

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.1
(ID # 25349)

MEETING DATE:
Tuesday, June 25, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 220038, DEVELOPMENT AGREEMENT NO. 2300009, and Associated ORDINANCE NO. 664.105 - No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – REQUEST: CUP220038 is a proposal to construct a 2,658 sq. ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Southwest Area – APN: 963-030-014 – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 6/19/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Washington, Spiegel, Perez and Gutierrez
Nays: None
Absent: None
Date: June 25, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL ASSESSMENT NO. 42918**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier Negative Declaration, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE CONDITIONAL USE PERMIT NO. 220038**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance; and
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT** on successive weeks **Ordinance No. 664.105**, an ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 2300009**, based upon the findings in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND

On October 2, 2017, Plot Plan No. 26047 (PP26047) was approved at the Director’s Hearing for the construction of a 2,880 square foot, single story office building with two suites. The proposed structure was 15 feet in height and the operations were to be serviced by sixteen parking spaces.

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities. Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal “RFP” cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process. The subject site was assigned an RFP Cannabis File No. CAN190048. Pursuant to the Board of Supervisors approved ranking

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

list, this application was ranked number 10 and as a result, it was recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

On August 26, 2019, the Riverside County Planning Department received Conditional Use Permit No. 190019 (CUP190019), which was a request to operate a retail cannabis storefront in one of the two suites within the office building approved under PP26047. CUP190019 proceeded to Planning Commission on November 18, 2020, where it was continued to, and subsequently, approved by Planning Commission on December 2, 2020. Due to difficulties between the property owner and the project applicant, CUP190019 did not proceed forward to the Board of Supervisors for final adoption.

In order to transfer ownership rights of the Conditional Use Permit over to the property owner, a new entitlement was opened by the current applicant, Fausto Atilano, on December 15, 2022.

This project was continued from the June 4th Board of Supervisors to June 25th.

Project Details

Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. The subject site would have 16 vehicle parking spaces to service operations, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and six bike racks. The Project will employ an estimated total of 25 employees, including security personnel. Employees will be split across 2 shifts, with 5 employees per shift.

A cannabis facility is permitted to operate between the hours of 6 a.m. to 10 p.m. The Project is proposing to operate between the hours of 6:00 a.m. to 10:00 p.m., 7 days a week, which is in accordance with Section 19.505 of Ordinance No. 348. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m.

Development Agreement

The applicant has proposed entering into the attached Development Agreement No. 2300009 (DA) with the County for the Project. The proposed DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety, or general welfare. A term of 10 years is proposed to grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the proposed DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, intended for additional public safety services, infrastructure improvements, or community enhancement programs.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Development Agreement No. 2300009 requires the applicant to make the following payments:

1. An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
2. A baseline Public Benefits payment of \$47,844, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.
3. An annual Additional Public Benefit payment of \$77,600, which will increase 5% per year. This payment shall be held by TLMA in an account specifically for the Southwest area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.105, and Ordinance of the County of Riverside Approving Development Agreement No. 2300009, incorporates by reference Development Agreement No. 2300009 consistent with Government Code section 65867.5.

Approval Requirements and Conclusion:

Based on the findings provided in the staff report and conditions of approval, the proposed Project is consistent with the General Plan and Specific Plan No. 265, complies with the development standards of the zoning classification established by Specific Plan No. 265, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements, and there is no anticipation that the use will be detrimental to the public health, safety, or general welfare. Additionally, the proposed Project complies with all applicable requirements of State law and ordinances of Riverside County.

The Project was approved at Planning Commission on May 1, 2024, with a 4 - 0 vote, with Commissioner Ruiz absent from the proceedings.

Environmental Determination

Environmental Analysis No. 42918 was prepared and adopted in October of 2017 for Plot Plan No. 26047, which was a proposal for the construction of a 2,880 square foot single-story office building for general commercial use and 16 parking spaces to accommodate operations. It was

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

determined a Negative Declaration was appropriate as the analysis of the project scope determined that it would not have a significant effect on the environment. The current Project proposes to construct and operate a 2,658 square foot commercial building for use as a retail cannabis storefront with 16 parking spaces to accommodate operations. As these proposals are similar in scope, it has been determined that, for this Project, No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT PACKAGE
- C. PLANNING COMMISSION PUBLIC COMMENTS
- D. UPDATED PROJECT EXHIBITS
- E. CONDITIONS OF APPROVAL
- F. ORDINANCE NO. 664.105
- G. DEVELOPMENT AGREEMENT NO. 2300009



Jason Farin, Principal Management Analyst 6/19/2024



Aaron Gettis, Chief of Deputy County Counsel 6/13/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – May 1, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Sanchez, Awad, Gruytch, Balderrama,
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR – ADDING A MEETING ON MAY 9, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA.**

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

APPROVED The addition of the May 9, 2024, Planning Commission meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: **NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 220038 (CUP220038) & DEVELOPMENT AGREEMENT NO. 2300009 (DA2300009) – No Further Environmental Documentation is required,** pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – **REQUEST:** CUP220038 is a proposal to construct a 2,658 sq ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m., 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area – APN: 963-030-014 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

FIND No new environmental document is required; and,

TENTATIVELY APPROVE Development Agreement No. 2300009; and,

APPROVE Conditional Use Permit No. 220038 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – May 1, 2024

4.2 **Change of Zone No. 2200007 and Plot Plan Number 210141 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Joseph Wiens (Lost Ranch Winery LLC) – Engineer/Representative: Kirk Medeiros (4M Engineering) – Third Supervisorial District – Rancho California Area Zoning District – Agricultural Land Use – Location: Southeast corner of Rancho California Road and Glenoaks Road, west of Camino Del Vino, and south of Buck Road – 12.48 Gross Acres (10.11 net ac.) – Existing Zoning: Citrus/Vineyard - 10 Acre Minimum (C/V-10); Proposed Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within. Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sq ft tasting room with retail sales, pre-package food sales, live indoor music, outside tasting patio, 1,796 sq ft wine production room with barrel storage, restrooms, breakroom, office, and a janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including three (3) ADA and three (3) EV spaces and project landscaping – APN: 942-030-007 – Project Planner: at (951) 955-6060 or twheeler@rivco.org.

4.3 **PLOT PLAN NO. 220008, PLOT PLAN NO. 220009, PLOT PLAN NO. 220015 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – Applicant: Majestic Freeway Business Center – Engineer/ Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: South of Oleander Avenue, west of I-215 Freeway, north of Martin Street, and east of Decker Road. PPT220008/Building 13 is located at the northwest corner of Martin Street and Harvill Avenue. PPT220009/Building 17 is located at the northeast corner of Harvill Avenue and America’s Tire Drive. PPT220015/Buildings 14A and 14B are located at the northwest corner of Perry Street and Harvill Avenue – 55.68 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) - **REQUEST:** Plot Plan No. 220008 is a proposal for the construction and operation of a total of 307,616 sq ft warehouse/ distribution/ manufacturing development on 19.03 gross acres identified as Building 13 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220009 is a proposal for the construction and operation of a total of 256,148 sq ft warehouse/ distribution/ manufacturing development on 16.10 gross acres identified as Building 17 for the Majestic Freeway Business Center Phase II. Plot Plan No. 220015 is a proposal for the construction and operation of a total of 337,698 sq ft within two (2) buildings of warehouse/ distribution/ manufacturing development on 20.34 gross acres identified as Buildings 14A and 14B for the Majestic Freeway Business Center Phase II. Building 14A is 200,624 sq ft and Building 14B is 137,074 square feet. The EIR covers these three (3) Plot Plans as well as an additional Plot Plan (PPT220003) that is not currently scheduled for consideration by the Planning Commission. APN(s): 314-130-015, 314-130-023, 314-130-024, 314-130-026, 314-130-027, 314-100-082, 314-100-084, 314-270-009, 314-270-010, 314-270-011, 314-

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

FIND No new environmental document is required; and,

TENTATIVELY APPROVE Change of Zone No. 2200007; and,

APPROVE Plot Plan No. 210141 subject to the Advisory Notification Document and Conditions of Approval.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED Planning Resolution No 2024-005 Certifying the Environmental Impact Report; and,

APPROVED Plot Plan No. 220008 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220009 subject to the Advisory Notification Document and Conditions of Approval; and,

APPROVED Plot Plan No. 220015 subject to the Advisory Notification Document and Conditions of Approval.

PLANNING COMMISSION – REPORT OF ACTIONS – May 1, 2024

270-012, 314-270-013, 314-270-014, 314-280-001, 314-280-002, 314-280-003, 314-280-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:32am



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – May 1, 2024
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 220038 CUP220038) & DEVELOPMENT AGREEMENT NO. 2300009 (DA2300009) – No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center)

II. PROJECT DESCRIPTION:

CUP220038 is a proposal to construct a 2,658 sq ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m., 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area – APN: 963-030-014.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Spoke in favor
Kirk Medeiros – App/Rep
Tyler Priest- App/Rep

No one Spoke in opposition or neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Hearing: Closed
Motion by Commissioner Balderrama, 2nd by Commissioner Gruytch
By a vote of 4-0, (Commissioner Ruiz absent) the Planning Commission recommend the Board of Supervisors take the following actions:

FIND No new environmental document is required; and,

TENTATIVELY APPROVE Development Agreement No. 2300009; and,

APPROVE Conditional Use Permit No. 220038 subject to the Advisory Notification Document and Conditions of Approval.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 24742)

MEETING DATE:

Wednesday, May 01, 2024

SUBJECT: CONDITIONAL USE PERMIT NO. 220038 CUP220038) & DEVELOPMENT AGREEMENT NO. 2300009 (DA2300009) – No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – REQUEST: CUP220038 is a proposal to construct a 2,658 sq ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m., 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area – APN: 963-030-014 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org

PROPOSED PROJECT

Case Number(s):	CUP220038 & DA2300009
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Kathleen Mitchell
Project APN(s):	963-030-014
Continued From:	



John Hildebrand, Planning Director 4/17/2024

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The retailer would operate seven days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and six bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed.

Development Agreement No. 2300009 (DA2300009) is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area.

The above is hereinafter referred to as the "Project."

The Project site is within the Southwest Area Plan and the Highway 79 Policy Area. The Project is located southeast of Auld Road and east of Sky Canyon Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL ASSESMENT NO. 42918**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier Negative Declaration, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2300009, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

APPROVE CONDITIONAL USE PERMIT NO. 220038, subject to the attached Advisory Notification Document Conditions of Approval and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance.

PROJECT DATA

Land Use and Zoning:

	Specific Plan: Borel Airpark Center #265
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Public Facilities (PF)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Specific Plan (SP265 Borel Airpark)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP265 Borel Airpark)
East:	Manufacturing – Service Commercial (M-SC)
South:	Specific Plan (SP265 Borel Airpark)
West:	Specific Plan (SP265 Borel Airpark)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
East:	French Valley Airport
South:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
-------------	--------------	---------------------------------------

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71 acres	N/A
Proposed Building Area (SQFT):	2,658 sq.ft.	N/A
Floor Area Ratio:	0.08 FAR	0.20 - 0.35 FAR
Building Height (FT):	16'-4"	50 feet

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail Cannabis	2,658 sq.ft.	1 space/200 sq.ft. of gross floor area -or- minimum of 15 parking spaces	15	16
TOTAL:			15	16

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, portion in FEMA Flood Zone
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – French Valley, Zone B2

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 2, 2017, Plot Plan No. 26047 (PP26047) was approved at public hearing for the construction of a 2,880 square foot, single story office building with two suites. The proposed structure was 15 feet in height and the operations were to be serviced by sixteen parking spaces.

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities. Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process. The subject site was assigned an RFP Cannabis File No. CAN190048. Pursuant to the Board of Supervisors approved ranking

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

list, this application was ranked number 10 and as a result, it was recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

On August 26, 2019, the Riverside County Planning Department received Conditional Use Permit No. 190019 (CUP190019), which was a request to operate a retail cannabis storefront in one of the two suites within the office building approved under PP26047. CUP190019 proceeded to Planning Commission on November 18, 2020, where it was continued to, and subsequently, approved by Planning Commission on December 2, 2020. Due to difficulties between the property owner and the project applicant, CUP190019 did not proceed forward to the Board of Supervisors for final adoption.

In order to transfer ownership rights of the Conditional Use Permit over to the property owner, a new entitlement was opened by the current applicant, Fausto Atilano, on December 15, 2022.

Project Details:

Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. The subject site would have 16 vehicle parking spaces to service operations, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and six bike racks. The Project will employ an estimated total of 25 employees, including security personnel. Employees will be split across 2 shifts, with 5 employees per shift.

A cannabis facility is permitted to operate between the hours of 6 a.m. to 10 p.m. The Project is proposing to operate between the hours of 7:00 a.m. to 10:00 p.m., Monday through Friday, which is in accordance with Section 19.505 of Ordinance No. 348. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m.

General Plan Consistency

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Community Development Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living, and working conditions, and accommodate diverse community settings. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The utilization of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

the Project site for purposes of developing a retail cannabis storefront is compliant with the standards set forth by the General Plan Foundation Component and Land Use Designation as it would provide retail, community services, and job opportunities within the surrounding community. This is further discussed in the Land Use Findings below.

Zoning Consistency

The Project is located in Planning Area 10 of Specific Plan No. 265. The specific plan identified this planning area for Commercial Retail uses pursuant to Figure III-7 of Specific Plan No. 265. As stated in the Specific Plan, “typical uses expected under this category include both sit-down and take-out restaurants, delis and sandwich shops, hotels and motels, printing and copying services, commercial offices and services, medical offices, automobile service stations, and commercial recreational facilities such as health clubs and facilities.” Furthermore, Specific Plan No. 265 Zoning Ordinance No. 348.4814 provides that the uses permitted in Planning Area 10 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, which is the Scenic Highway Commercial (C-P-S) zone classification. Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-P-S Zone with an approved Conditional Use Permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. The Project, as proposed, would meet the standards of the C-P-S zone as discussed in the Development Standards findings below.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Environmental Analysis No. 42918 was prepared and adopted in October of 2017 for Plot Plan No. 26047, which was a proposal for the construction of a 2,880 square foot single-story office building for general commercial use and 16 parking spaces to accommodate operations. It was determined a Negative Declaration was appropriate as the analysis of the project scope determined that it would not have a significant effect on the environment. The current Project proposes to construct and operate a 2,658 square foot commercial building for use as a retail cannabis storefront with 16 parking spaces to accommodate operations. As these proposals are similar in scope, it has been determined that, for this Project, No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project if the lead agency determines that the project meets the following requirements:

1. The lead agency has determined, on the basis of substantial evidence in the light of the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

whole record, that the project does not trigger one or more of the following:

- a. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.* The current Project proposes the development of the subject site with a similar sized structure and on-site improvements as those analyzed in EA42918. As such, there are no anticipated new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, that would occur from the proposed Project. The subject site is located within the Commercial Retail land use designation, which encourages local and regional retail and service uses, and the surrounding properties are similarly designated land uses that are commercial or compatible with a commercial use. Since the intent of the Project is to utilize the site for commercial purposes, as was the intent of the previously approved PP26047, the Project would remain consistent with the development pattern envisioned for this area. In addition, during the review of the Project by the various County Departments for compliance with development standards, there has not been new information found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous Environmental Analysis. Changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous study. Since the overall development impact area on the site is not changing, and the anticipated commercial use is not changing, the Project meets this requirement.

- b. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.* As the current proposed use and scope of operations analyzed are similar to those previously analyzed, there is not anticipated to be a substantial change to the potential impacts or the circumstance under which the Project is being undertaken that would require major revisions to the previous Negative Declaration (ND).

- c. *New information of substantial importance, which was not known and could not*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the negative declaration was adopted shows any of the following: the project will have one or more significant effects not discussed in the previous EIR or negative declaration; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; and/or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The proposed Project would not result in any new significant impacts that were not already disclosed in the previous Negative Declaration (ND), nor would it result in substantial increases in the severity of the environmental impacts previously disclosed in the ND. As noted previously, the current Project proposes the development of the subject site with a similar sized structure and on-site improvements as those analyzed in EA42918. In addition, the land use designation and zoning ordinance set forth by SP265 for the Planning Area that the Project is located within is to remain the same. During the review of the Project by the various County Departments for compliance with development standards, there has not been new information found that would result in new mitigation measures previously found not to be feasible to now be feasible, nor were there found to be new mitigation measures that would be considerably different from those previously analyzed that would substantially reduce one or more significant effects. As the previous analysis conducted resulted in a ND, there were no proposed mitigations necessary to be implemented by the project in order to mitigate for potentially significant impacts. In addition, changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous ND. Since the overall Project scope is not changing, and the intensity of the use will not increase, the Project meets this requirement.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed Project, the following findings are required to be made:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Land Use Findings

1. The Project site has a General Plan Foundation Component of Community Development and Land Use Designation of Commercial Retail (CD:CR). The intent of the CR designation is to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitates a tax base that aids in providing needed public facilities and services. The Project is considered a commercial use that generates retail sales and distribution of cannabis products that will provide local and regional retail services, an increase to the local tax base, and, through Development Agreement No. 2300009, will provide contributions to local public facilities and services that will benefit the community. Additionally, the use of the subject site for retail purposes accommodates the standard that the development of commercial uses be done in areas appropriately designated by the General Plan for such purposes (LU 29.1).
2. The existing zoning is Specific Plan (Specific Plan No. 265, Planning Area No. 10). The zoning applied to Planning Area No. 10 by the Specific Plan is based on the Scenic Highway Commercial (C-P-S) zone, which is compatible with the CD:CR Land Use Designation. The CR designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, such as those that are conditionally permitted within the C-P-S zone. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 19.519 (Cannabis Retailer Minimum Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project is within the Highway 79 Policy Area, which has been established to address transportation infrastructure capacity within the policy area. As such, all new development projects must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth (HVWAP 7.1). The proposed Project has been conditioned to provide adequate public street right-of-way along Sky Canyon Road that shall be conveyed for public use to provide for a 39-foot half-width dedicated right-of-way (080 – Survey 1.). The Project has also been conditioned to maintain the existing paved, County maintained Auld Road, and improve this secondary highway with 6-inch concrete curb and gutter located 32 feet from centerline to curb line and maintain consistency of existing paving, either through reconstruction or resurfacing, within the 44-foot part half width dedication right of way (090 – Transportation. 3). The Project has also been conditioned for the installation of new part-width improvements, which include a 6-inch concrete curb and gutter, 46 feet part width AC pavement, maintain consistency of existing paving, either through reconstruction or resurfacing, within the 60-foot part width dedication right of way, and installation of streetlights and utilities (090 – Transportation. 5, 7, & 8). The Policy Area also requires that a Project's overall trip generation does not exceed system capacity and that

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

the system operation continues to meet Level of Service standards (HVWAP 7.2). Overall trip generation was analyzed through a traffic study for the Project, and it was determined that the Project should have no or less than significant impact to nearby roadways and intersections. Therefore, further study of traffic impact was not required. With these findings, the Project would be in compliance with the standards set by the Policy Area.

