexation, yet City claimed Dynamic abandoned its rights. The annexation was required as a condition of approval. (p.315.) City imposed a condition, and then

fabricated this nonsense that Dynamic abandoned the project. No facts whatsoever support City's claim. City simply refuses to follow through with its requirement to have the LMD annexation heard and never placed the matter back on calendar. It is no coincidence that City fails to provide any communication with Willdan or Dynamic as to why the LMD matter was taken off calendar. There certainly is no evidence that Dynamic made that request. In fact, there is no evidence at all that Dynamic abandoned, walked away from or otherwise acted in any manner other than a desire to complete the construction. On August 4, City advised Willdan to proceed (P.325.) Willdan and Dynamic worked to place matter on City's council agenda, and then City, without notice or any written action took the matter off calendar and then issued its bogus September 7, revocation letter. and yet claims on September 7, Dynamic had somehow abandoned this project. It is factually and logically absurd, which is the definition of arbitrary.

In section III B of its brief, City claims "No arbitrary and capricious revocation occurred; in fact, no revocation occurred at all. ...Respondent then acted reasonably in finding the applications abandoned. (Opposition, p.8, lines 8-9,13.) City does not bother citing any evidence for its claims and overlooks the voluminous evidence to the contrary. City invents the history of the development of this project; overlooks all of its actions over the years and ignores the recent history; all in a way to distort its baseless conclusion. Even the revocation letter was absurd, first claiming the applications were incorrectly completed; or were revoked. The reality is that City was working with Dynamic to allow Dynamic to meet the conditions of approval, and then City suddenly stopped cooperating between August 24, and the September 7, revocation letter. City's baseless decision is a substantial denial of justice.

III. Writ relief

City concludes its opposition with the idea that the Court should remand this to City so City can revoke the conditional permits. (Opp. p. 8, lines 20-21.) City is basically asking the Court to allow City to conduct a "kangaroo" administrative hearing to justify the unjustifiable. The Court should decline that invitation. What is really expected is that on remand, City should be ordered to continue processing the LMD

annexation and otherwise cooperate with Dynamic to obtain building permits, so that Dynamic can build according to the approved plans. Dynamic simply asks that City treat its attempt to meet the conditions of approval and construction process like every other applicants and not interfere in the process.

June 15, 2023

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

By: Lawrence R. Bynum, Esq

Electronically FILED by Superior Court of California, County of Riverside on 06/15/2023 10:01 AM
Case Number CVRI2202067 0000061294443 - Jason B. Galkin, Executive Officer/Clerk of the Court By Dallas Vitito, Clerk

POS-040

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ATTORNEY FOR (name): Dynamic Meds

FOR COURT USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
STREET ADDRESS: 4050 Main St
MAILING ADDRESS:
CITY AND ZIP CODE: Riverside, 92501
BRANCH NAME: Riverside Historic Courthouse

CASE NUMBER: CVRI2202067

Plaintiff/Petitioner: Dynamic Meds
Defendant/Respondent: City of Perris, Kenneth Phung, et al

JUDICIAL OFFICER:

DEPARTMENT:

PROOF OF SERVICE—CIVIL

Check method of service *(only one)*:

☐ By Personal Service ☒ By Mail ☐ By Overnight Delivery
☐ By Messenger Service ☐ By Fax

Do not use this form to show service of a summons and complaint or for electronic service.
See USE OF THIS FORM on page 3.

1. At the time of service I was over 18 years of age **and not a party to this action**.
2. My residence or business address is:
   6700 Indiana Ave., Suite 240, Riverside, CA 92506
3. ☐ The fax number from which I served the documents is *(complete if service was by fax)*:
4. On *(date)*: 06/15/2023 I served the following **documents** *(specify)*:
   Dynamic Meds's Reply to City's Opposition to Writ of Mandate; Memorandum of Points and Authorities in Support thereof.

   ☐ The documents are listed in the *Attachment to Proof of Service–Civil (Documents Served)* (form POS-040(D)).
5. I served the documents on the **person or persons** below, as follows:
   a. Name of person served: Aleshire and Wynder, LLP, Robert Khuu, Esq., G Ross Trindle, II, Esq., Amir Zahedi, Esq.
   b. ☒ *(Complete if service was by personal service, mail, overnight delivery, or messenger service.)*
      Business or residential address where person was served:
      3880 Lemon St., Suite 520, Riverside, CA 92501
   c. ☐ *(Complete if service was by fax.)*
      Fax number where person was served:

   ☐ The names, addresses, and other applicable information about persons served is on the *Attachment to Proof of Service—Civil (Persons Served)* (form POS-040(P)).
6. The documents were served by the following means *(specify)*:
   a. ☐ **By personal service.** I personally delivered the documents to the persons at the addresses listed in item 5. (1) For a party represented by an attorney, delivery was made (a) to the attorney personally; or (b) by leaving the documents at the attorney's office, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office; or (c) if there was no person in the office with whom the notice or papers could be left, by leaving them in a conspicuous place in the office between the hours of nine in the morning and five in the evening. (2) For a party, delivery was made to the party or by leaving the documents at the party's residence with some person not younger than 18 years of age between the hours of eight in the morning and eight in the evening.

Form Approved for Optional Use
Judicial Council of California
POS-040 [Rev. January 1, 2020]

PROOF OF SERVICE—CIVIL
(Proof of Service)

Code of Civil Procedure, §§ 1011, 1013, 1013a, 2015.5; Cal. Rules of Court, rule 2.306
www.courts.ca.gov

CASE NAME: Dynamic Meds v City of Perris, et al	CASE NUMBER: CVRI2202067

6. b. [x] **By United States mail.** I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses in item 5 and *(specify one)*:

   (1) [ ] deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

   (2) [x] placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

   I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at *(city and state)*: Riverside, CA

c. [ ] **By overnight delivery.** I enclosed the documents in an envelope or package provided by an overnight delivery carrier and addressed to the persons at the addresses in item 5. I placed the envelope or package for collection and overnight delivery at an office or a regularly utilized drop box of the overnight delivery carrier.

d. [ ] **By messenger service.** I served the documents by placing them in an envelope or package addressed to the persons at the addresses listed in item 5 and providing them to a professional messenger service for service. *(A declaration by the messenger must accompany this Proof of Service or be contained in the Declaration of Messenger below.)*

e. [ ] **By fax transmission.** Based on an agreement of the parties to accept service by fax transmission, I faxed the documents to the persons at the fax numbers listed in item 5. No error was reported by the fax machine that I used. A copy of the record of the fax transmission, which I printed out, is attached.

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

Date: 06/15/2023

Eleanor Rojas
(TYPE OR PRINT NAME OF DECLARANT)

▶ _____
(SIGNATURE OF DECLARANT)

(If item 6d above is checked, the declaration below must be completed or a separate declaration from a messenger must be attached.)

DECLARATION OF MESSENGER

[ ] **By personal service.** I personally delivered the envelope or package received from the declarant above to the persons at the addresses listed in item 5. (1) For a party represented by an attorney, delivery was made (a) to the attorney personally; or (b) by leaving the documents at the attorney's office, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office; or (c) if there was no person in the office with whom the notice or papers could be left, by leaving them in a conspicuous place in the office between the hours of nine in the morning and five in the evening. (2) For a party, delivery was made to the party or by leaving the documents at the party's residence with some person not younger than 18 years of age between the hours of eight in the morning and eight in the evening.

At the time of service, I was over 18 years of age. I am not a party to the above-referenced legal proceeding.

I served the envelope or package, as stated above, on *(date)*:

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

Date: _____

_____
(NAME OF DECLARANT)

▶ _____
(SIGNATURE OF DECLARANT)

INFORMATION SHEET FOR PROOF OF SERVICE—CIVIL

(This information sheet is not part of the official proof of service form and does not need to be copied, served, or filed.)