Conditional Use Permit Findings

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit:

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project is located within the Borel Airpark Center Specific Plan (SP265) and is proposing a scope of work that aligns with the commercial designation that SP265 has given this Planning Area. The proposed commercial cannabis activity would be located in a permanent retail structure that has been permitted for the operation of general commercial uses and has been designed and conditioned to meet all applicable State law and Riverside County Ordinances.
2. *The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.* The design of the Project has been reviewed by all applicable Riverside County Departments and agencies, including, but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, and Landscaping. The review and regulations adopted and applied in the Conditions of Approval ensure that the Project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the Project will be required to meet prior to issuance and final of grading permits, and prior to issuance and final of building permits. Based on the findings included in this staff report, Advisory Notification Document and Conditions of Approval, the Project would not be detrimental to the health, safety, or general welfare of the community.
3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The subject site is located on a parcel that supports the proposed development while being consistent with both the General Plan and land use ordinance. The utilization of the Project site for purposes of developing a retail cannabis storefront is compliant with the standards set forth by the CR land use designation as it would provide retail, community services, and job opportunities to the surrounding community. In addition, the proposed structure has already

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

been analyzed under a previous entitlement for the operation of general office and commercial uses. Approval of this Project would allow for the construction and operation of this structure that would be reasonably within the same intensity as those uses previously proposed for the site. Therefore, the Project would not foreseeably result in any new significant impacts on public health, safety, and general welfare that would have otherwise existed with the previous approved development of the site. As such, the Project would be consistent with the current and future development of the surrounding area.

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.* The Project has been conditioned by all relevant Departments, such as Transportation, Fire, and Landscape, regarding required improvements. The proposed Project has been conditioned to provide adequate public street right-of-way along Sky Canyon Road that shall be conveyed for public use to provide for a 39-foot half-width dedicated right-of-way (080 – Survey 1.). The Project has also been conditioned to maintain the existing paved, County maintained Auld Road, and improve this secondary highway with 6-inch concrete curb and gutter located 32 feet from centerline to curb line and maintain consistency of existing paving, either through reconstruction or resurfacing, within the 44-foot part half width dedication right of way (090 – Transportation. 3). The Project has also been conditioned for the installation of new part-width improvements, which include a 6-inch concrete curb and gutter, 46 feet part width AC pavement, maintain consistency of existing paving, either through reconstruction or resurfacing, within the 60-foot part width dedication right of way, and installation of streetlights and utilities (090 – Transportation. 5, 7, & 8). The Project also proposes landscaping site improvements for the property, pursuant to the proposed Conceptual Landscape Plan exhibit.

5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The Project proposes a commercial building and corresponding parking to operate a retail cannabis storefront. As the proposed improvements are all required to be located on one lot in order to legally operate a cannabis retail facility, the property could not be subdivided as subdividing it would nullify the Conditional Use Permit.

Permit Requirements for All Commercial Cannabis Activities

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities must comply with, including, among others, submitting an appropriate application, obtaining, and maintaining a state license pursuant to the California Business and Professions Code; being sited, and operated in such a way that controls odors and other nuisances or operated in a way that would create a risk to the health, safety, and welfare of the public; executing and maintaining the requirements of an appropriate development agreement; meeting the appropriate operator qualifications and operational requirements (such as permit posting, monitoring, inspections, record keeping, etc.); limiting the hours of operation; and implementing all required security measures. All these requirements have either been proposed through the Project's scope or are required per the Conditions of Approval and Advisory Notification Document, which are incorporated herein by this reference (AND Planning. 6 through 29).
2. Section 19.506 of Ordinance No. 348 sets forth the public hearing and requirements of approval. A Planning Commission public hearing for CUP220038 and DA22300009 has been scheduled, and public notice of this hearing has been posted in the Press-Enterprise Newspaper and mailed to property owners located within 1,100 feet of the Project.
3. Section 19.507 of Ordinance No. 348 sets forth Permit Expiration. This section requires all conditional use permits granted for a Commercial Cannabis Activity shall expire and become null and void provided in the conditions of approval and development agreement. Per the conditions of approval, all approved project applicants are to file for the required State license within 60 days after obtaining final project approval by the County, and then obtain the valid Cannabis license prior to the County issuing a certificate of occupancy, in order to avoid nullification of the approved entitlement (AND Planning. 7). In addition, per the development agreement and conditions of approval, the permit is set to expire within ten (10) years of the effective date of DA2300009, unless the term is modified or extended for additional time (AND Planning. 34).
4. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval has been applied to the Project (AND Planning. 19) that requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Products, and to ensure emergency access in accordance with applicable Fire Code standards. The applicant has proposed multiple safety and security tools, including 24-7 surveillance cameras, an alarmed security system during non-business hours, a secured entrance/exit with required photo ID scanner to verify customers are of age, an unarmed and licensed security guard during business hours, and secure product storage that has limited employee access only.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Cannabis Retailer Minimum Standards

In addition to the approval requirements in Section 19.505 through 19.507 of Ordinance No. 348, and the development standards for the applicable zoning classification, Cannabis Retailers shall comply with the following standards:

1. General Location

- a. *Cannabis Retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement.* As demonstrated by the Sensitive Use Plan provided in the Site Plan Exhibit, the Project is not located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. Therefore, the Project is in compliance with this standard.
- b. *Cannabis Retailers shall be located more than 1,000 feet from any other Cannabis Retailer.* Per the County Planning Department's Cannabis Case GIS Tracker, there are no approved cannabis retail locations located within 1,000 feet of the proposed site. Therefore, the Project is in compliance with this standard.
- c. *Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.* As demonstrated by the Sensitive Use Plan provided in the Site Plan Exhibit, the Project is not located within 500 feet of a smoke shop or similar facility. Therefore, the Project is in compliance with this standard.
- d. *Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.* The Project is not located on a lot containing a residential dwelling unit. The structure currently on-site is permitted as a commercial structure and would be refurbished, or rebuilt in the second phase, to meet the needs of the proposed retail cannabis use. Therefore, the Project is in compliance with this standard.

2. Setbacks

- a. *Cannabis Retailers shall comply with the setback standards for the zone classification in which they are located.* The Scenic Highway Commercial (C-P-S) zone classification does not have yard requirements for buildings that do not exceed 35 feet in height. The structure is approximately 16 feet in height, so there will be no yard requirements per the C-P-S zone. Therefore, the Project is in compliance with these standards.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- b. *Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case, shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, California Building Code or Ordinance No. 457. No setback adjustment is necessary for the Project as proposed. Thus, this standard is not applicable.*

3. Concentration Limits

- a. *The number of Cannabis Retailers located within a Commercial Retail Corridor is limited to one (1) for each 2,000 inhabitants of the census tract in which the Cannabis Retailers are located. The number of Cannabis Retailers located within a Commercial Retail Corridor may be increased to one (1) for each 1,000 inhabitants of the census tract in which the Cannabis Retailer is located with a finding of public convenience or necessity as provided in this Article. The United States Census Bureau shall be the source of authority for determining the number of inhabitants (population) per census tract. The Project is not located within a Commercial Retail Corridor, and there are currently no approved cannabis retailers approved within the Census Tract that the Project is within (per the U.S. Census Bureau 2020 Census Demographic Data, the subject site is located within Census Tract 432.96). Therefore, this standard is not applicable to the Project.*

4. Operations

- a. *All Cannabis Retailers must conduct their operations within a permanent structure. The Project proposes to operate with a permanent, 2,658 square foot commercial retail structure. As such, it is compliance. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).*
- b. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The Project owner and operational management shall provide adequate training and education at the retail location on this standard, as well as require all customers to provide proper identification in order to verify consumers are of appropriate age for product use. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- c. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The Project owner and operational management shall provide adequate training and education at the retail location on this standard, as well as require all customers to provide proper identification to verify consumers are of appropriate age for product use. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).*
- d. *A Cannabis Retailer may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The Project owner and operational management shall provide adequate training and education at the retail location on this standard, as well as require all customers to provide proper identification to verify consumers are of appropriate age for product use. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).*
- e. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The Project has been conditioned to meet this standard. (AND Planning. 35).*
- f. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. Per the Floor Plan, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).*
- g. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. Per the Floor Plan, there is not a space to be utilized for sale of incidental goods. In addition, the Project has been to meet this standard. (AND Planning. 35).*
- h. *Restroom facilities shall be locked and under the control of the Cannabis Retailer. Per the Floor Plan, there will not be restroom facilities accessible for general public use. The restroom facilities to be used by employees only shall be*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

locked and under control of the Cannabis Retailer at all times. In addition, the Project has been conditioned to meet this standard. (AND Planning. 35).

- i. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.* The Project has been conditioned to meet this standard. (AND Planning. 35).
- j. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and, in a tamper-evident package, in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.* The Project has been conditioned to meet this standard. (AND Planning. 35).
- k. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.* The Project has been conditioned to meet this standard. (AND Planning. 35).
- l. *Deliveries of Cannabis and Cannabis Products shall be to a customer at a physical address and conducted in accordance with California Business and Professions Code section 26090 or as may be amended and all State laws and regulations pertaining to delivery of Cannabis and Cannabis Products.* The Project has been conditioned to meet this standard. (AND Planning. 35).
- m. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The Project has been conditioned to meet this standard. (AND Planning. 35).
- n. *Cannabis Retailers shall not include a drive-in, drive-through or walk-up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.* The Project has been conditioned to meet this standard. (AND Planning. 35).

5. Cannabis Retail Findings

- a. *The Cannabis Retailer complies with all the requirements of the State and County for the selling of Cannabis.* The Project has been reviewed by all relevant County Departments and conditioned for compliance per their standards and requirements. In addition, the Project has been conditioned per State

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

requirements for the operation of a retail cannabis facility. Therefore, the Project is in compliance with all State and County standards.

- b. *The Cannabis Retailer is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. As demonstrated by the Sensitive Use Plan provided in the Site Plan Exhibit, the Project is not located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. Therefore, the Project is in compliance with this standard.*

- c. *The Cannabis Retailer includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. The Project has been conditioned to meet this standard (AND Planning. 6 through 29, Generals A thru X).*

Development Standards Findings

The following standards shall apply to all uses and development in the C-P-S Zone, per Ordinance No. 348:

1. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. As there is no minimum lot area requirement, the Project meets this standard.*

2. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The structure is approximately 16 feet in height, so there will be no yard requirements per the C-P-S zone. Therefore, the Project meets this standard.*

3. *No building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The structure is approximately 16 feet in height, which is less than the 50-foot maximum set by the zone. Therefore, the Project meets this standard.*

4. *Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The parking rate for cannabis retail facilities is either 15 minimum parking spaces, or*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1 space per 200 square feet of gross floor area, whichever is greater. As the Project will operate within a 2,658 square foot structure, a minimum of 15 parking spaces would be required. 16 parking spaces would be provided, with 1 space dedicated to ADA. 6 bike spaces and 2 motorcycle spaces will also be provided. As the parking would exceed the minimum requirements, the Project is in compliance.

5. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* No roof mounted equipment is proposed for either phase; therefore, this standard is not applicable to the Project.

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan nor the Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The Project site is located within the City of Temecula's Sphere of Influence. Therefore, the Project was sent along to the city for their review and comment. No comments were received from the City of Temecula in regard to the proposed development or use.
3. As the proposed development was previously analyzed through EA42918, and a Negative Declaration (ND) was prepared and approved that aligns with the current Project's proposed scope of work, it has been determined that No Further Environmental Documentation is needed for CEQA. Therefore, additionally AB52 consultation was not required for this Project.
4. The Project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port, and, therefore, is subject to the Airport Land Use Commission (ALUC) review. On June 15, 2020, ALUC found the Project to be consistent with the French Valley Airport Land Use Compatibility Plan, provided that Planning applied the provided recommended conditions listed in their approval letter. These conditions have been applied to the Project (AND – Planning.1). Therefore, the Project is in compliance.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

The project site is not located within a Cal Fire State Responsibility Area (SRA) or Local Responsibility Area (LRA). It is also not located within a hazard severity zone.

Development Agreement:

The applicant has proposed entering the attached draft Development Agreement No. 2300009 (DA2300009) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the Project is developed in a way that would not conflict with the public's health, safety, or general welfare. The DA has a term of 10 years, and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements, or community enhancement programs.

Conclusion

Based on the findings provided in this staff report and conditions of approval, the Project is consistent with the General Plan and the Borel Airpark Center Specific Plan (SP265), complies with the proposed development standards of SP265, which are based on the standards set by the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements, and will not be detrimental to the public health, safety, or general welfare. Additionally, the Project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The applicant conducted community outreach at the direction of the District 3 Supervisor's Office and the County Planning Staff. The applicant reached out to all the neighbors within a 1,000-foot radius of the proposed dispensary location with a letter stating who they are, their

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

business plan, and a contact to reach out to with any questions or concerns. Upon receiving any emails, the applicant would send a response and offered to meet directly to discuss in person.

This Project was advertised by the County in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,100 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public indicating support or opposition to the proposed Project.

ATTACHMENTS:

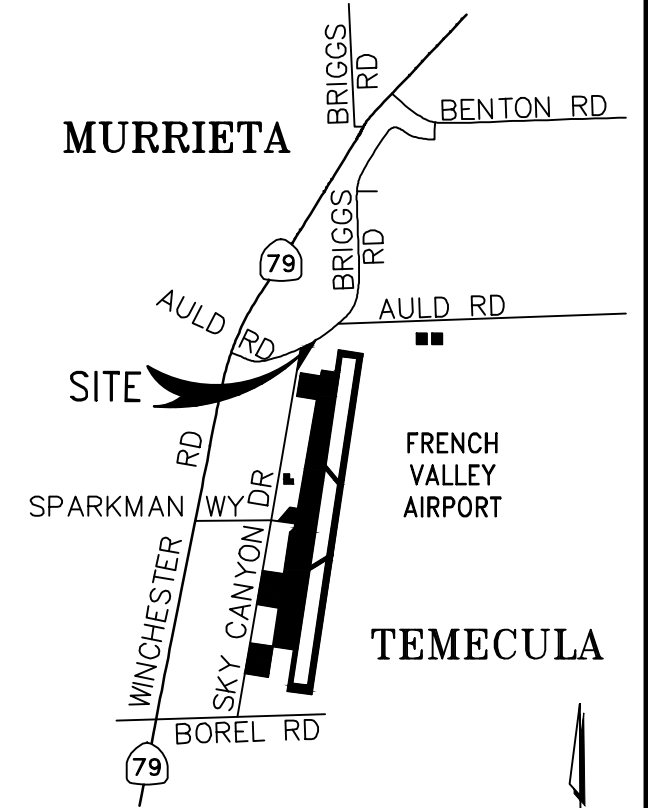
- A.** SITE PLAN
- B.** PROJECT PLANS
- C.** GIS MAPS
- D.** ENVIRONMENTAL – NO FURTHER ENVIRO DOC REQ
- E.** CONDITIONS OF APPROVAL
- F.** RADIUS MAP & MAILING LABELS
- G.** DEVELOPMENT AGREEMENT NO. 2300009

CONDITIONAL USE PERMIT NO. 220038 – SITE PLAN EXHIBIT

30375 AULD RD, CA
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

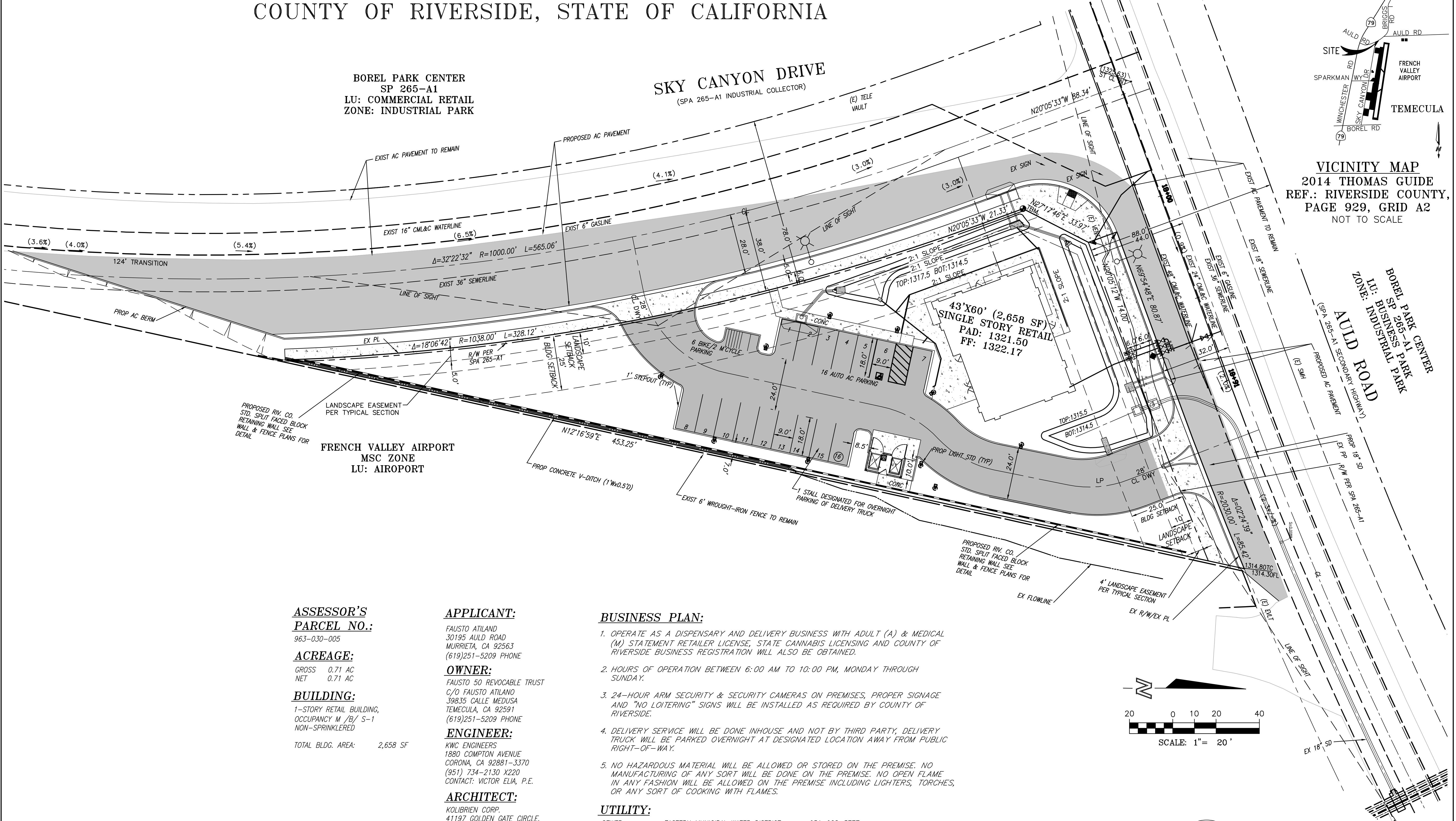
BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
 (SPA 265-A1 INDUSTRIAL COLLECTOR)



VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK



**ASSESSOR'S
 PARCEL NO.:**
 963-030-005

ACREAGE:
 GROSS 0.71 AC
 NET 0.71 AC

BUILDING:
 1-STORY RETAIL BUILDING,
 OCCUPANCY M /B/ S-1
 NON-SPRINKLERED

TOTAL BLDG. AREA: 2,658 SF

APPLICANT:
 FAUSTO ATILAND
 30195 AULD ROAD
 MURRIETA, CA 92563
 (619)251-5209 PHONE

OWNER:
 FAUSTO 50 REVOCABLE TRUST
 C/O FAUSTO ATILANO
 39835 CALLE MEDUSA
 TEMECULA, CA 92591
 (619)251-5209 PHONE

ENGINEER:
 KWC ENGINEERS
 1880 COMPTON AVENUE
 CORONA, CA 92881-3370
 (951) 734-2130 X220
 CONTACT: VICTOR ELIA, P.E.