USE OF THIS FORM

This form is designed to be used to show proof of service of documents by (1) personal service, (2) mail, (3) overnight delivery, (4) messenger service, or (5) fax.

This proof of service form should **not** be used to show proof of service of a summons and complaint. For that purpose, use *Proof of Service of Summons* (form POS-010).

Also, this proof of service form should **not** be used to show proof of electronic service. For that purpose, use *Proof of Electronic Service* (form POS-050).

Certain documents must be personally served. For example, an order to show cause and temporary restraining order generally must be served by personal delivery. You must determine whether a document must be personally delivered or can be served by mail or another method.

GENERAL INSTRUCTIONS

A person must be over 18 years of age to serve the documents. The person who served the documents must complete the Proof of Service. **A party to the action cannot serve the documents.**

The Proof of Service should be typed or printed. If you have Internet access, a fillable version of this proof of service form is available at *www.courts.ca.gov/forms.htm.*

Complete the top section of the proof of service form as follows:

First box, left side: In this box print the name, address, and telephone number of the person for whom you served the documents.

Second box, left side: Print the name of the county in which the legal action is filed and the court's address in this box. The address for the court should be the same as the address on the documents that you served.

Third box, left side: Print the names of the plaintiff/petitioner and defendant/respondent in this box. Use the same names as are on the documents that you served.

Fourth box, left side: Check the method of service that was used. You should check only one method of service and should show proof of only one method on the form. If you served a party by several methods, use a separate form to show each method of service.

First box, top of form, right side: Leave this box blank for the court's use.

Second box, right side: Print the case number in this box. The case number should be the same as the case number on the documents that you served.

Third box, right side: State the judge and department assigned to the case, if known.

Complete items 1–6:

1. You are stating that you are over the age of 18.
2. Print your home or business address.
3. If service was by fax service, print the fax number from which service was made.
4. List each document that you served. If you need more space, check the box in item 4, complete the *Attachment to Proof of Service—Civil (Documents Served)* (form POS-040(D)), and attach it to form POS-040.
5. Provide the names, addresses, and other applicable information about the persons served. If more than one person was served, check the box on item 5, complete the *Attachment to Proof of Service—Civil (Persons Served)* (form POS-040(P)), and attach it to form POS-040.
6. Check the box before the method of service that was used, and provide any additional information that is required. The law may require that documents be served in a particular manner (such as by personal delivery) for certain purposes. Service by fax generally requires the prior agreement of the parties.

You must sign and date the proof of service form. By signing, you are stating under penalty of perjury that the information that you have provided on form POS-040 is true and correct.

#9

Electronically FILED by Superior Court of California, County of Riverside on 09/26/2023 09:02 AM
Case Number CVRI2202067 J0000054121845 - Jason B. Galkin, Executive Officer/Clerk of the Court By Lisa Howell, Clerk

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Attorneys for petitioner Dynamic Meds

RIVERSIDE COUNTY SUPERIOR COURT

HISTORIC MAIN COURTHOUSE

Dynamic Meds Petitioner, vs. City of Perris; Kenneth Phung in his official capacity of Planning Manager-Development Services Dept-Planning Division; and DOES 1-10, Respondents.	**Case #: CVRI 2202067** ~~[proposed]~~ **ORDER** Hon. Christopher B. Harmon Dept 10 Action filed: May 23, 2022 Decision date: Aug. 29, 2023

I. Introduction

Dynamic Meds filed its petition for writ on May 23, 2022. On May 1, 2023, Dynamic filed its points and authorities and supporting declarations in support of its writ. On May 31, 2023, the City of Perris filed its opposition and on June 15, 2023, Dynamic filed its reply. The parties submitted a joint stipulation regarding the record for the writ, which was accepted and filed by the court on August 28, 2023.

On August 28, 2023, the court prepared its tentative ruling, a true and correct copy of which is attached and incorporated herein as exhibit 1. The City of Perris

requested oral argument, which was conducted on August 29, 2023. Lawrence Bynum appeared for petitioner and Priscilla George appeared for Respondents.

II. Findings

The court incorporates by reference its findings in the tentative decision (exhibit 1.) In addition, the ruling on the tentative decision, attached as exhibit 2, is also incorporated by reference.

III. ORDER

Good cause appearing, it is hereby ORDERED that the petition for writ of mandate is granted. The matter is remanded back to the City of Perris to perform its duties under Perris Municipal Codes section 5.54.180 and section 5.58.170. ~~Dynamic Meds is the prevailing party.~~

Date: 09/18/2023

Hon. Christopher B. Harmon

Dynamic vs. City of Perris

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
AUG 29 2023

Tentative Rulings for August 29, 2023

CVRI 2207067 Department 10

Dan Howell

To request oral argument, you must notify Judicial Secretary Vanessa Siojo at (760) 904-5722 and inform all other counsel no later than 4:30 p.m.

This court follows California Rules of Court, Rule 3.1308 (a) (1) for tentative rulings (see Riverside Superior Court Local Rule 3316). Tentative Rulings for each law & motion matter are posted on the Internet by 3:00 p.m. on the court day immediately before the hearing at https://www.riverside.courts.ca.gov/OnlineServices/TentativeRulings/tentative-rulings.php. If you do not have Internet access, you may obtain the tentative ruling by telephone at (760) 904-5722.

To request oral argument, no later than 4:30 p.m. on the court day before the hearing you must (1) notify the judicial secretary for Department 10 at (760) 904-5722 and (2) inform all other parties of the request and of their need to appear telephonically, as stated below. If no request for oral argument is made by 4:30 p.m., the tentative ruling **will become the final ruling** on the matter effective the date of the hearing. **UNLESS OTHERWISE NOTED, THE PREVAILING PARTY IS TO GIVE NOTICE OF THE RULING.**

COUNSEL AND SELF-REPRESENTED PARTIES ARE ENCOURAGED TO APPEAR AT ANY LAW AND MOTION DEPARTMENT TELEPHONICALLY WHEN REQUESTING ORAL ARGUMENTS.

TELEPHONIC APPEARANCES: On the day of the hearing, call into one of the below listed phone numbers, and input the meeting number (followed by #):

- Call-in Numbers: 1-833-568-8864 (Toll Free), 1-669-254-5252, 1-669-216-1590, 1-551-285-1373 or 1-646-828-7666
- Meeting Number: 161 888 5460

Please **MUTE** your phone until your case is called and it is your turn to speak. It is important to note that you must call fifteen (15) minutes prior to the scheduled hearing time to check in or there may be a delay in your case being heard.

For additional information and instructions on telephonic appearances, visit the court's website at https://www.riverside.courts.ca.gov/PublicNotices/remote-appearances.php

Riverside Superior Court provides official court reporters for hearings on law and motion matters only for litigants who have been granted fee waivers and only upon their timely request. (See General Administrative Order No. 2021-19-1) Other parties desiring a record of the hearing must retain a reporter pro tempore.

1.

PSC2000222	COACHELLA VINEYARD LUXURY RV PARK LLC VS LEV INVESTMENTS LLC	MOTION TO TAX COSTS BY COACHELLA VINEYARD LUXURY RV PARK LLC

Tentative Ruling: Grant the unopposed motion.

2.

CVRI2202067	DYNAMIC MEDS VS CITY OF PERRIS	PEREMPTORY WRIT OF MANDATE

Tentative Ruling: GRANT, in part, the petition for writ of mandate and declaratory relief. On September 17, 2021, the City issued a decision revoking the conditional medical marijuana dispensary permit and the conditional commercial marijuana operation permit. The City improperly framed the revocation as an "abandonment" of the permit applications. The City failed to perform its duties under PMC § 5.54.180 and PMC §5.58.170 by refusing to consider an appeal of the decision. The Court to issue a writ of mandate ordering the City to comply with its obligations under PMC § 5.54.180 and PMC §5.58.170.