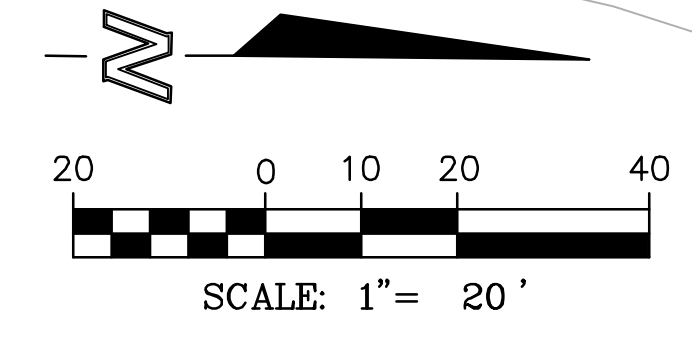
ARCHITECT:
 KOLIBRIEN CORP.
 41197 GOLDEN GATE CIRCLE,
 SUITE 103
 MURRIETA, CA 92562
 (888) 827-7140 X101
 CONTACT: JOHN JOHNSON, PE

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE, STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 6:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY, DELIVERY TRUCK WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME IN ANY FASHION WILL BE ALLOWED ON THE PREMISE INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.

UTILITY:

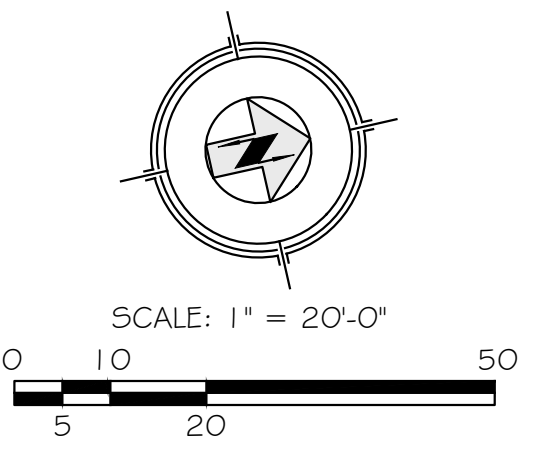
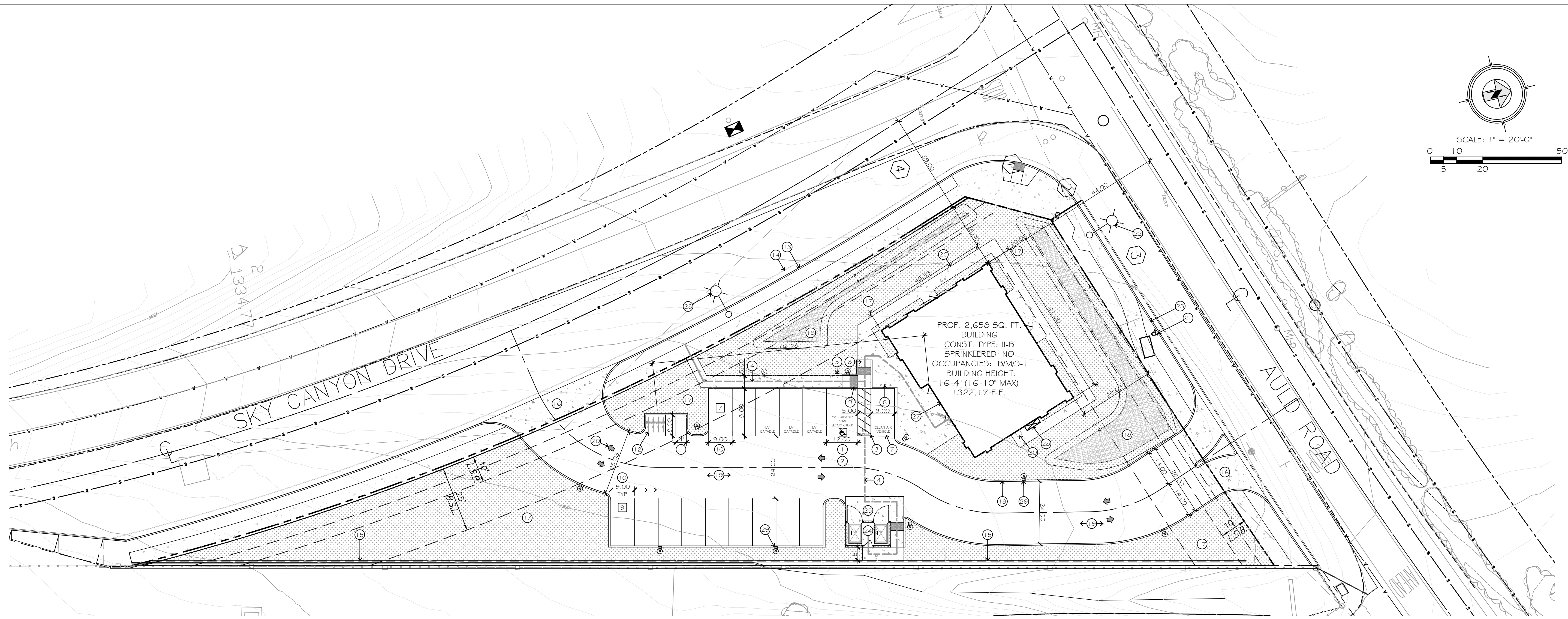
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	951-928-3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951-845-2617
TELEPHONE:	VERIZON	800-483-5000
CABLE:	NOT APPLICABLE	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951-928-8272
WATER:	EASTERN MUNICIPAL WATER DISTRICT	951-928-3777
TRASH HAULER:	WASTE MANAGEMENT	800-423-9986



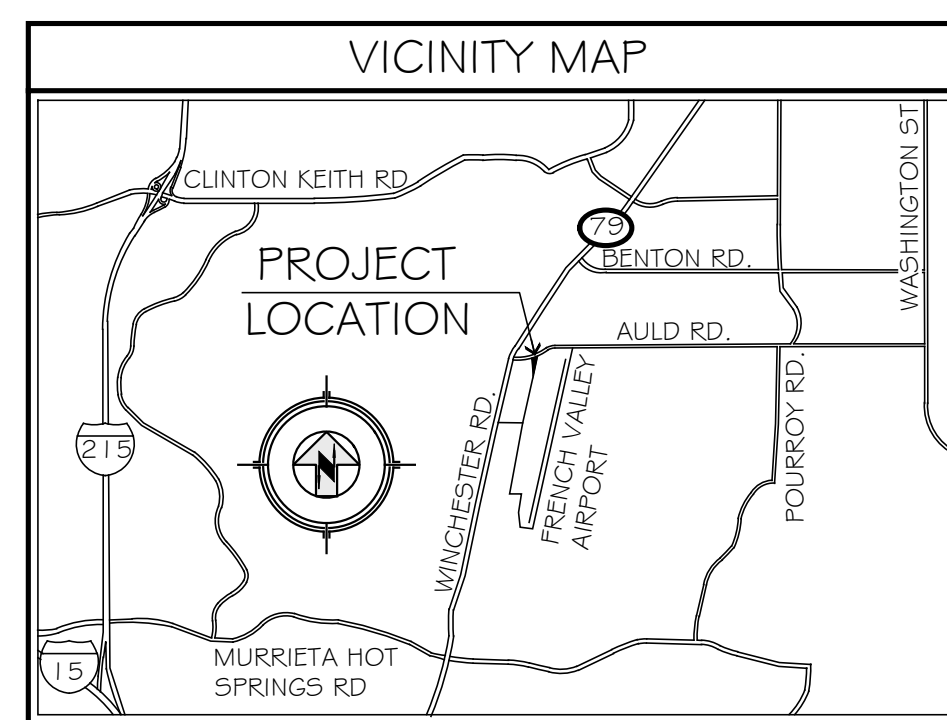
DATED: 2-9-2024



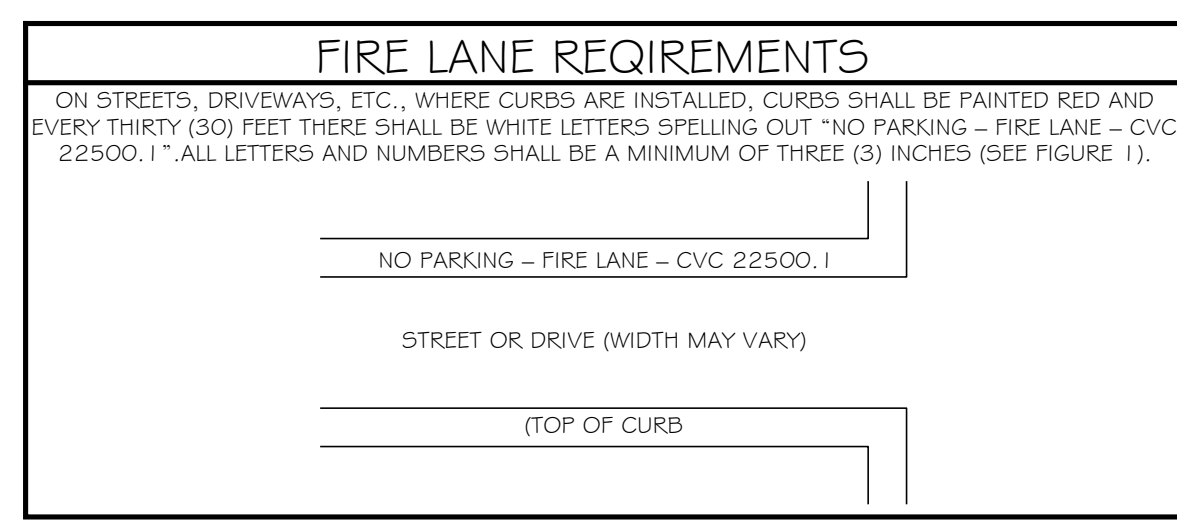
R:\19\1938\PRELIM\MAPS\PLOT PLAN\DATE\2023 12 05 SHEETS 1 OF 2



SITE PLAN
SCALE: 1" = 20'-0"



UTILITY PROVIDERS	
EASTERN MUNICIPAL WATER DISTRICT	(951)955-6790
GENERAL TELEPHONE COMPANY	(951)929-9492
SOUTHERN CALIFORNIA GAS COMPANY	(951)304-0093
SOUTHERN CALIFORNIA EDISON	(951)928-8270



ALLOWABLE BUILDING AREA 506.2			
IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIO OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.			
AREA TABULATIONS BELOW ARE THE AREAS WITHIN THE EXISTING EXTERIOR WALLS PER CHAPTER 2 DEFINITION OF BUILDING AREA (SEE OCCUPANCY BREAKDOWN ON SHEET A-6)			
OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	1,215 SQ. FT.	23,000 SQ. FT.	.053
M	1,035 SQ. FT.	12,500 SQ. FT.	.083
S-1	159 SQ. FT.	17,500 SQ. FT.	.009
			SUM OF ALL RATIOS = .145 ≤ 1

- KEYED NOTES**
- EXISTING 12x18' VAN ACCESSIBLE PARKING SPACE. SLOPE NOT TO EXCEED 5% MAX. IN THE DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE PER SECTION 11B. OF C.B.C.
 - ACCESSIBLE STALL EMBLEM, PAINTED AS SHOWN.
 - 5X20' WIDE ACCESSIBILITY ACCESS BAY AREA W/ 4' WD. BLUE STRIPES AND 'NO PARKING' PAINTED PER SECTION 11B. OF CBC.
 - PROPOSED 4' MINIMUM WIDTH A.D.A. PATH OF TRAVEL, NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE.
 - WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES.
 - 1" LISTED RACEWAY CAPABLE OF 20A/240 DEDICATED BRANCH CIRCUIT TO FACILITATE FUTURE INSTALLATION OF EVSE PER CGC 5.106.5.3 SEE DETAILS ON SHEET A-14
 - DESIGNATED CLEAN AIR VEHICLE PARKING PER CGC 5.106.5.2
 - 4' WD. MIN CURB RAMP 1:12 MAX SLOPE TO COMPLY W. SECTION 11B-406
 - TRUNCATED DOME, 36" IN DEPTH PER CBC 11B-705
 - 9' x 18' STANDARD PARKING STALL PER RIVERSIDE COUNTY STANDARDS
 - 4' x 8' MOTORCYCLE PARKING STALL PER C COUNTY STANDARDS
 - PROVIDE PERMANENTLY ANCHORED SHORT TERM BICYCLE RACK WITHIN 200' OF THE ENTRANCE W/CAPACITY FOR 5% OF PARKING STALLS W/ A MIN. OF (1) 2 BIKE CAPACITY RACK.
 - EXISTING CONCRETE CURB PER CITY/COUNTY STANDARDS.
 - EXISTING CONCRETE GUTTER PER CITY/COUNTY STANDARDS.
 - EXISTING CMU MASONRY WALL
 - EXISTING CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARDS
 - LANDSCAPED AREA SEE LANDSCAPE PLANS
 - EXISTING RETENTION BASIN PER GRADING PERMIT #BGR1900079
 - EXISTING AC PAVING
 - TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
 - EXISTING OFF SITE SUPER FIRE HYDRANT TO REMAIN INTACT
 - EXISTING OFF SITE STREET LIGHT
 - EXISTING WATER METER
 - EXISTING ACCESSIBLE TRASH ENCLOSURE PER CITY/ COUNTY STANDARDS
 - EXISTING 8" NOM. THICK REINFORCED CONCRETE PAD TRASH ENCLOSURE
 - EXISTING CONCRETE WALKWAY 4' WD. MIN.
 - PROPOSED LOCATION OF BUILDING KNOX BOX KEY FOR FIRE DEPT. ACCESS
 - PROPOSED LOCATION OF BUILDING ELECTRICAL SERVICE
 - EXISTING PARKING LOT LIGHT STANDARD - TO BE HOODED AND DIRECTED SO AS NOT TO SHINE DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHTS-OF-WAY.
 - LOCATION OF MAILBOX KIOSK ON PEDIESTAL TO MEET USPS STANDARDS

SITE DATA		
ZONE:	CR- COMMERCIAL RETAILSPECIFIC PLAN (SP265 BOREL AIRPARK)	
OCCUPANCY:		M / B / S-1
CONSTRUCTION TYPE:		II-B
STORIES:		SINGLE STORY
HIGH FIRE AREA:		NO
FIRE SPRINKLERS:		NO
LEGAL DESCRIPTION:	.71 ACRES ML IN POR NW 1/4 OF SEC 7 T7S R2W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS	
PROJECT ADDRESS:	30375 AULD RD. MURRIETA, CA 92563 APN: 963-030-005	DESIGNER: JOHN JOHNSON, PE, PLS, QSD 41197 GOLDEN GATE CIR. STE. 103 MURRIETA, CA 92562 (888)827-7140
APPLICANT:	HANGAR 420	PROPERTY OWNER: FALSTO SO REVOCABLE TRUST 39665 CALLE MEDUSA TEMECULA, CA 92591
GROSS LAND AREA		30,927 SQ. FT.
NET LAND AREA (AFTER ROW DEDICATION)		28,700 SQ. FT.
	SQ. FT.	% COVERAGE
GROSS BUILDING AREA (FOOTPRINT)	2,658 SQ. FT.	9.27%
EXISTING A.C. PAVING AREAS	9,215 SQ. FT.	32.10%
EXISTING CONCRETE CURBS & WALKWAYS	4,810 SQ. FT.	16.76%
EXISTING ON-SITE LANDSCAPING AREAS	12,017 SQ. FT.	41.87%
	28,700 SQ. FT.	100.0%

PARKING DATA			
REQUIRED PARKING PER CHAPTER 17.188			
GENERAL RETAIL & PROFESSIONAL BUSINESS OFFICE	1 PER 200 SQ. FT.	2,658 SQ. FT.	13.29 (14) SPACES REQUIRED
			TOTAL REQUIRED = 14
EXISTING 12' x 18' VAN ACCESSIBLE PARKING STALLS			= 1 SPACES
EXISTING 9' x 18' STANDARD PARKING STALLS			= 12 SPACES
EXISTING 9' x 18' CLEAN AIR VEHICLE PARKING (MIN. 3 REQ. PER CGC 5.106.5.2)			= 3 SPACES
TOTAL EXISTING PROVIDED			16 SPACES PROVIDED
EXISTING MOTORCYCLE 4' x 8' PARKING STALLS			= 2 SPACES
EXISTING SHORT TERM BICYCLE PARKING PER CGC 5.106.4.1			= 2 SPACES MINIMUM

Cannatechnics
 CANABIS DESIGN SPECIALISTS: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 50753

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.E.C.E. NO. 83934
 DATE 07/07/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
SITE PLAN

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER
 22121

DRAWN BY
 AWC

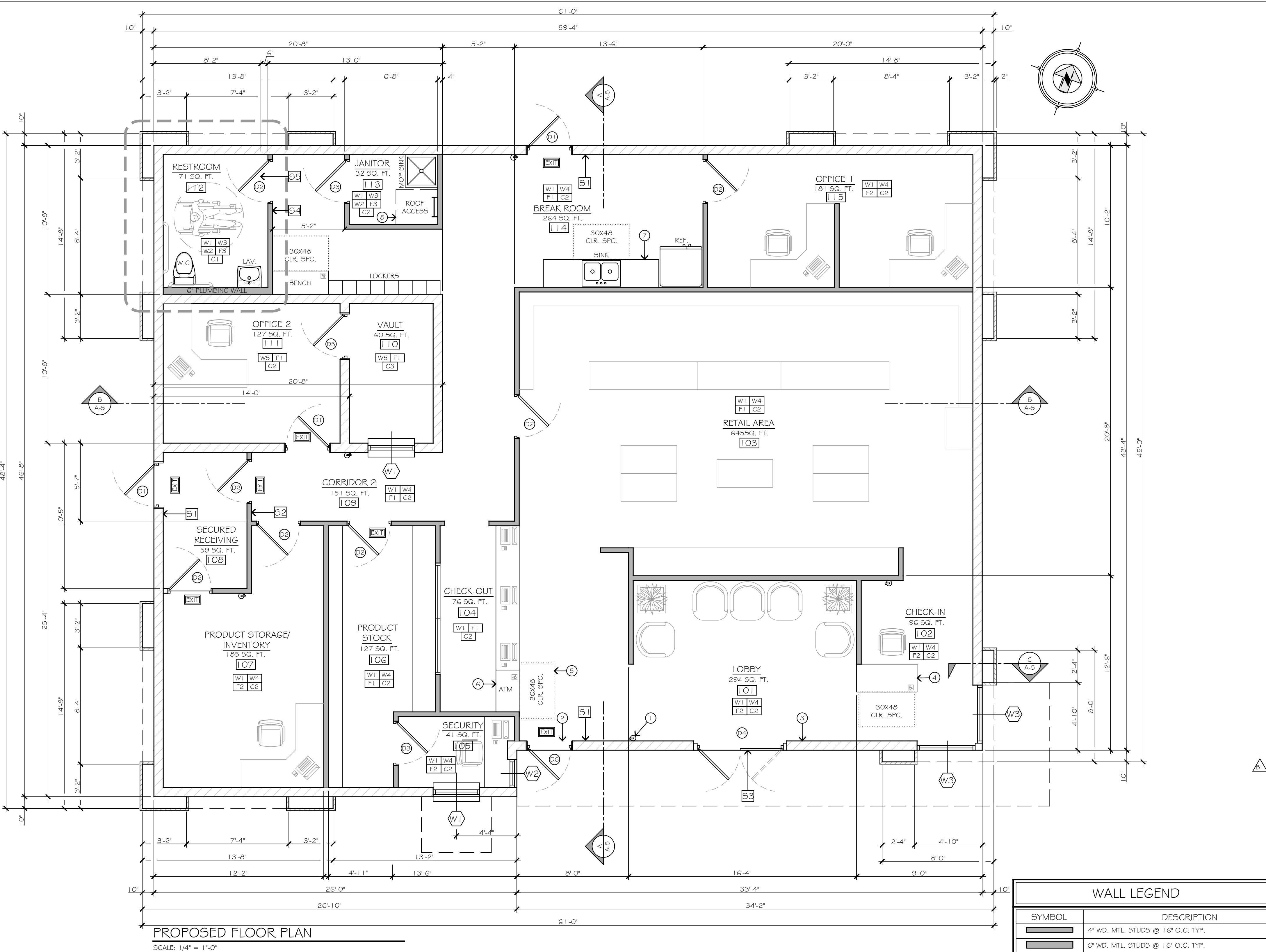
CHECKED BY
 JHJ

DATE
 02/06/2023

REVISION
 07/07/2023

SHEET IDENTIFIER
C-1

SHEET 5 OF 61



DOOR HARDWARE NOTES

- ALL DOORS SHALL HAVE LEVER HARDWARE (HANDLE). THE LEVER HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS
- EGRESS PER SECTION 11B-404.2.8 AND PART 2, PER SECTION 12-10-202F REQUIREMENTS FOR LEVER HARDWARE AS ADOPTED BY THE STATE FIRE MARSHAL.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT ON AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IN 5 SECONDS - MINIMUM PER SECTION 11B-404.2.8.
- DOOR OPENING FORCE OF 5 POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS. A DOOR OPENING FORCE OF 15 POUNDS MAXIMUM FOR ALL FIRE RATED DOORS SHALL BE PROVIDED PER SECTION 11B-404.2.9 OF CALIFORNIA BUILDING CODE 2022.
- ALL DOORS SHALL COMPLY WITH C.B.C. 2022 SECTION 100B.1.9 THRU SECTION 100B.1.10.2.
- ALL DOOR GLAZING SHALL BE TEMPERED GLASS.
- DOORS USED AS MEANS OF EGRESS SHALL BE EQUIPPED WITH FULL PANIC HARDWARE PER C.B.C. 2022 SECTION 100B.1.10 - SEE EGRESS PLAN.

ADA SIGNAGE INFORMATION

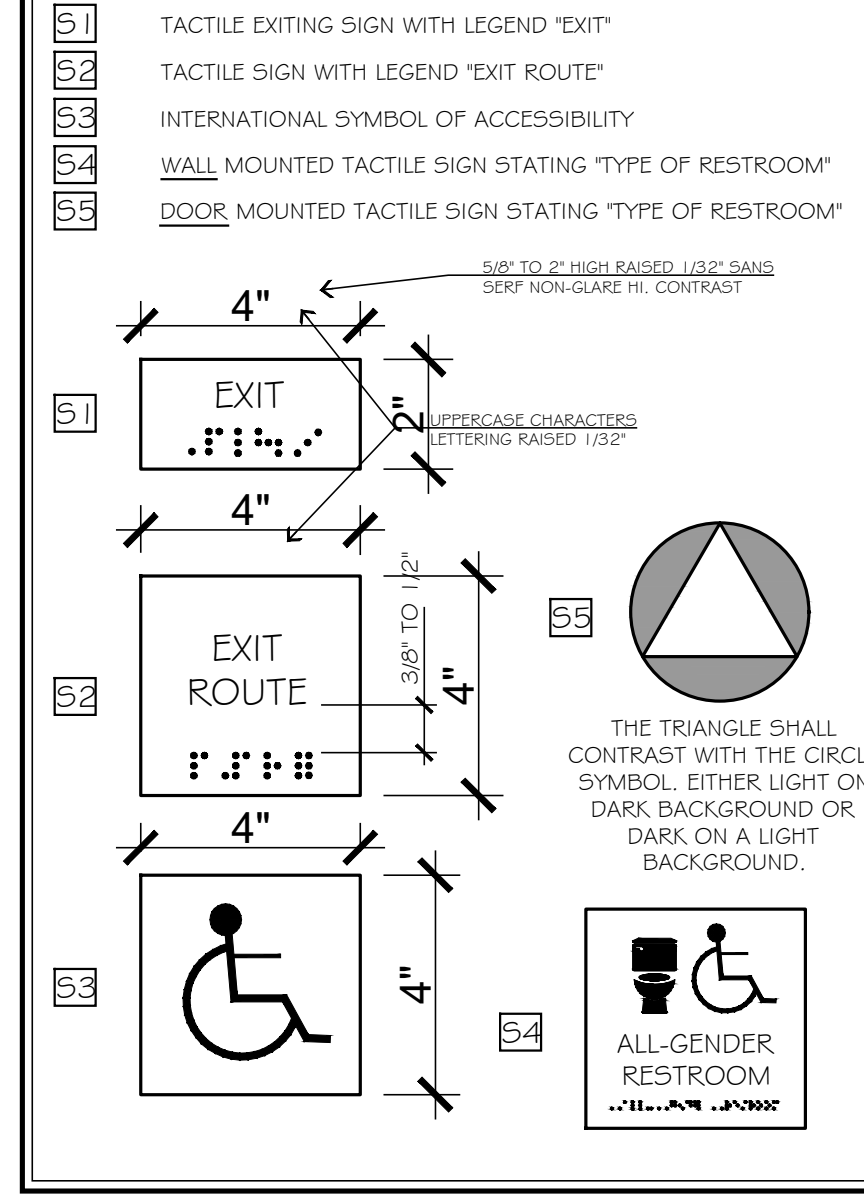
- MOUNTING HEIGHT FOR TACTILE SIGNAGE: SIGNS CAN NOW BE MOUNTED WITHIN A RANGE OF SPACE WHICH ALLOWS FOR A CONSISTENT TOP HEIGHT FOR DIFFERENT SIZED SIGNS ALONG A HALL.

- SIGNS ARE TO BE MOUNTED AT A HEIGHT TO ALLOW THE BASELINES OF RAISED CHARACTERS TO BE LOCATED BETWEEN 48" AND 60" ABOVE THE GROUND.

MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

MINIMUM HEIGHT: BASELINE OF LOWEST COPY MOUNTED NO LOWER THAN 48" ABV. F.F.

MAXIMUM HEIGHT: BASELINE OF HIGHEST COPY MOUNTED NO HIGHER THAN 60" ABV. F.F.



TRANSITION DETAILS

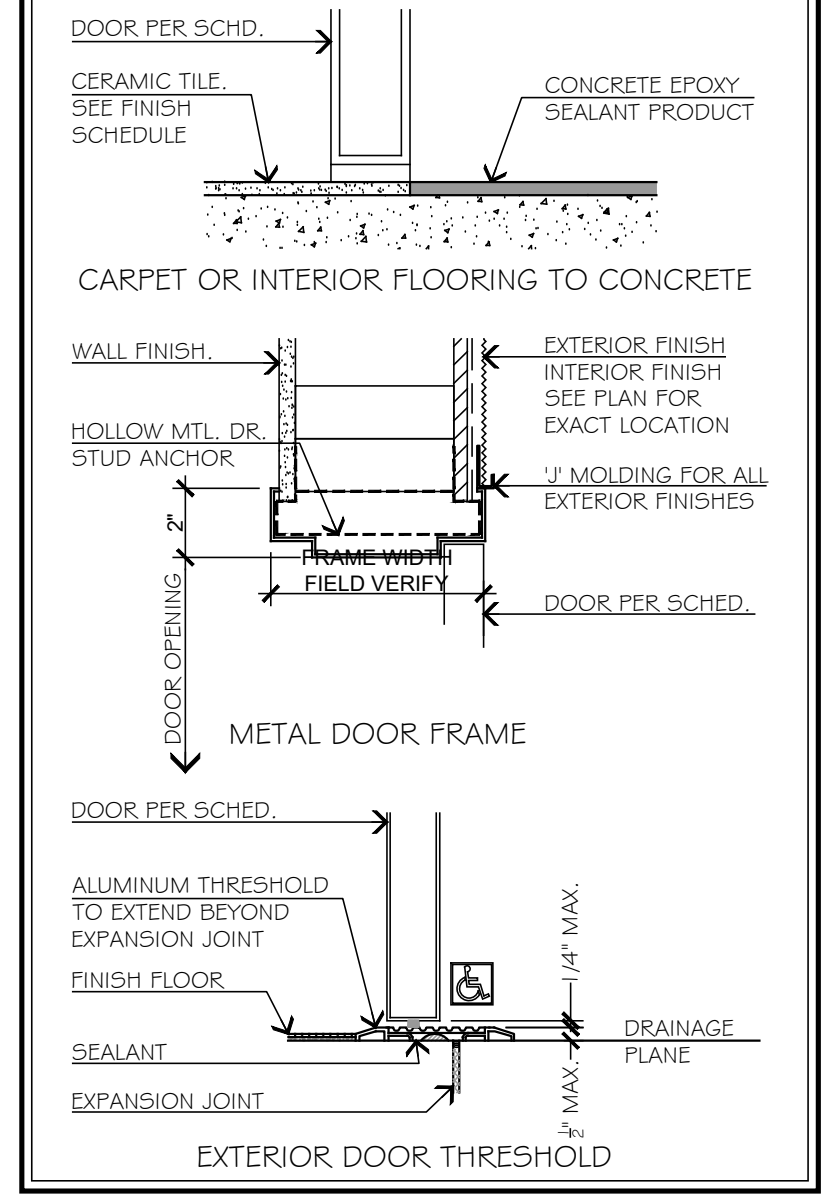
- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. 11B-302.1

- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT FILE, OR LEVEL CUT/UNLIT FILE TEXTURE. FILE HEIGHT SHALL BE 1/2" MAXIMUM. 11B-302.2, FIGURE 11B-302.2

- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE 1/4" INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/4" INCH AND NOT EXCEEDING 1/2" INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. 11B-303, FIGURES 11B-303.2 & 11B-303.3

- CHANGES IN LEVEL GREATER THAN 1/2" INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B-409 RAMP OR 11B-406 CURB RAMPS AS APPLICABLE. 11B-303

- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND ADJACENT STREET OR DRIVEWAY. 11B-303.5



FINISH SCHEDULE

#	BASE	FINISH	REMARKS
W1	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: _____	1-HR FIRE RATED ASSEMBLY @ CORRIDORS
W2	CERAMIC TILE	3X6" CERAMIC TILE BY: EMISER TILE, SERIES: CHOICE, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
W3	CERAMIC COVING BASE	3/8" MIN. COVING FLOORING BASE BOARD, COLOR: TO MATCH	1/16" GROUT JOINT RECOMMENDATION
W4	COVE BASE	SLIMFOOT 3/8" MIN. RADIUS, 6" MIN. HI. COVING FLOORING BASE BOARD FOR SEALED CONCRETE OR SEAMLESS CONTINUOUS EPOXY UP WALL MIN. OF 6" WITH A MIN. 3/8" COVE AND MIN. THICKNESS OF 3/16" W/ METAL CAP	PRODUCT AND INSTALLATION SHALL MEET ALL LOS ANGELES COUNTY HEALTH DEPARTMENT REQUIREMENTS
W5	CMU WALL	EXPOSED CMU WALL	

FLOORING FINISH SCHEDULE

#	BASE	FINISH	REMARKS
F1	CONCRETE EPOXY	(1) LAYER OF DB CLASSIC 9510 RESISTANT URETHANE OVER (1) LAYER OF DB CLASSIC 3300 EPOXY	5'x24" SQ. LAMINATED TILE. OWNER TO SPECIFY MANUFACTURER AND COLOR.
F2	LAMINATED FLOORING	24" SQ. CERAMIC TILE OWNER TO SPECIFY MANUFACTURER AND COLOR.	3/16" GROUT JOINT RECOMMENDATION
F3	CERAMIC TILE		

CEILING FINISH SCHEDULE

#	BASE	FINISH	REMARKS
C1	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ TEXTURE: _____	
C2	EXPOSED ROOF FRAME	ROOF FRAME TO REMAIN EXPOSED	
C3	CONCRETE	EXPOSED SEALED CONCRETE	

FINISH NOTES:

- ALL MATERIAL USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.
- CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS AREA ATTACHED.
- ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL BEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (5.504.4.4)
 - i) CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM OR
 - ii) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350) OR
 - iii) HSI/ANSI 140 AT THE GOLD LEVEL OR
 - iv) SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE OR
 - v) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENT OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L (5.504.4.1, 5.504.4.2)
- COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5.
- MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
 - i) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - ii) PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM OR
 - iii) CERTIFICATION UNDER THE RFLC FLOORSCORE PROGRAM OR
 - iv) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) 5.504.4.6

WALL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	4" WD. MTL. STUDS @ 16" O.C. TYP.
[Symbol]	6" WD. MTL. STUDS @ 16" O.C. TYP.
[Symbol]	8" WD. SOLID GROUTED C.M.U. WALL, MIN. 4 HR. RATED PER CBC 722.3.2
[Symbol]	10" WD. MTL. STUD FACADE W/ 2" OF THIN STONE VENER

NOTES:

- WALL TYPES ARE GENERIC IN NATURE AND DO NOT SHOW EVERY POSSIBLE CONFIGURATION OR CONDITION. REFER TO PLANS, ELEVATIONS, SECTIONS, AND DETAILS FOR SPECIFIC DESIGN INFORMATION AND ELEMENTS WHICH MAY ALTER INFORMATION CONTAINED IN WALL TYPES.
- NEW EXTERIOR WALLS ARE DETAILED IN BUILDING AND WALL SECTIONS. SEE STRUCTURAL PLANS FOR ADDITIONAL FRAMING INFORMATION AND REINFORCING.
- REFER TO NOTED UL ASSEMBLY FOR ADDITIONAL CONSTRUCTION INFORMATION.
- PROVIDE CEMENTITIOUS BACKER BOARD BEHIND ALL TILE WALLS.

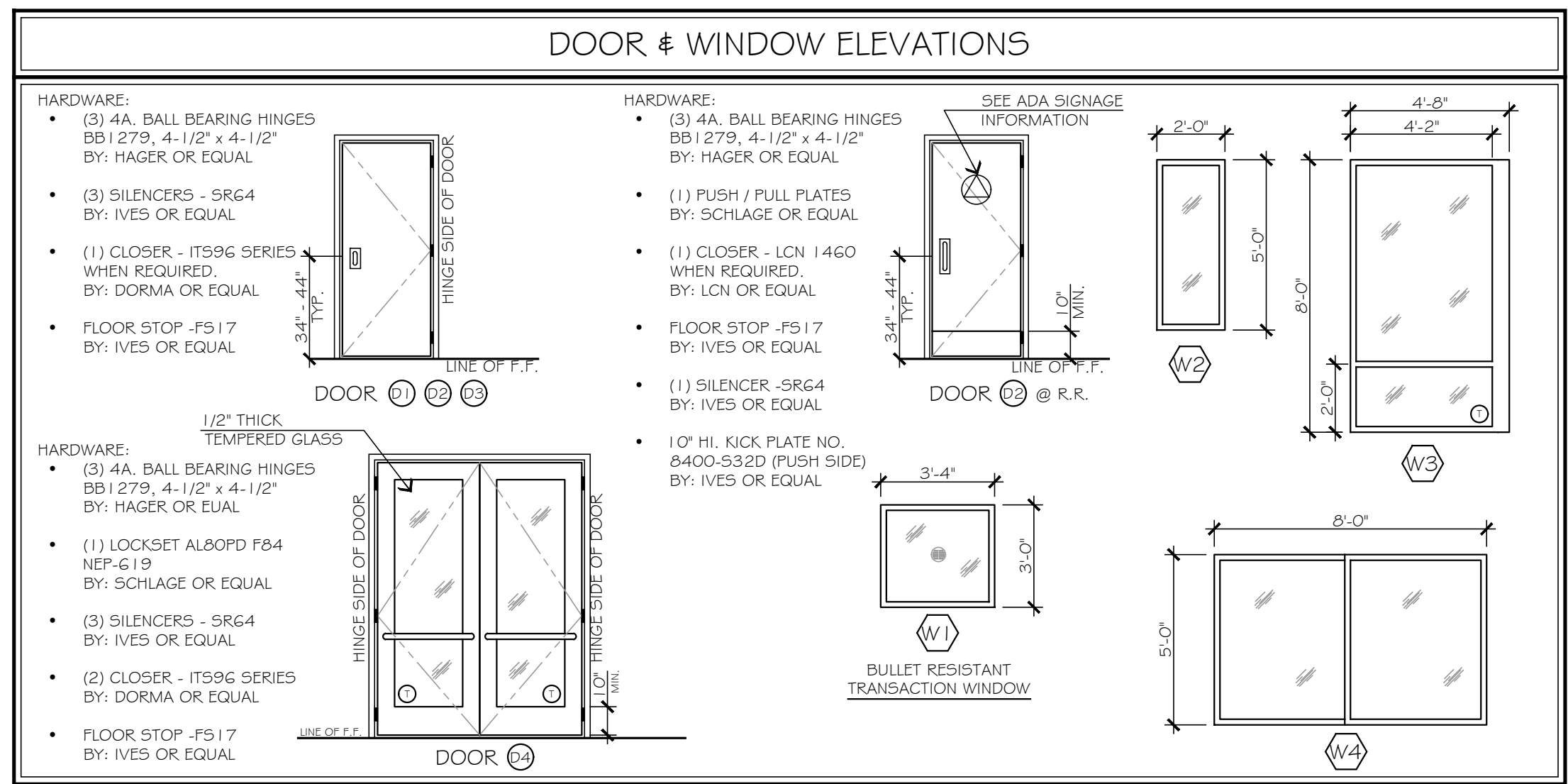
DOOR SCHEDULE

#	SIZE	THK.	QTY.	TYPE.	REMARKS
1	3'-0" x 8'-0"	1-3/4"	3	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - CMU FLANGE FRAME
2	3'-0" x 8'-0"	1-3/4"	7	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
3	3'-0" x 8'-0"	1-3/4"	2	H.C.M.	36" DOOR
4	6'-0" x 8'-0"	-	1	S.F.	DOUBLE 36" STORE FRONT DOORS - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
5	3'-0" x 8'-0"	-	1	S.C.M.	36" VAULT DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO EGRESS
6	3'-0" x 8'-0"	-	1	S.F.	36" STORE FRONT DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE

- ALL HARDWARE TO BE NICKEL PLATED W/ SATIN FINISH U.N.O.
- RESTROOM TO HAVE PRIVACY LATCHES & LOCKS.