An application for a proposed medical marijuana dispensary must include certain information, including the location, a list of employees, compliance with state law requirements governing medical marijuana dispensaries, compliance with insurance requirements, site plan and floor plan of the premises, security plan, contact information of the property owner and business manager, etc. (PMC, § 5.54.050(b)(1)-(11).) Within 60 days of a completed application, the director must investigate the information contained in the application and either approve the application, deny the application and/or "impose reasonable terms and conditions on the use of the permit . . .." (PMC, § 5.54.060(a)-(c), § 5.54.080(c).) However, if the director determines the application was completed improperly, "*the director shall notify the applicant of such fact within 30 days of receipt of the application. The incomplete application upon return as incomplete shall be deemed abandoned. The applicant may then resubmit a new application for a new review . . ..*" (PMC, § 5.54.080(b)(emphasis added).) If a medical marijuana dispensary permit is issued, it "shall automatically expire one year from the date of issuance, unless specifically provided for otherwise by this chapter." (PMC § 5.54.100(a).) The holder of the permit must apply for a renewal prior to expiration if it intends to continue operating the dispensary. (PMC § 5.54.100(b),(c).)

The director is authorized to suspend and/or revoke a medical marijuana dispensary permit upon "*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." (PMC, § 5.54.150(a)(emphasis added).) PMC § 5.54.180 provides: "Any decision regarding approval, conditional approval, denial, suspension or revocation of a medical marijuana dispensary permit may be appealed to the planning commission" by filing a written appeal to the Perris City Clerk within 10 days of the decision. The appeal hearing must be held within 60 days of the written appeal. After reviewing the facts, written documents, the basis for the appeal, the planning commission makes a written determination whether to reverse or affirm the decision. The planning commission's decision can be appealed to the city council. Any determination by the city council is final and subject to judicial review pursuant to CCP § 1094.6. (PMC, § 5.54.180(1)-(6).)

In this case, Petitioner submitted an application for the medical marijuana dispensary permit on September 22, 2017. There is no proof the City notified Petitioner pursuant to PMC § 5.54.080 that the application was "incomplete" so as to deem it "abandoned," which the City would have been required to do within 30 days of receipt of the application. (PMC, § 5.54.080(b).) Rather, the City made a decision on the completed application and granted a permit subject to conditions of approval on November 13, 2018. By letter dated September 7, 2021, three years later, the City revoked the permit based on Petitioner's failure to comply with "all conditions of approval" in a

"timely fashion." (Petition, Ex. 2, p. 113.) The fact that the City labeled the revocation as an "abandonment" was improper as there is no provision in Chapter 5.54 of the PMC for "abandonment" of a permit issued with conditions – only "abandonment" of an incomplete application. As such, the City acted pursuant to PMC, § 5.54.150, not PMC 5.54.080, when it revoked the permit on September 17, 2021.

Importantly, Petitioner had the right under PMC § 5.54.180 to appeal the revocation to the planning commission, and if necessary, to the city council. It is undisputed Petitioner timely submitted an appeal. (Petition, Ex. 3, p. 45). The City failed to perform its duties under PMC § 5.54.180 by refusing to hold an administrative hearing and have the planning commission consider the appeal. With regard to whether the City properly revoked the permit and/or whether the permits expired, the Court is not in a position to consider the merits – there is no administrative record for the Court to consider, and the letters exchanged between the parties have not been submitted and merely summarized in a spreadsheet. It is premature for the Court to assess the merits of the revocation, which have not been affirmed by the planning commission or city council. For this reason, the Court will grant in part the petition for writ of mandamus with regard to the medical marijuana dispensary permit and order the City to perform its duties under PMC § 5.54.180.