WINDOW SCHEDULE

#	SIZE	QTY.	TYPE.	MAT.	REMARKS
W1	3'-4" x 3'-0"	2	PASS THRU	ALUM FRAME	LEVEL 2 BULLET RESISTANT TRANSACTION WINDOW WINDOW SERVICE HEIGHT TO BE 34" MAX ABOVE F.F.
W2	2'-0" x 5'-0"	1	FIXED	ALUM FRAME	LEVEL 2 BULLET RESISTANT OUTER MOST PANE TO BE TEMPERED GLASS
W3	4'-2" x 5'-0"	2	FIXED	ALUM FRAME	
W4	8'-0" x 5'-0"	1	X-O	ALUM FRAME	



Cannatechnics
 CANVASSING DESIGN, SPECIALIZES: CULTIVATION, EXTRACTON, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TAMECULA, CA
 PHONE: (949) 987-7140 FAX: (949) 987-9724
 EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

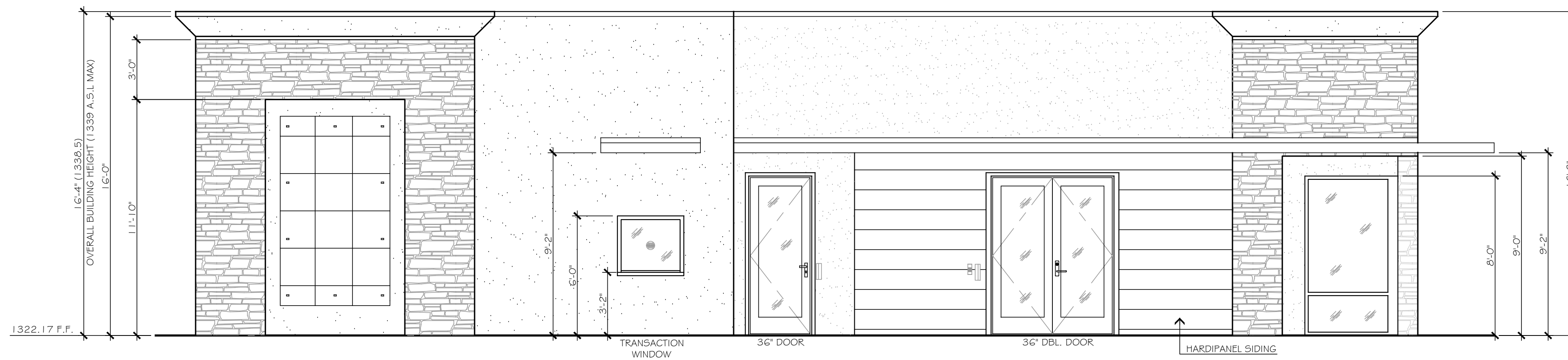
SEAL-ENGINEER: [Signature]
 PROFESSIONAL ENGINEER: [Signature]
 REGISTERED ARCHITECT: [Signature]

OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

COMMERCIAL DEVELOPMENT DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROPOSED FLOOR PLAN

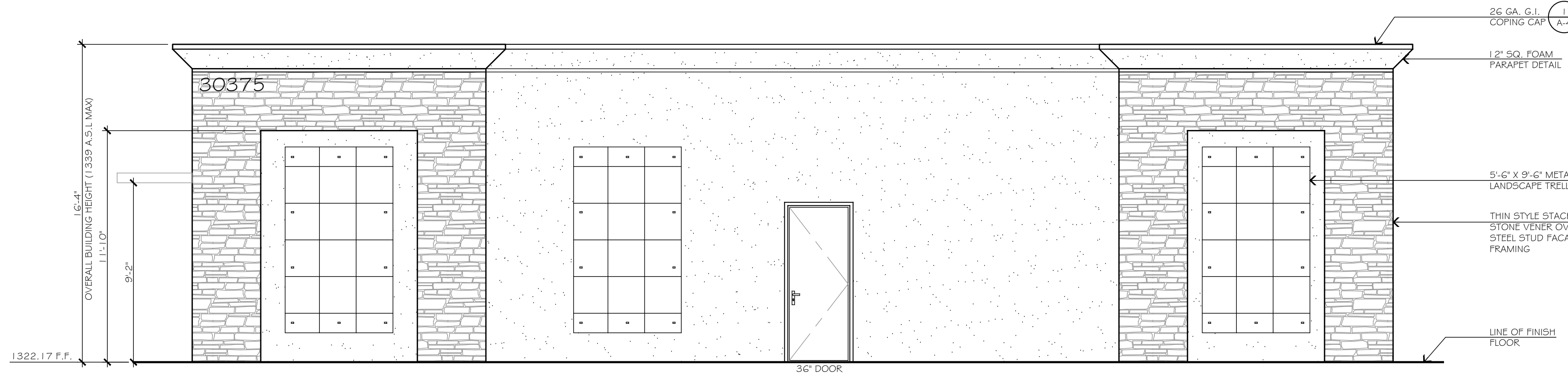
PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 04/19/2023
 SHEET IDENTIFIER: A-2
 SHEET 7 OF 61



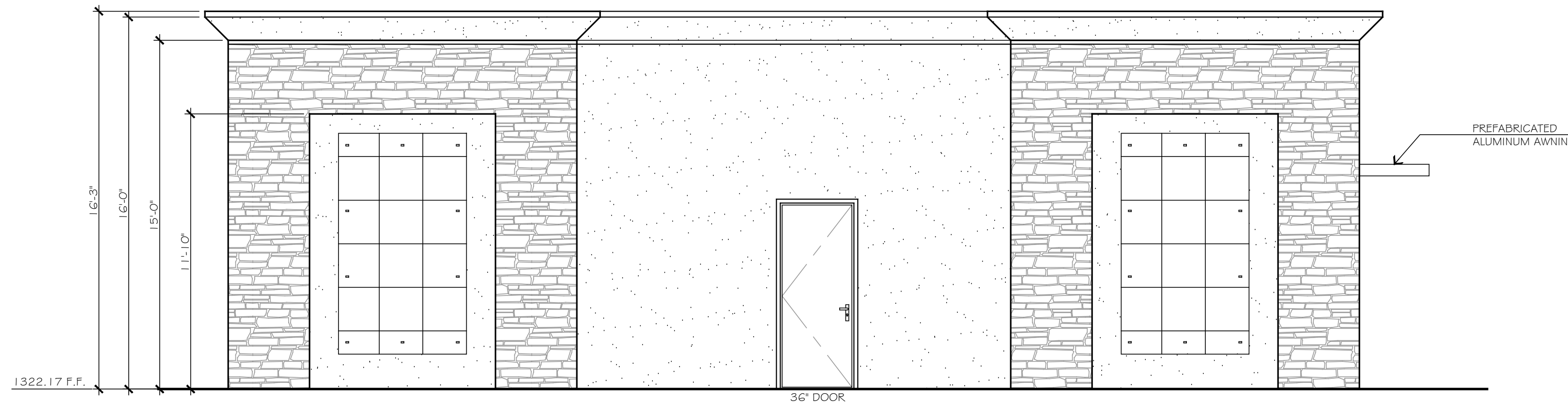
PROPOSED FRONT ELEVATION -
SCALE: 1/4" = 1'-0"

BUILDING ADDRESS CFC 505.1

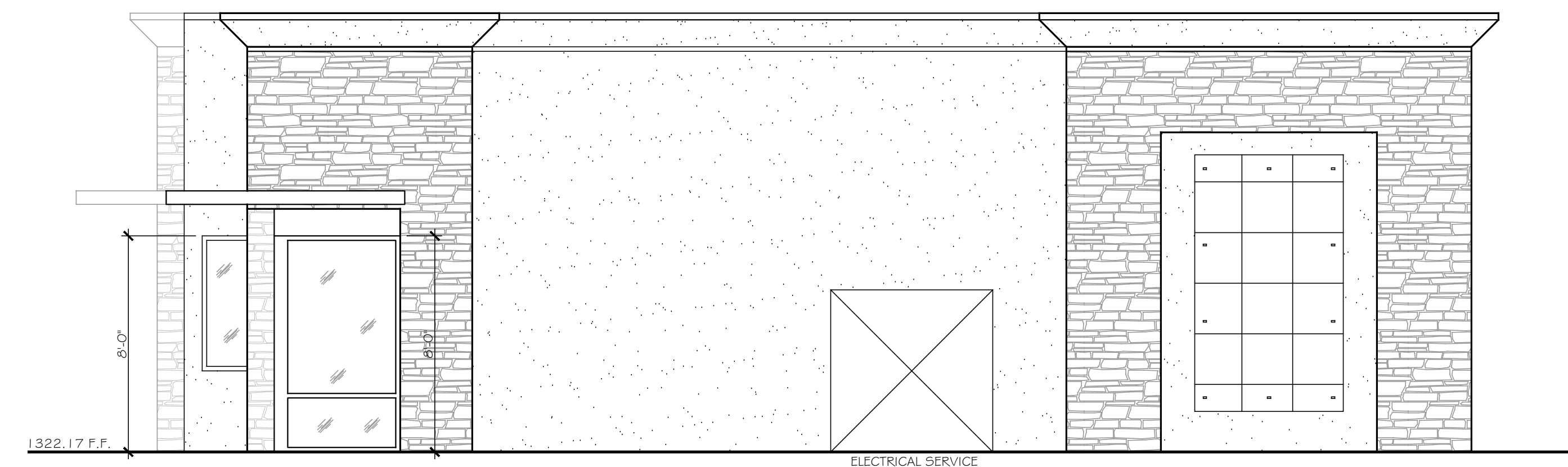
NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



PROPOSED REAR ELEVATION -
SCALE: 1/4" = 1'-0"

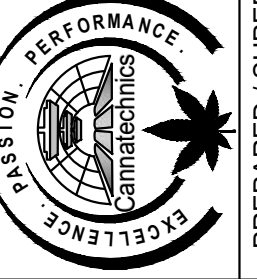


PROPOSED LEFT ELEVATION -
SCALE: 1/4" = 1'-0"



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

Cannatechnics
CANNABIS DESIGN SPECIALISTS - CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (949) 327-7140
FAX: (949) 327-9724
EMAIL: INFO@CANNA-TECHNICS.COM | WEB: WWW.CANNA-TECHNICS.COM



SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
LICENSE NO. 50730

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 04/19/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

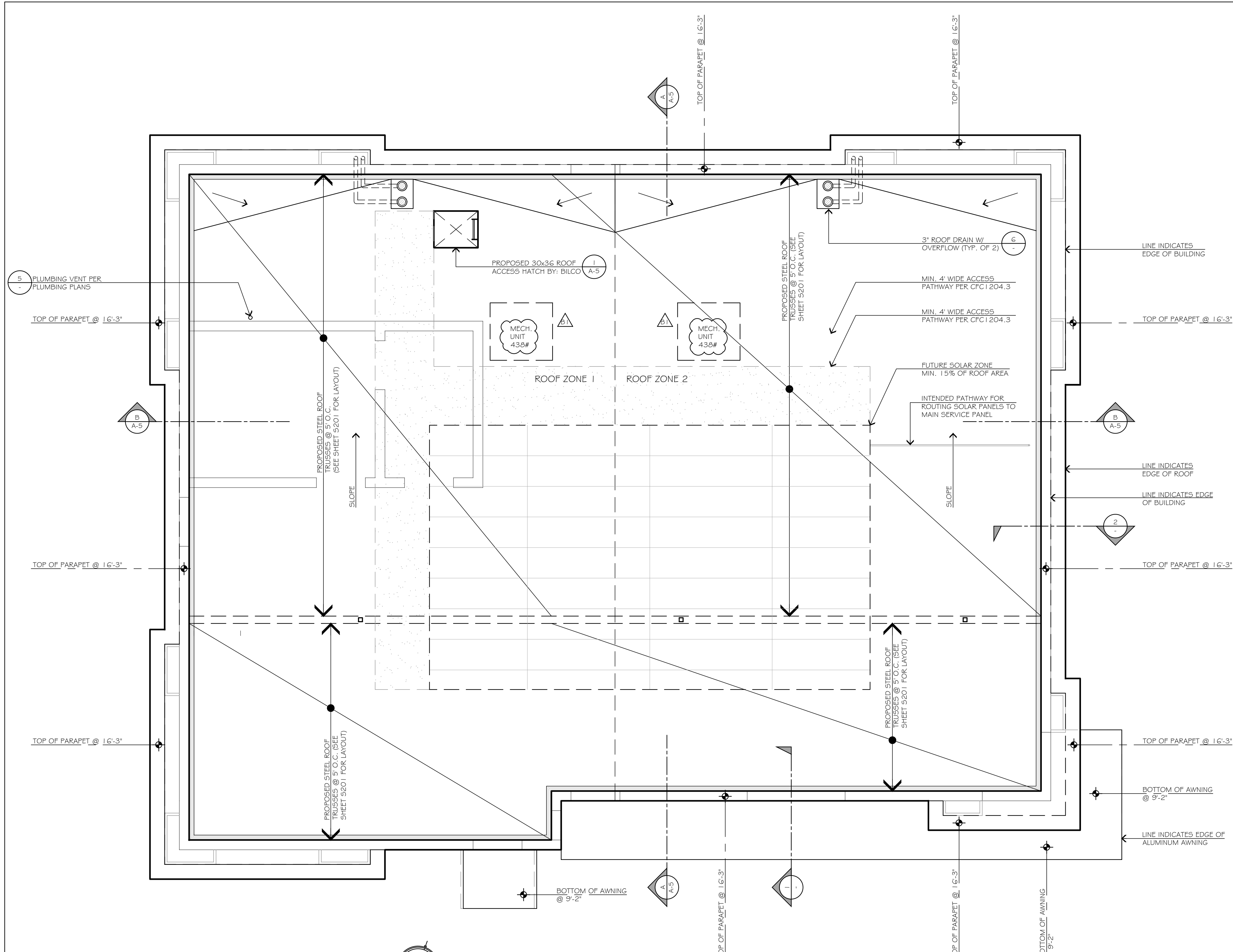
CHECKED BY
JHJ

DATE
02/06/2023

REVISION
04/19/2023

SHEET IDENTIFIER
A-3

SHEET 8 OF 61



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF NOTES

- PROVIDED 4" MINIMUM PATH FOR ACCESS TO SOLAR ZONE, ROOF STANDPIPES, ACCESS HATCHES, SKYLIGHTS OR VENTILATION HATCHES.
- PROVIDE A PATHWAY FOR FUTURE CONDUIT FROM SOLAR ZONE TO POINT OF INTERCONNECTION WITH ELECTRICAL SYSTEM.
- PROVIDE A PATHWAY FOR FUTURE PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM.

ROOF DIAPHRAGM

B-DECK METAL ROOF PAN FASTENED TO OPEN WEB STEEL JOISTS. SEE STRUCTURAL PLANS FOR ATTACHMENT NOTES & DETAILS

ROOF DRAIN CALCULATIONS

ZONE 1	= 1,496 SQ. FT.
ZONE 2	= 1,387 SQ. FT.
TOTAL FLAT ROOF AREA	= 2,883 SQ. FT.
TOTAL AREA OF SURFACE	= 2,883 SQ. FT.

VERTICAL PIPING: BASED ON 2" PER HR. (TABLE D101.0) RAIN FALL FOR A 3" Ø WILL ALLOW 4,400 SQ. FT. OF SURFACE AREA PER TABLE 1103.1 OF THE 2022 CALIFORNIA PLUMBING CODE.

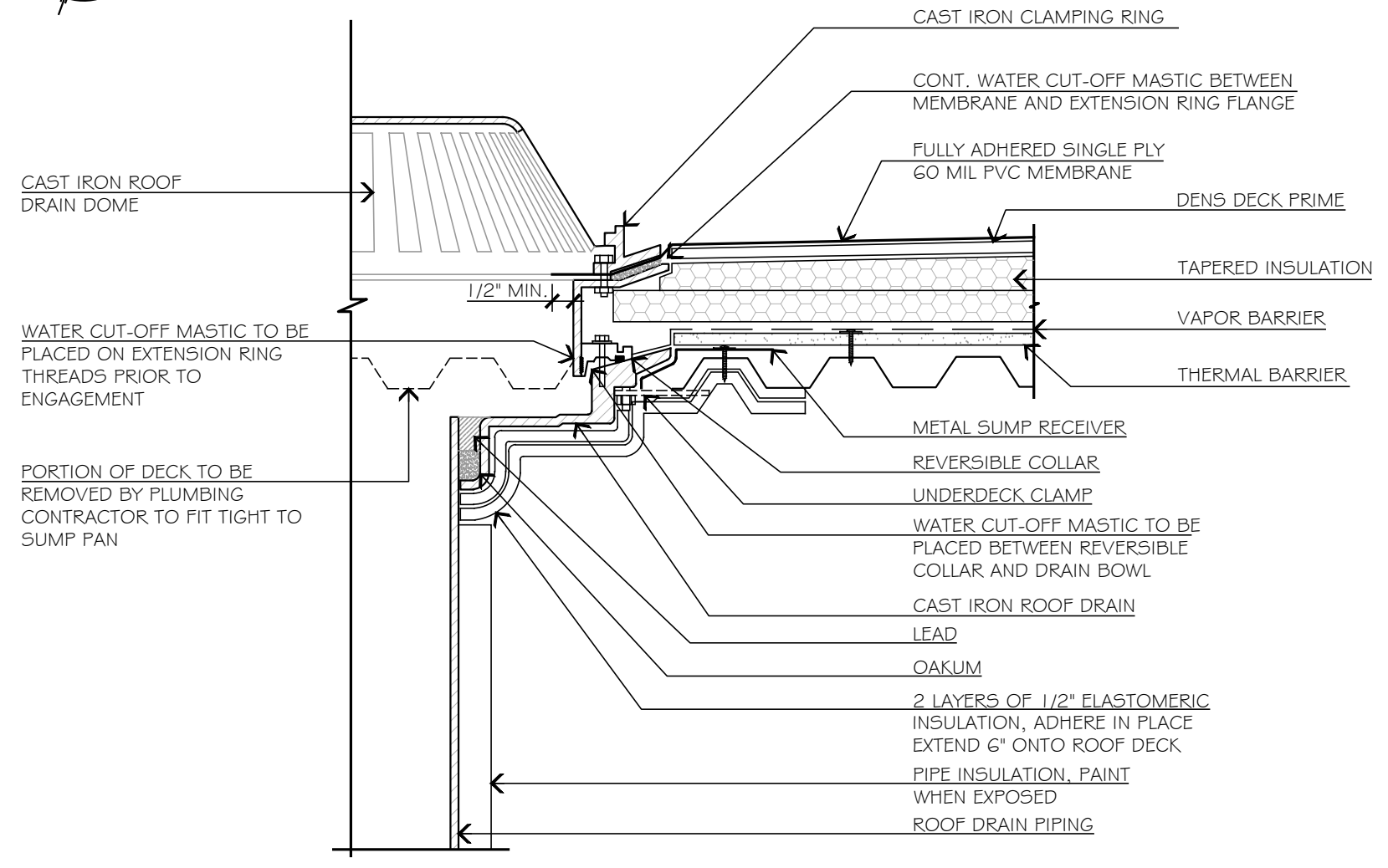
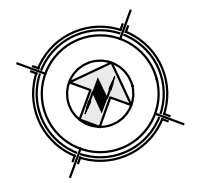
HORIZONTAL PIPING: BASED ON 2" PER HR. (TABLE D101.0) RAIN FALL FOR A 3" Ø WILL ALLOW 1,644 SQ. FT. OF SURFACE AREA @ 1/4" : 12" SLOPE. PER TABLE 1103.2 OF THE 2022 CALIFORNIA PLUMBING CODE.

PROPOSED 2 DRAINS TOTAL @ 3" Ø EACH.

SOLAR ZONE

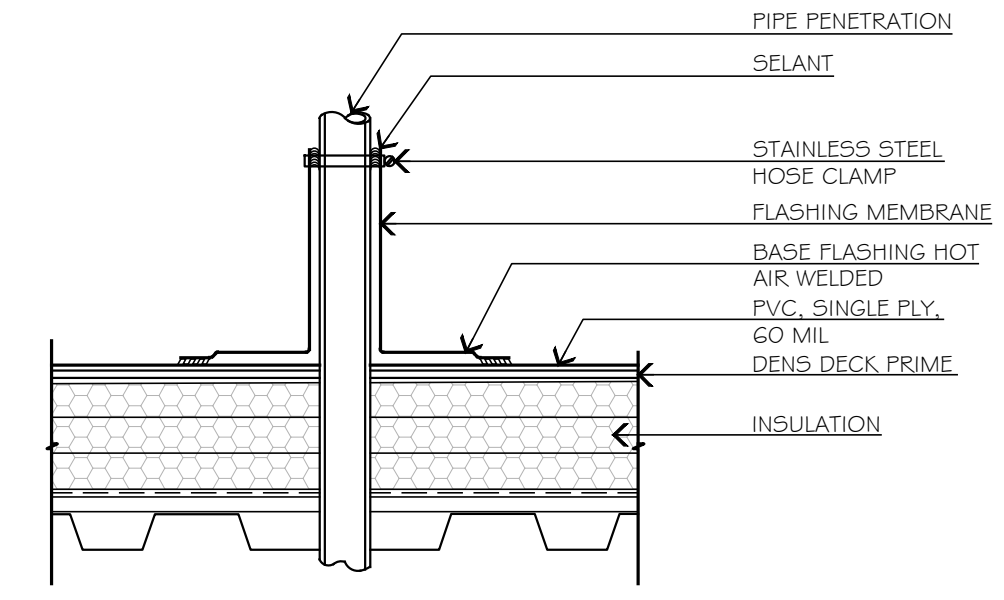
SOLAR ZONE TO BE GREATER THAN OR EQUAL TO 15% OF TOTAL ROOF AREA PER 110.10 (B).

TOTAL ROOF AREA = 2,883 X .15 = 432.45 SQ. FT. OF FUTURE SOLAR AREA REQUIRED



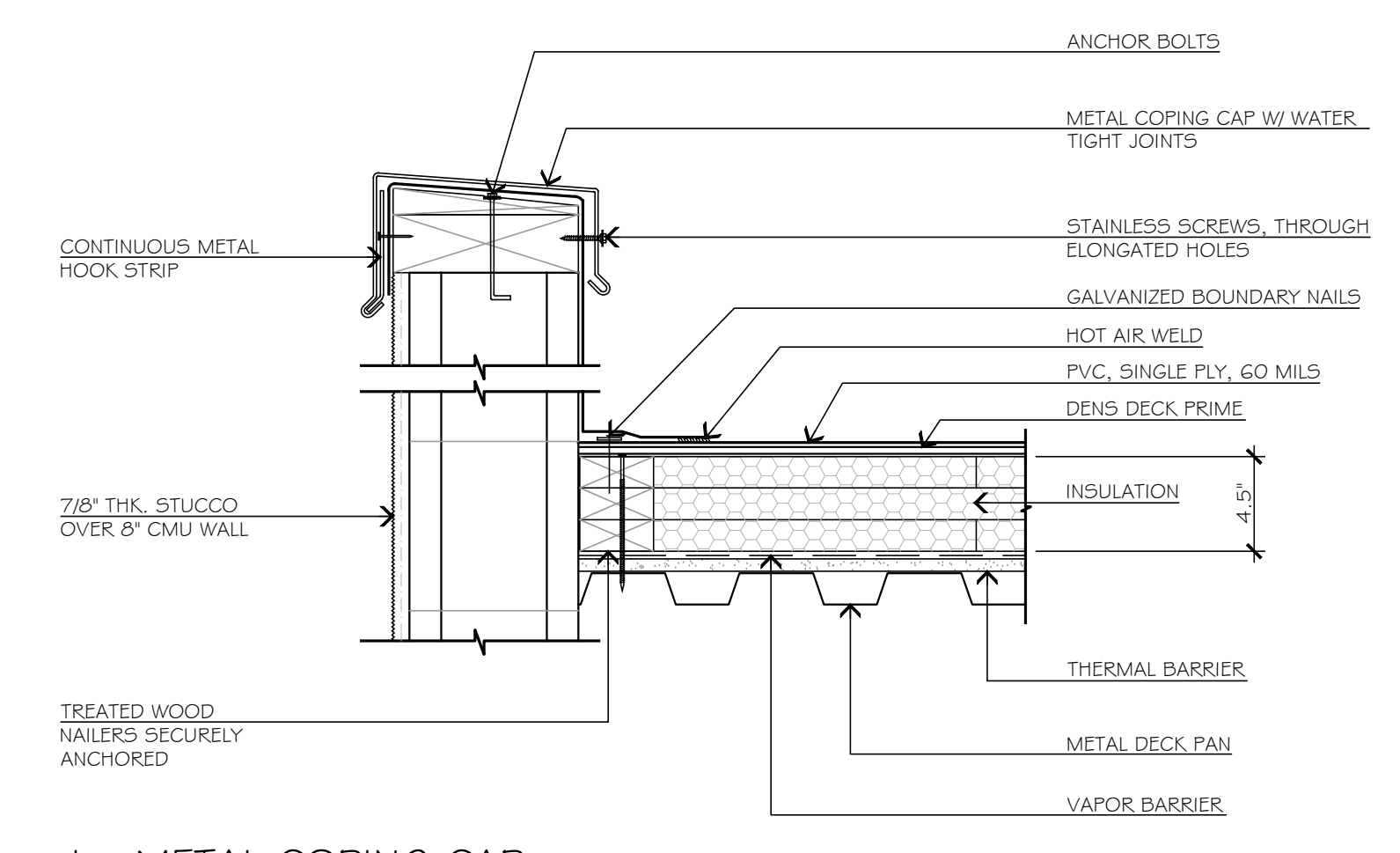
6 - ROOF DRAIN DETAIL

SCALE: N.T.S.



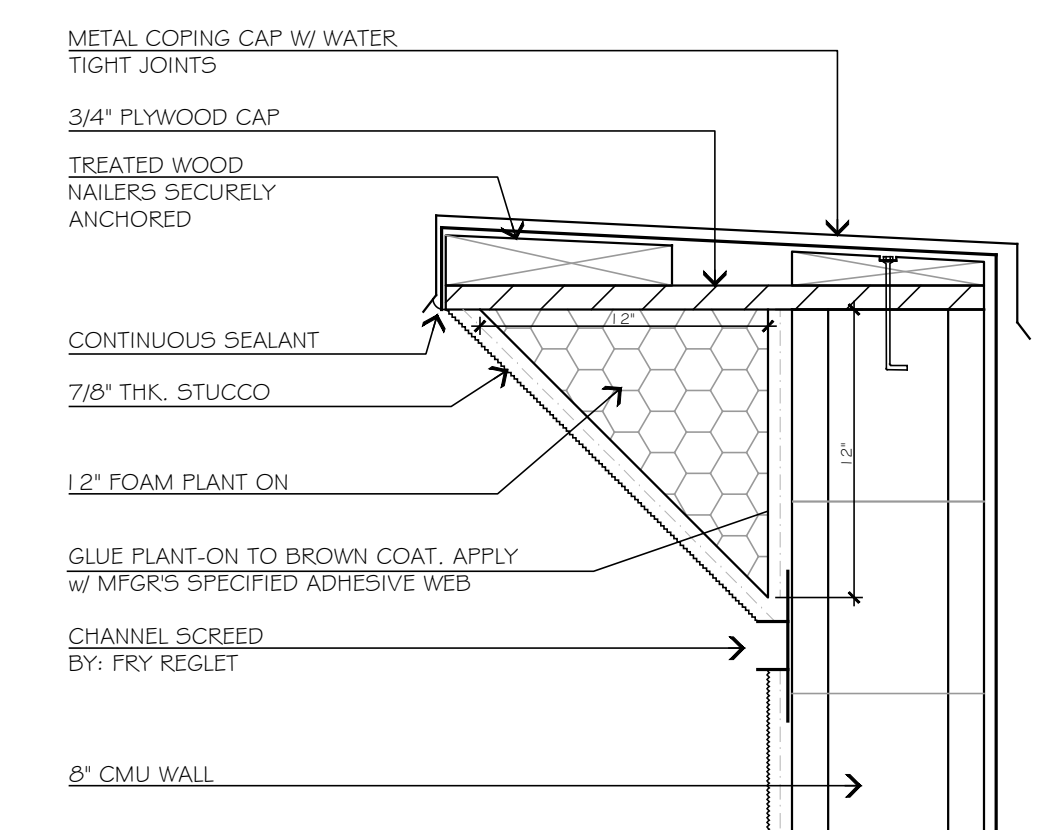
5 - PIPE PENETRATION FLASHING

SCALE: 2" = 1'-0"



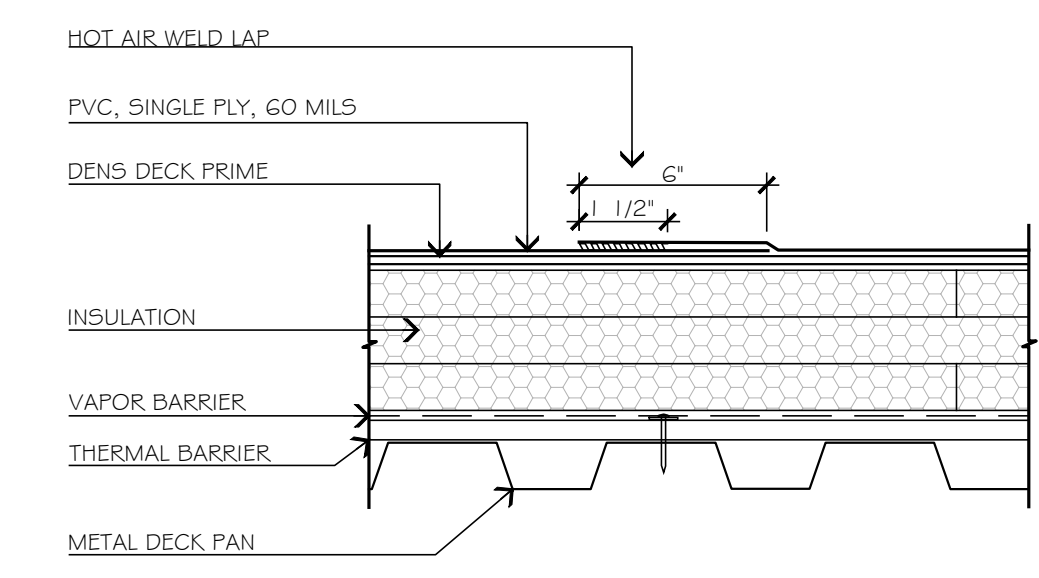
1 - METAL COPING CAP

SCALE: 2" = 1'-0"



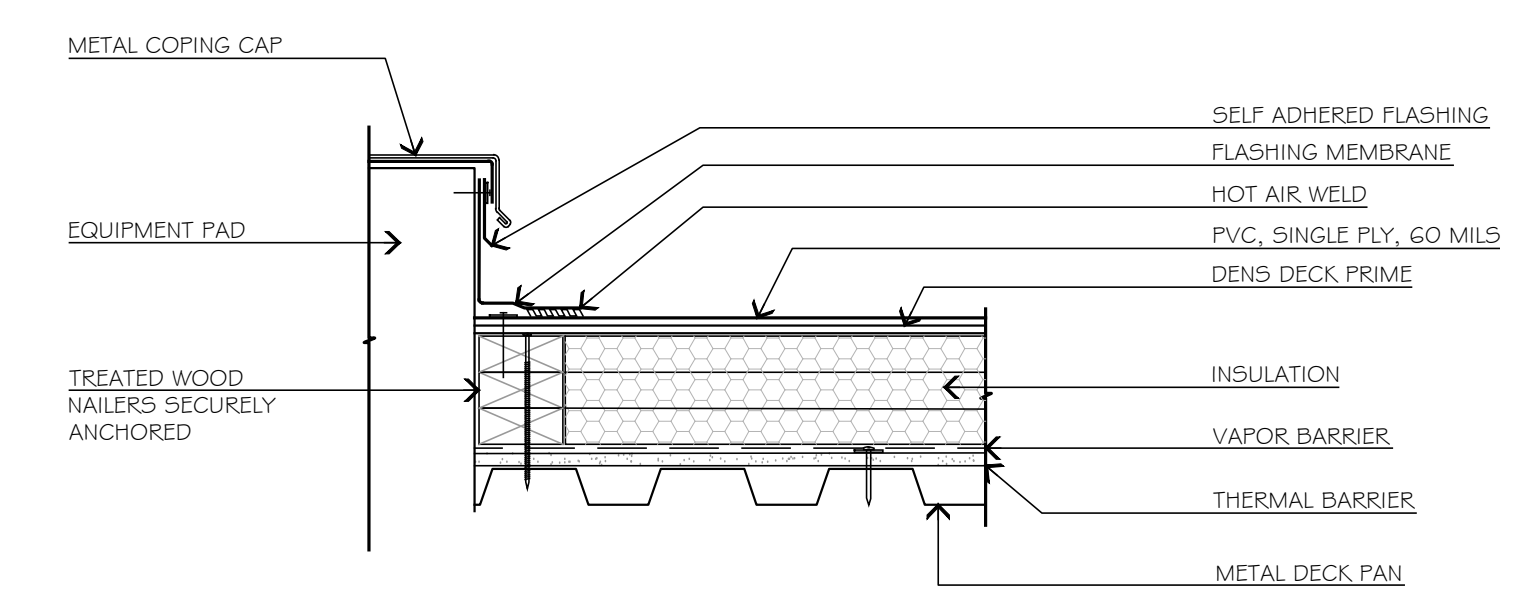
2 - METAL COPING CAP

SCALE: 2" = 1'-0"



3 - FULLY ADHERED ROOF ASSEMBLY

SCALE: 2" = 1'-0"



4 - EQUIPMENT PAD DETAIL

SCALE: 2" = 1'-0"

Cannatechnics
 CANABUS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 50753

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
ROOF PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