B. Commercial Marijuana Operation Permit

The ordinances governing adult use marijuana operation permits are similar to the ordinances governing medical marijuana dispensary permits. An application for a proposed commercial marijuana operation permit must include certain information about the business and the individuals running the business. (PMC, § 5.58.070(b)(1), (2).) The director has 90 days (rather than 60 days) to investigate the information contained in the application and either "approve, conditionally approve, or deny the application." (PMC, § 5.58.080(b)(1).) If the director determines the application was completed improperly, the director has 60 days to notify the applicant of the reasons the application was incomplete, and the applicant has 30 days to submit a completed application in accordance with the director's notification. "If the application is resubmitted is incomplete, it shall be deemed abandoned. The applicant may then resubmit a new application for a new review . . .." (PMC, § 5.58.080(b)(2).) If a commercial marijuana operation permit is issued, it "shall automatically expire one year from the date of issuance, unless specifically provided for otherwise by this chapter." (PMC § 5.58.090(a).) The holder of the permit must apply for a renewal prior to expiration if it intends to continue operating the cannabis business. (PMC § 5.58.090(b),(c).)

Like with a marijuana dispensary permit, the director is authorized to suspend and/or revoke a commercial marijuana operation permit upon written findings of the failure to comply with any conditions of approval. (PMC, § 5.58.150(a).) And any decision regarding "approval, conditional approval, denial, suspension or revocation of a commercial marijuana operation permit" may be appealed to the planning commission within 10 days. (PMC § 5.58.170.) The appeal hearing must be held within 60 days of the written appeal, and the planning commission must then either reverse or affirm the decision. The planning commission's decision can be appealed to the city council, whose decision is final and subject to judicial review pursuant to CCP § 1094.6. (PMC, § 5.58.170(1)-(6).)

Here, Petitioner submitted an application for the adult-use marijuana retailer regulatory permit on November 3, 2018. There is no proof the City notified Petitioner within 60 days of receipt of the application that the application was "incomplete" or deemed "abandoned" pursuant to PMC, § 5.58.080(b)(2). Rather, the City made a decision on the completed application and granted a permit subject to conditions of approval on February 5, 2019. By the same letter dated September 7, 2021, the City revoked the commercial marijuana operation permit simultaneously with the marijuana dispensary permit for failing to timely comply with the conditions of approval. (Petition, Ex. 2, p. 113.) Again, the City improperly framed the revocation as an "abandonment." The City

acted pursuant to PMC, § 5.58.150, not PMC 5.58.080, when it revoked the permit on September 17, 2021. As such, Petitioner had the right to appeal the revocation to the planning commission pursuant to PMC, § 5.58.170, and the City failed to perform its duties by refusing to consider the appeal. The Court shall therefore grant in part the petition for writ of mandamus with regard to the commercial marijuana operation permit, as well, and order the City to perform its duties under PMC, § 5.58.170.

3.

CVRI2204963	KOHUT VS COUNTY OF RIVERSIDE	MOTION FOR ORDER DIRECTING CORONER TO SERVE COMPLAINT & SUMMONS

Tentative Ruling: Grant motion.

4.

CVRI2205436	SILBERSTEIN VS TUROCI	DEMURRER ON 1ST AMENDED COMPLAINT FOR OTHER COMPLAINT (OVER $25,000) OF DAVID R SILBERSTEIN

Tentative Ruling: Sustain the demurrer with 20 days leave to amend.

Defendants request judicial notice of the First Amended Complaint, Second Amended Complaint and Judgment entered in CVRI 2000668. The court will grant judicial notice.