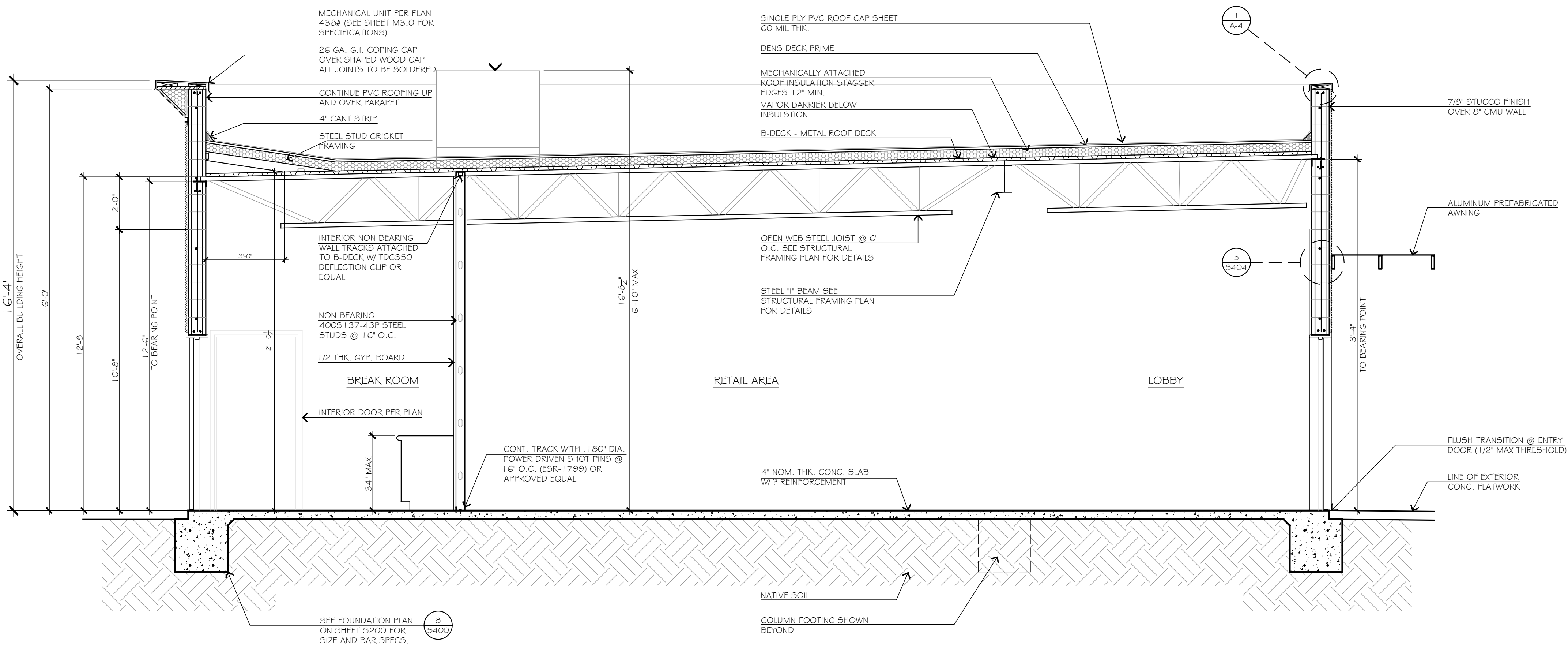
CHECKED BY
JHJ

DATE
02/06/2023

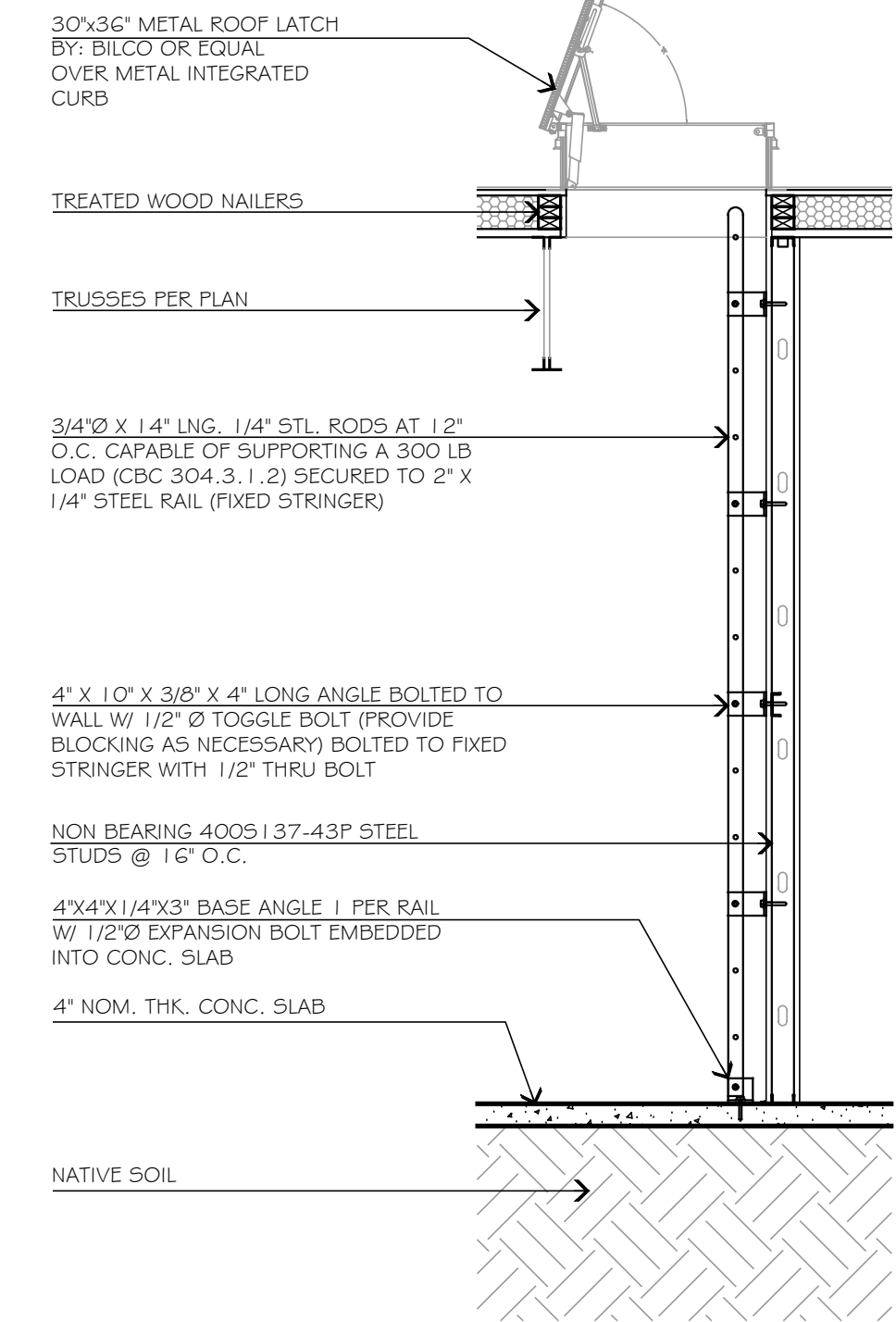
REVISION
04/19/2023

SHEET IDENTIFIER
A-4

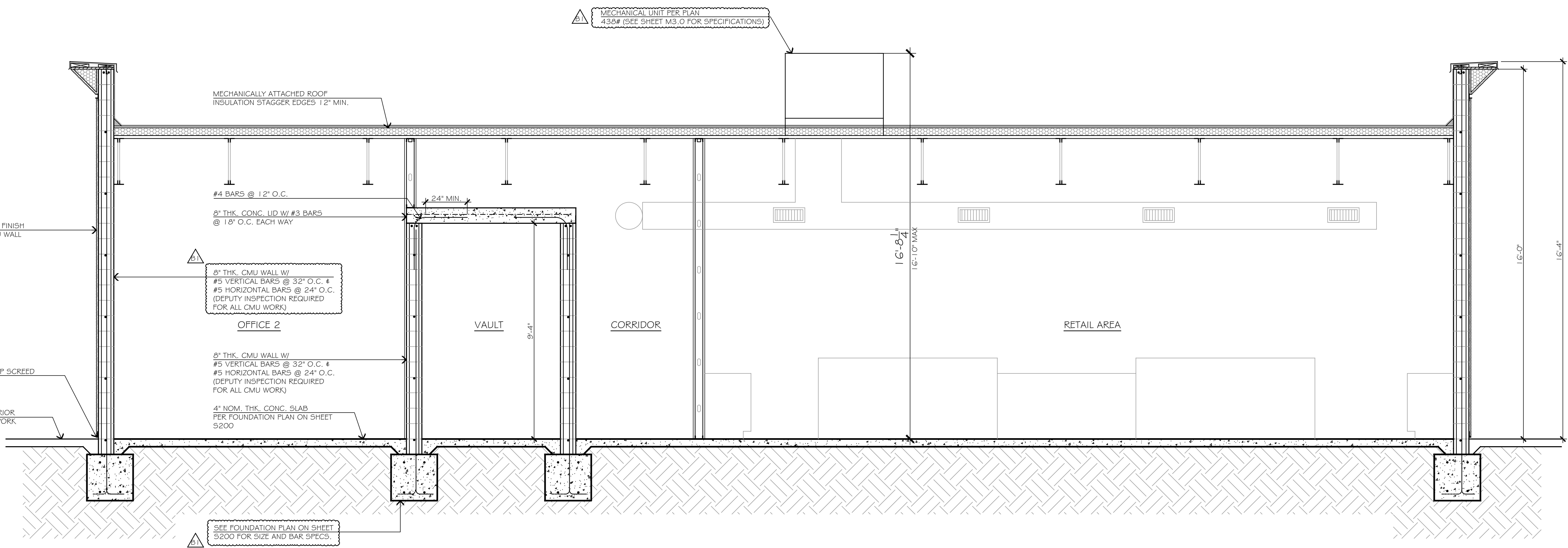
SHEET 9 OF 61



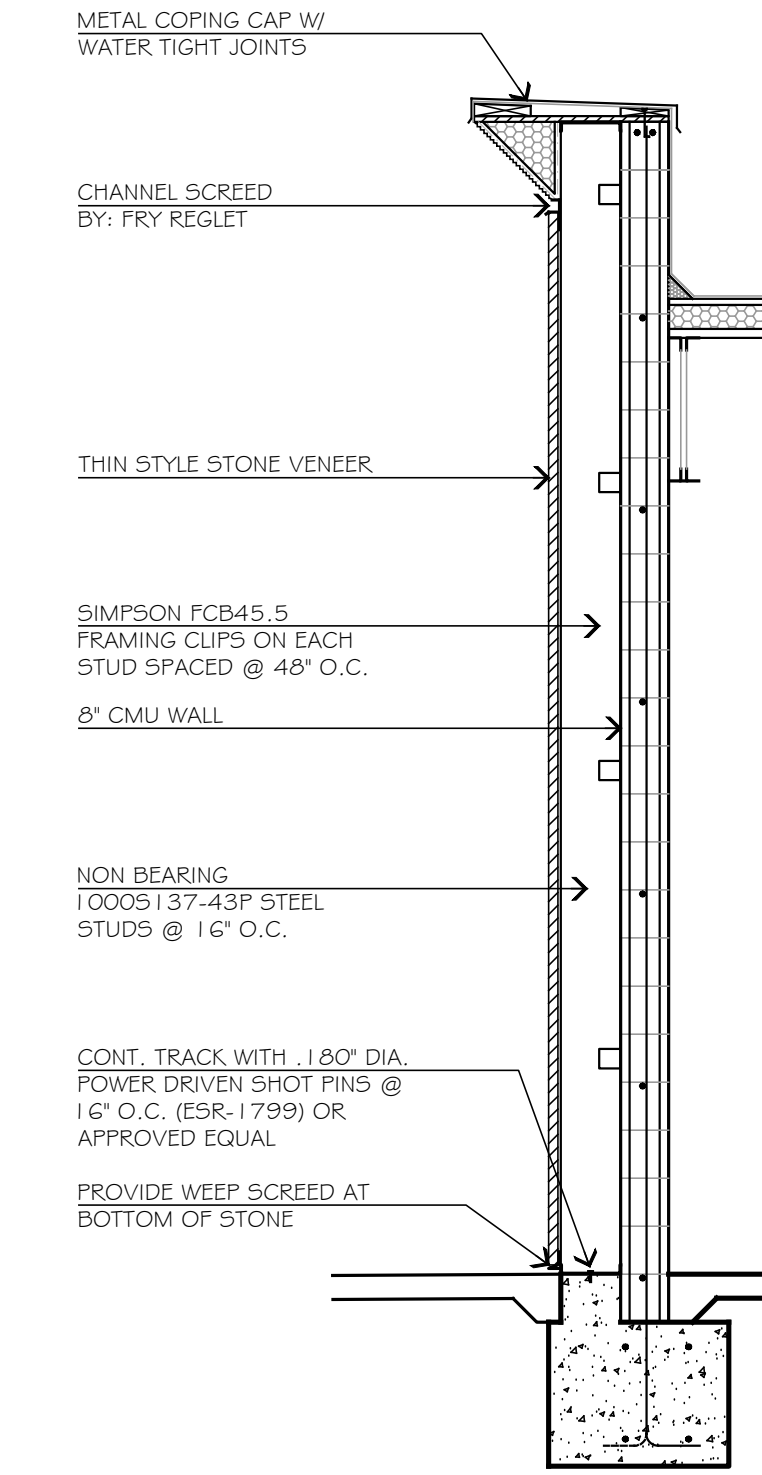
BUILDING CROSS SECTION "A-A"
SCALE: 3/8" = 1'-0"



1 - ROOF ACCESS LADDER
SCALE: 3/8" = 1'-0"



BUILDING CROSS SECTION "B-B"
SCALE: 3/8" = 1'-0"



WALL SECTION "C"
SCALE: 3/8" = 1'-0"

Cannatechnics
CANABIS DESIGN SPECIALISTS: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
12791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA 92053
PHONE: (949) 927-7140 FAX: (949) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: [Signature]
REGISTERED PROFESSIONAL ENGINEER
NO. 50750
STATE OF CALIFORNIA
EXPIRES 01/31/2025

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.3934
DATE: 04/19/2023

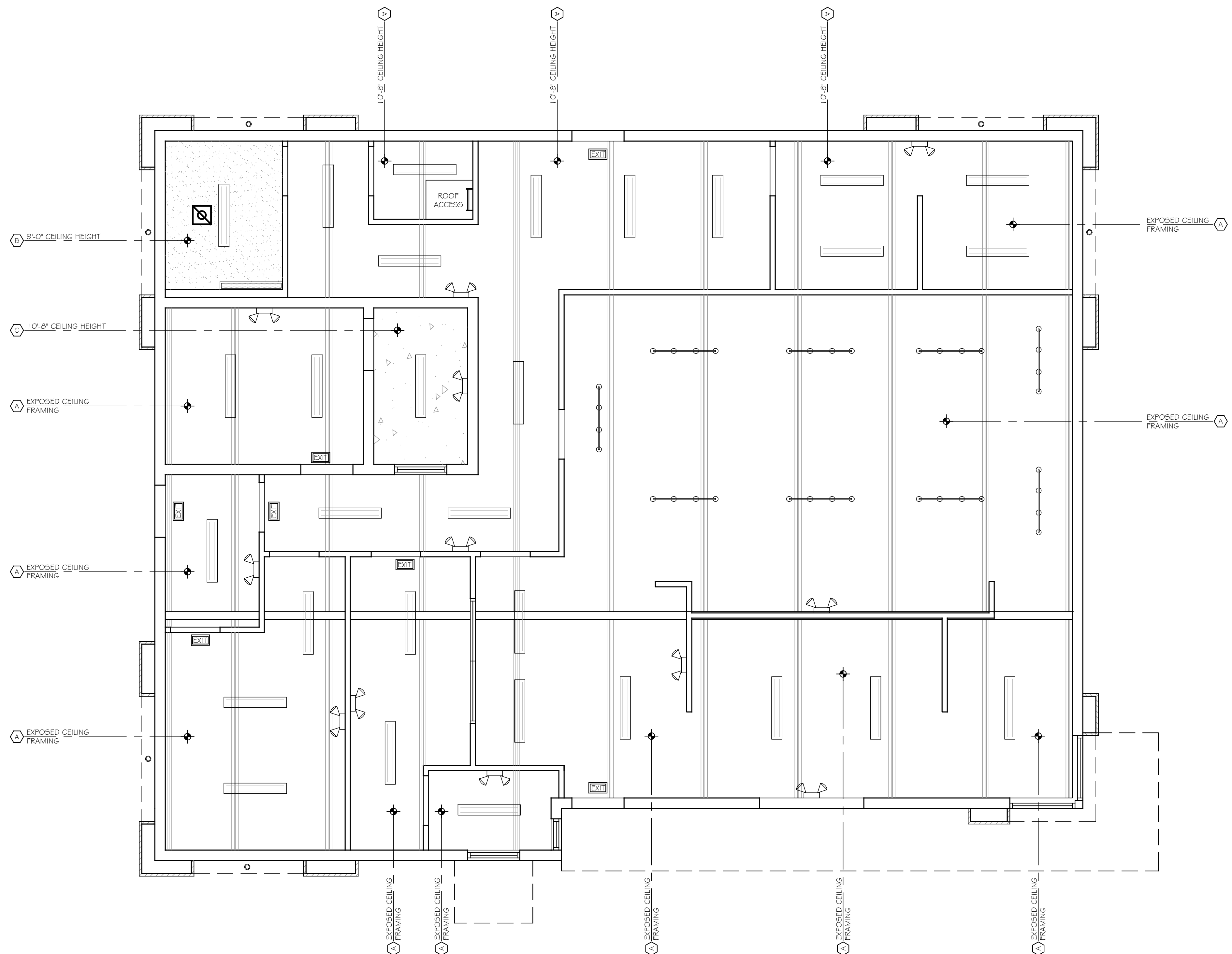
OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
BUILDING CROSS SECTIONS

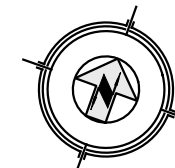
REV	BY	DATE	DESCRIPTION	WILLDAN B&S COMMENTS
1	AWC	3-28-23		

PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 04/19/2023
SHEET IDENTIFIER: **A-5**
SHEET 10 OF 61



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



CEILING SCHEDULE	
HATCH	CEILING DESCRIPTION
	NO CEILING, EXPOSED ROOF FRAMING.
	(1) LAYER, 1/2" THICK GYP. BOARD FASTENED TO 2x METAL CEILING JOISTS. COLOR: EXTRA WHITE. CODE: SW 7006 BY: SHERMAN WILLIAMS PAINT
	8" THK. CONCRETE CEILING

CEILING SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	EXHAUST FAN; SEE MECHANICAL EQUIPMENT FOR EXACT SIZE, AND MODEL SPECIFICATIONS
	4'-0" LONG L.E.D. DOUBLE STRIP LIGHTING FIXTURE
	4'-0" WALL MOUNTED COVE LIGHTING TO BE L.E.D. FIXTURE WITH SINGLE STRIP AND LIGHT DIFFUSER. ACRYLIC, CORELITE DIVIDE OR EQUIVALENT
	4'-0" LONG DIRECTIONAL LED TRACK LIGHTING FIXTURE
	4" Ø WATERPROOF L.E.D. RECESSED CAN LIGHT FIXTURE
	EMERGENCY LIGHTING FIXTURE TO BE EQUIPPED WITH A BACK-UP BATTERY TO RUN FOR A MINIMUM OF 90 MINUTES UNINTERRUPTED.
	L.E.D. ILLUMINATED EXITING SIGN TO BE EQUIPPED WITH A BACK-UP BATTERY TO RUN FOR A MINIMUM OF 90 MINUTES MINIMUM.

NOTE:
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOTE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE.

ILLUMINATED EXITING SIGNS

EXIT EXIT SIGN

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:

A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.

B. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HR. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

Cannatechnics
 CANABIS DESIGN SPECIALIST: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

PERFORMANCE
 RELIABLE
 COMMUNICATIONS
 EXCELLENCE

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL (05/30/73)
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.3934
 DATE
 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
REFLECTED CEILING PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

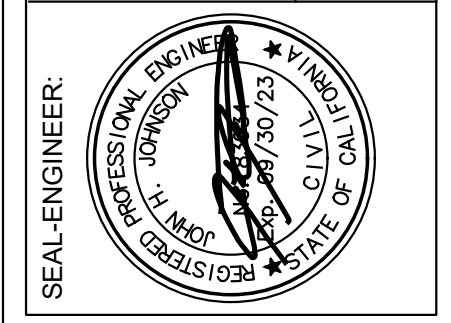
CHECKED BY
JHJ

DATE
02/06/2023

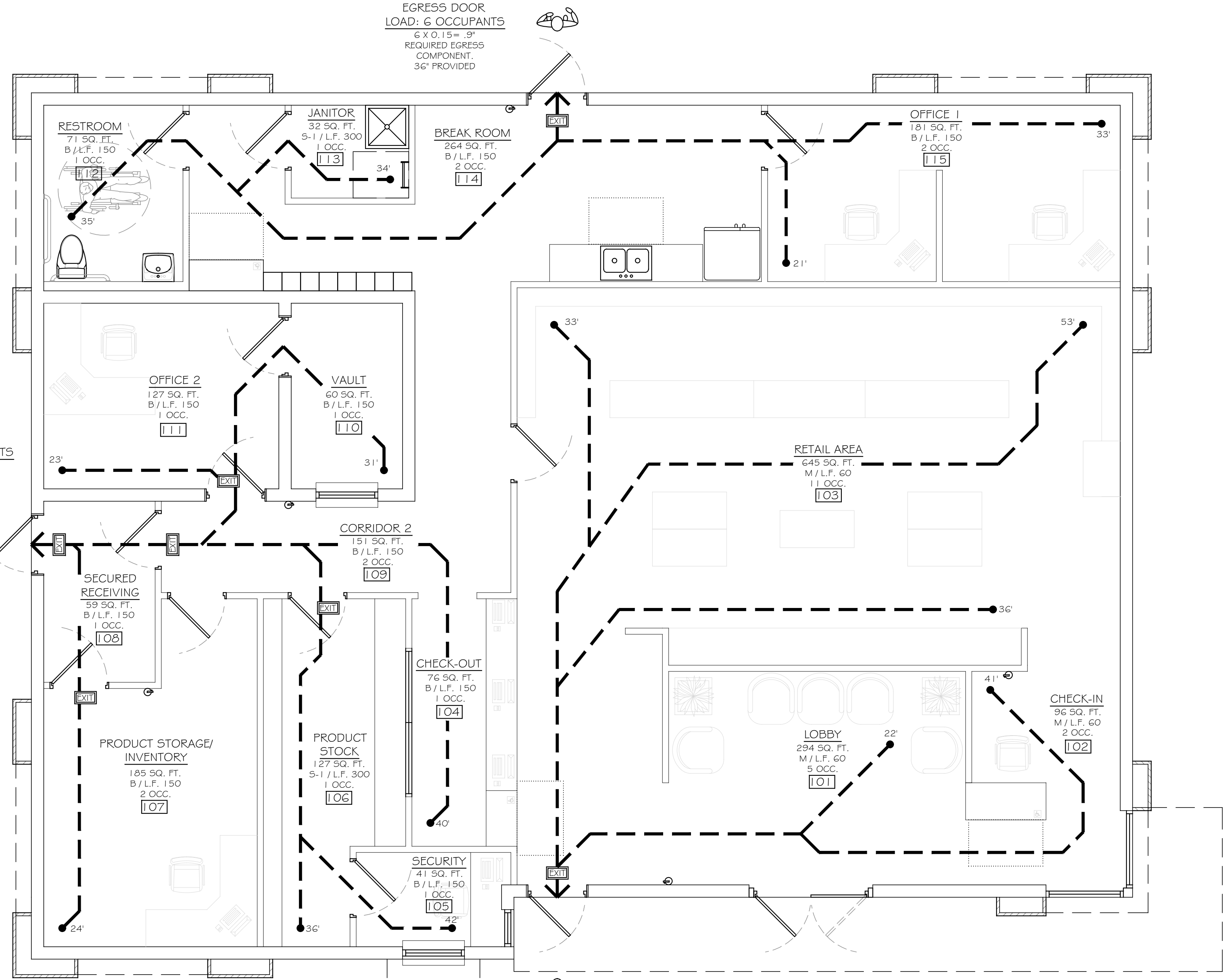
REVISION
04/19/2023

SHEET IDENTIFIER
A-6

SHEET 11 OF 61



REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILLDAN BAS COMMENTS



SYMBOL	DESCRIPTION
[E]	L.E.D. ILLUMINATED EXITING SIGN, TO BE EQUIPPED WITH A BACK UP BATTERY TO RUN FOR AT LEAST 90 MINUTES INTERRUPTED.
[ER]	L.E.D. ILLUMINATED EXIT ROUTE SIGN, TO BE EQUIPPED WITH A BACK UP BATTERY TO RUN FOR AT LEAST 90 MINUTES INTERRUPTED.
•	EGRESS START POINT
---	EGRESS PATH

WIDTH OF MEANS OF EGRESS

407.3.1.1 SWING OF CORRIDOR DOORS; CORRIDOR DOORS, OTHER THAN THOSE EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING DEVICES SHALL NOT SWING INTO THE REQUIRED WIDTH OF CORRIDORS.