In the First Amended Complaint (FAC) in that prior action, Plaintiffs sued Defendants for (1) breach of contract-fraud; (2) slander of title; (3) quiet title; (4) elder abuse; (5) cancellation of written instrument; (6) UCL—open ended document and good faith; (7) UCL—bill padding; and (8) legal malpractice. Plaintiffs, Lisa and Michael entered into a Legal Services Agreement with The Turoci Firm ("Firm"), and Plaintiff Sandra executed a note ($21,678.73) secured by a deed of trust to the Firm with Western Star Financial Inc. as the trustee, for legal services provided in the Bankruptcy Court Adversary Case no. 6:17-bk-01212. (FAC ¶7-10, 14.) Plaintiffs alleged that they own title to real property at 36324 Royal Sage Court, Palm Desert. (FAC ¶13.) Sandra made a check that included the interest amount of 5% per annum, for a total of $23,272.39, to the Firm for full payment, but Defendants refused to deliver the original note and deed of trust, or a reconveyance. (FAC ¶14-23.) The 1st cause of action is unclear but appears to be based on the billing dispute (FAC ¶30-35), but then states that there was a breach based on failing to inform him is Lisa, Michael, or Todd Turoci had not executed the agreement (FAC ¶36-43.) The 2nd through 6th causes of action deal with the refusal to reconvey the deed of trust, and the impropriety of an open ended note. The 7th cause of action alleged improper billing. The 8th cause of action dealt with a Settlement Agreement and Release of All Claims, contending that Plaintiffs have been unable to enforce the release agreement because it required the filing to be in U.S. Bankruptcy Court, but that case was closed.

In the Second Amended Complaint (SAC), Plaintiffs asserted the same 1st-6th causes of action (essentially dropping the 6th and 7th causes of action.) The allegations essentially remained the same.

According to the minutes, on 7/21/22, the court stated: "The Court finds Plaintiff has not demonstrated sufficient evidence to prove any causes of action alleged." On 8/19/22, the court entered a judgment after court trial, indicating that a statement of decision was not requested. The court found in favor of Defendants. On 10/11/22, Plaintiffs filed a notice of appeal. On 3/6/23, the court of appeals dismissed the appeal when Plaintiffs failed to file their opening briefs under

Cal. R. Ct. 8.220(a)(1). On 5/8/23, the court of appeals issued a remittitur indicating the case was dismissed

1. Current Litigation

Now the question is whether they have the same causes of action. Here, the FAC alleges that Turoci answered the bankruptcy adversary complaint on behalf of David, Sandra, Lisa and Michael. (FAC ¶8-10.) Defendants negotiated a settlement agreement with the bankruptcy trustee on behalf of Plaintiffs, Lisa and Michael. (FAC ¶11-12.) Defendants violated their fiduciary duty by negotiating the settlement as Plaintiffs had conflict of interest with Lisa and Michael. (FAC ¶15-18.) Defendant Turoci sent a letter to Plaintiff Sandra threatening to foreclose on the deed of trust, even after the deed of trust was paid off. (FAC ¶19.) The 1st cause of action for breach of fiduciary duty (preparation and negotiation of bankruptcy trustee) is based on the conflicting interests in preparing the settlement agreement. (FAC ¶24-28.) Plaintiffs further allege that Defendants pressured Plaintiffs to settle. (FAC ¶29.) The 2nd cause of action for breach of fiduciary duty (preparation and negotiation of settlement agreement and release of all claims) is based on the same allegations, but includes the release. (FAC ¶32-37.) The 3rd cause of action for elder abuse is based on the threat to foreclose and the failure to remove the deed of trust. (FAC ¶43-45.)

For the 1st and 2nd causes of action, they are barred by res judicata. The focus of the claims from the prior litigation dealt with the legal services agreement and the release to the extent it was not enforceable. It is not clear why Plaintiffs are now challenging the release, as it is unclear. However, even so the basis of the current claim is a conflict of interest, that was within the scope of malpractice which Plaintiffs previously raised, and could have raised in the prior litigation.

For the 3rd cause of action for elder abuse, it is based on the same challenge to the deed of trust, which was finally decided. This is also barred by collateral estoppel.

A. 1st and 2nd Causes of Action – Breach of Fiduciary Duty

A demurrer based on a statute of limitations defense must clearly and affirmatively show that the claim is barred. (*Lockley v. Law Office of Cantrell, Green, Kekich, Cruz & McCort* (2001) 91 Cal.App.4th 875, 881.) "It is not sufficient that the complaint might be barred." (*Roman v. County of Los Angeles* (2000) 85 Cal.App.4th 316, 324.) Legal malpractice suits are governed by a 1 year statute of limitations from discovery or when the plaintiff should have discovered the wrongdoing, or 4 years from the date of the wrongful act, whichever occurs first. (CCP §340.6(a).) In *Lee v. Hanley* (2015) 61 Cal.4th 1225, 1236, the California Supreme Court found that the Legislature designed the statute to give a broader sweep, i.e. to not just apply to professional negligence but any wrongful conduct arising in the performance of professional services other than actual fraud. Thus, this would also apply to breach of fiduciary duty claims.

While Defendants argue Plaintiffs knew of the harm, i.e. conflicts, when they executed the legal services agreement, that is irrelevant. The one year, however, is tolled until the plaintiff sustains an actual injury. (*Jordache Enterprises, Inc. v. Brobeck, Phleger & Harrison* (1998) 18 Cal.4th 739, 752.) Defendants argue that Plaintiffs admit that the statute of limitations commenced on 2/6/20. (FAC ¶38.) That appears to be the date of the settlement and release. (FAC ¶16.) Thus, the 1 year would apply from that date, and the action is untimely.

B. 3rd Cause of Action – Elder Abuse

Abuse of an elder or a dependent adult means any of the following: (a) physical abuse, neglect, financial abuse, abandonment, isolation, abduction, or other treatment with resulting physical harm or pain or mental suffering. (b) The deprivation by a care custodian of goods or services that are necessary to avoid physical harm or mental suffering. (c) Financial Abuse...." (Welf. & Inst. C. § 15610.07.) Financial abuse consists of "takes, secretes, appropriates, obtains, or retains real or personal property of an elder or dependent adult for a wrongful use or with intent

to defraud, or both"; assists in such; or does so with undue influence. (Welf. & Inst. C. §15610.30(a).) Contrary to Defendants' assertion, the claim is sufficiently pled as it is based on obtaining a lien on real property on a debt that was paid. However, as it is barred by collateral estoppel, the court shall sustain the demurrer.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Historic Court House
Hearing on Peremptory Writ of Mandate

08/29/2023
8:30 AM
Department 10

AMENDED
CVRI2202067
DYNAMIC MEDS vs CITY OF PERRIS

Honorable Christopher B. Harmon, Judge
L. Howell, Courtroom Assistant
Court Reporter: None

APPEARANCES:

Attorney Lawrence Bynum for Plaintiff appearing telephonically in court.
Attorney Priscilla George for Defendants appearing telephonically in court.

Writ of Mandate is called for hearing.
Court and counsel confer regarding the Court's Tentative Ruling .
Argument presented by counsel .
Court makes the following order(s):
The Peremptory Writ of Mandate is taken under submission.
Court subsequently rules on matter taken under submission on: August 29, 2023
Tentative ruling shall become the ruling of the court.

Petition for Writ of Mandate is granted.
GRANT, in part, the petition for writ of mandate and declaratory relief. On September 17, 2021, the City issued a decision revoking the conditional medical marijuana dispensary permit and the conditional commercial marijuana operation permit. The City improperly framed the revocation as an "abandonment" of the permit applications. The City failed to perform its duties under PMC § 5.54.180 and PMC §5.58.170 by refusing to consider an appeal of the decision. The Court to issue a writ of mandate ordering the City to comply with its obligations under PMC § 5.54.180 and PMC §5.58.170. Writ to issue forthwith.