1005.3.2 EGRESS COMPONENTS; THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2-INCH PER OCCUPANT. EXCEPTION:

1. FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENTS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 mm) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

CHAPTER 10 - MEANS OF EGRESS NOTES

1001.1 GENERAL; BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM AS REQUIRED BY THIS CHAPTER. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN, CONSTRUCTIONS AND ARRANGEMENT OF MEANS OF EGRESS COMPONENTS REQUIRED TO PROVIDE AN APPROVED MEANS OF EGRESS FROM STRUCTURES AND PORTIONS THEREOF.

1003.2 - CEILING HEIGHT; THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. - SEE REFLECTIVE CEILING PLAN FOR ADDITIONAL INFORMATION.

1003.3.2 - POST-MOUNTED OBJECTS; A FREE-STANDING OBJECT MOUNTED ON A POST OF Pylon SHALL NOT OVERHANG THAT POST OR Pylon MORE THAN 4-INCHES WHERE THE LOWEST POINT OF THE LEADING EDGE IS MORE THAN 27-INCHES AND LESS THAN 80-INCHES ABOVE THE WALKING SURFACE.

1003.4 - FLOOR SURFACE; WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

1003.6 - MEANS OF EGRESS CONTINUITY; THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT AS SPECIFIED IN THIS CHAPTER.

1004.1.2 AREAS WITHOUT FIXED SEATING; THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.1.2, WHERE AN INTENDED FUNCTION IS NOT LISTED IN TABLE 1004.1.2, THE BUILDING OFFICIAL SHALL ESTABLISH A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED FUNCTION.

1004.6 MULTIPLE OCCUPANCIES; WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

1005.4.2 - DOORS; DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7-INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE
 OCCUPANCY TYPE: A-2, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: B, TRAVEL DISTANCE WITH SPRINKLERS = 300 FT. (c)
 OCCUPANCY TYPE: M, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: F-1, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: S-1, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)

(b) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.1.2.

(c) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.

1017.3 MEASUREMENT; EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

1008.1 MEANS OF EGRESS ILLUMINATION; ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2 UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3

1008.2 MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE < 1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)

1008.3-5 IN THE EVENT OF POWER SUPPLY FAILURE, AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION FOR NOT < 90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF: 1. FOOTCANDLE AISLES, CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE, ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, PUBLIC RESTROOMS > 300 5.F. (CBC 1008.3-5)

1010.1.9.3 LOCKS AND LATCHES; SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF FOLLOWING EXIST:
 IN BUILDINGS IN OCCUPANCY GROUP B, F, AND S, THE MAIN DOOR ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED:
 A) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 B) "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 C) "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
 D. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (CBC 1013.3)

1013.4 TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS
 A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR
 B. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 C. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
 D. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

1013.5 EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

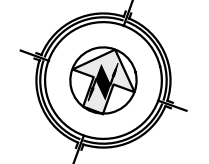
1013.6.2 THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.

1013.6.3 IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT < 90 MINUTES.

DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 49" MAX. ABOVE THE FINISH FLOOR.

EGRESS & LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"



FUNCTION OF SPACE	LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL & ELECTRICAL EQUIPMENT ROOMS	300 GROSS
MERCANTILE AREAS	60 GROSS
BUSINESS AREAS - OFFICES & RESTROOMS	150 GROSS

THE TOTAL OCCUPANT LOAD SHALL BE DETERMINED BY CHAPTER 10 MEANS OF EGRESS SECTION 1004.2

ALL AREAS ARE BASED ON SQUARE FOOTAGE. SEE FLOOR PLAN FOR CALCULATIONS. SEE NOTES FOR ADDITIONAL INFORMATION.

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXIT PER STORY

OCCUPANT LOAD	MINIMUM NUMBER OF EXITS
1 - 500 OCCUPANTS	2 EXITS MINIMUM

OCCUPANT LOAD SIGNAGE

A MAXIMUM OCCUPANCY SIGNAGE SHALL BE POSTED ON ALL ENTRANCES AND EXITING MARKED ON THE EGRESS PLAN. LEGEND: MAXIMUM OCCUPANT LOAD OF _____ AS REQUIRED BY THE STATE OF CALIFORNIA. SHALL BE INSTALLED, IN A FIXED POSITION, VISIBLE TO THE OCCUPANT.

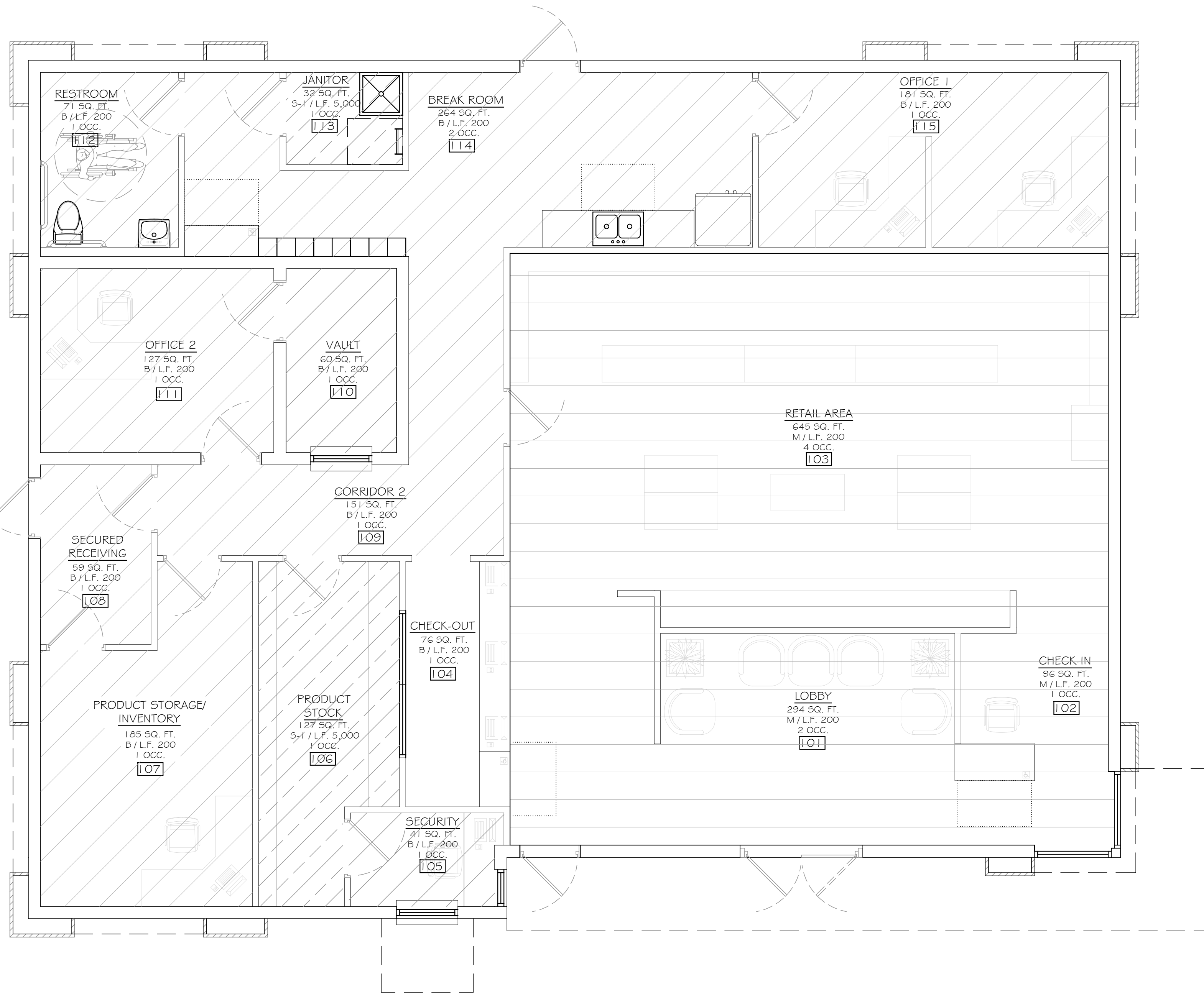
TOTAL MAXIMUM ALLOWED OCCUPANTS ON BUILDING: **34**

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	TRAVEL DISTANCE
B OCCUPANCY	200 FT. PER TABLE 1017.2
M OCCUPANCY	200 FT. PER TABLE 1017.2
S-1 OCCUPANCY	200 FT. PER TABLE 1017.2

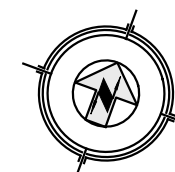
OCCUPANT CALCULATION = 34 TOTAL OCC.				
ROOM #	ROOM NAME	SQ. FT.	OCCUPANCY	OCCUPANTS
101	LOBBY	294 SQ. FT.	M OCCUPANCY	5 OCCUPANT
102	CHECK-IN	96 SQ. FT.	M OCCUPANCY	2 OCCUPANTS
103	RETAIL AREA	645 SQ. FT.	M OCCUPANCY	11 OCCUPANTS
TOTAL SQ. FT. =		1,035 SQ. FT.	M =	18 OCC.
104	CHECK-OUT	76 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
105	SECURITY	41 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
107	PRODUCT STORAGE/INV.	185 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
108	SECURED RECEIVING	59 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
109	CORRIDOR 2	151 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
110	VAULT	60 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
111	OFFICE 2	127 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
112	RESTROOM	71 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
114	BREAKROOM**	264 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
115	OFFICE 1	181 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
TOTAL SQ. FT. =		1,215 SQ. FT.	B =	14 OCC.
106	PRODUCT STOCK	127 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
113	JANITOR	32 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. =		159 SQ. FT.	S-1 =	2 OCC.

** PER 303.1.2 2022 CBC SMALL ASSEMBLY SPACES THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY
 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY



REQUIRED PLUMBING FACILITIES PLAN

SCALE: 1/4" = 1'-0"



MINIMUM FIXTURES REQUIRED	
NUMBER OF OCCUPANTS ARE BASED UPON THE FOLLOWING EQUATION: STEP 1: SQ. FT. / LOAD FACTOR = # OCCUPANTS. (SEE OCC. LOAD RATIO) STEP 2: # OCCUPANTS / 2 = MALES AND FEMALES TOTAL NUMBER. WHERE FRACTION NUMBERS ARE ROUNDED TO THE NEXT WHOLE NUMBER.	
M = 7 OCC. / 2 = 4 MALE & 4 FEMALE B = 11 OCC. / 2 = 6 MALE & 6 FEMALE S-1 = 2 OCC. / 2 = 1 MALE & 1 FEMALE	
FIXTURES REQUIRED	FIXTURES PROVIDED
MALE (11 OCCUPANTS) WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A	- SINGLE ACCOMMODATION - WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A
FEMALE (11 OCCUPANTS) WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A	422.2 EXCEPTION 3 IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

AREA TABULATION				
ROOM #	ROOM NAME	SQ. FT.	OCCUPANCY	OCCUPANTS
PLUMBING LOAD CALCULATION = 20 TOTAL = 10 M / 10 F				
101	LOBBY	294 SQ. FT.	M OCCUPANCY	2 OCCUPANTS
102	CHECK-IN	96 SQ. FT.	M OCCUPANCY	1 OCCUPANTS
103	RETAIL AREA	645 SQ. FT.	M OCCUPANCY	4 OCCUPANTS
TOTAL SQ. FT. = 1,035 SQ. FT. M = 7 OCC.				
104	CHECK-OUT	76 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
105	SECURITY	41 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
107	PRODUCT STORAGE/ INV.	185 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
108	SECURED RECEIVING	59 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
109	CORRIDOR 2	151 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
110	VAULT	60 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
111	OFFICE 2	127 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
112	RESTROOM	71 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
114	BREAKROOM**	264 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
115	OFFICE 1	181 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. = 1,215 SQ. FT. B = 11 OCC.				
106	PRODUCT STOCK	127 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
113	JANITOR	32 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. = 159 SQ. FT. S-1 = 2 OCC.				
** PER 303.1.2 2022 CBC SMALL ASSEMBLY SPACES THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES: 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY. 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.				

MINIMUM PLUMBING FACILITIES REQUIRED								
2022 C.P.C. TABLE 422.1 - MIN. PLUMBING FACILITIES								
TYPE OF OCCUPANCY	MINIMUM FIXTURES PER PERSON							
	WATER CLOSETS		URINALS	LAVATORIES		SHOWER TUB(S)	DRINKING FOUNTAINS / FACILITIES	OTHER(S)
GROUP: B BUSINESS OCC. (OFFICE, PROFESSIONAL SERVICE TYPE TRANSACTION)	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 50 2: 51 - 100 3: 101 - 200 4: 201 - 400	1: 1 - 15 2: 16 - 30 3: 31 - 50 4: 51 - 100 5: 101 - 200 6: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 75 2: 76 - 150 3: 151 - 200 4: 201 - 300 5: 301 - 400	2: 76 - 150 3: 151 - 200 4: 201 - 300 5: 301 - 400			
	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR ADDITIONAL 150 FEMALES.		OVER 600, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 250 MALES AND 1 FIXTURE FOR ADDITIONAL 200 FEMALES.				1 SERVICE SINK OR LAUNDRY TRAY
GROUP: M MERCANTILE OCCUPANCY (THE SALE OF MERCHANDISE AND ACCESSIBLE TO THE PUBLIC)	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400	0: 1 - 200 1: 201 - 400	1: 1 - 200 2: 201 - 400	1: 1 - 200 2: 201 - 400 3: 301 - 400			1 SERVICE SINK OR LAUNDRY TRAY
GROUP: S-1, S-2 STORAGE OCCUPANCY, STORAGE OF GOODS, WAREHOUSE, AIRCRAFT HANGAR, FOOD PRODUCTS, APPLIANCES	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400		1: 1 - 200 2: 201 - 400 3: 401 - 750	1: 1 - 200 2: 201 - 400 3: 401 - 750			1 SERVICE SINK OR LAUNDRY TRAY
OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 150 FEMALES		OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS						OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS

LOAD RATIO NOTES

NOTE: THE OCCUPANT LOAD FACTOR ON THIS PLAN IS BASED ON 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 'A' AND SECTION '422.1' AND SHALL NOT BE USED FOR EGRESS CALCULATIONS. THE PURPOSE OF THE INDICATED OCCUPANT LOAD CALCULATION IS TO CALCULATE REQUIRED WATER FIXTURES ACROSS THE BUILDING AND OCCUPANCIES. PLEASE REFER TO EGRESS PLANS FOR EGRESS OCCUPANT LOAD AND APPROVED CALCULATIONS PER 2022 CALIFORNIA BUILDING CODE (C.B.C.)

LOAD RATIO		
THE TOTAL OCCUPANT LOAD FOR CALCULATING FIXTURE REQUIREMENTS SHALL BE DETERMINED IN ACCORDANCE WITH THE OCCUPANT LOAD FACTOR IN TABLE 'A' - OCCUPANT LOAD FACTOR (2022 C.P.C.)		
OCCUPANCY	LOAD FACTOR	HATCH TYPE
GROUP B SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	200 SQ. FT. / OCCUPANT	XX OCCUPANT
GROUP M SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	200 SQ. FT. / OCCUPANT	XX OCCUPANT
GROUP S-1 SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	5,000 SQ. FT. / OCCUPANT	XX OCCUPANT

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 50753

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.3934
 DATE: 04/19/2023

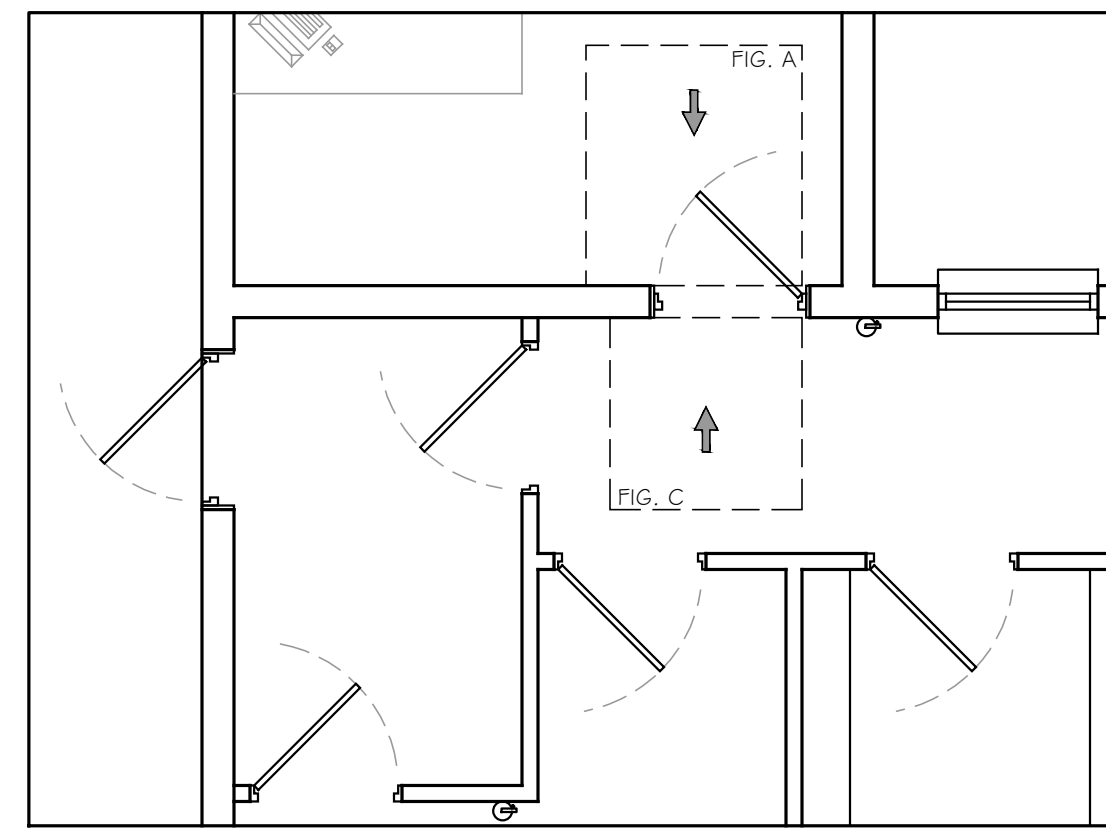
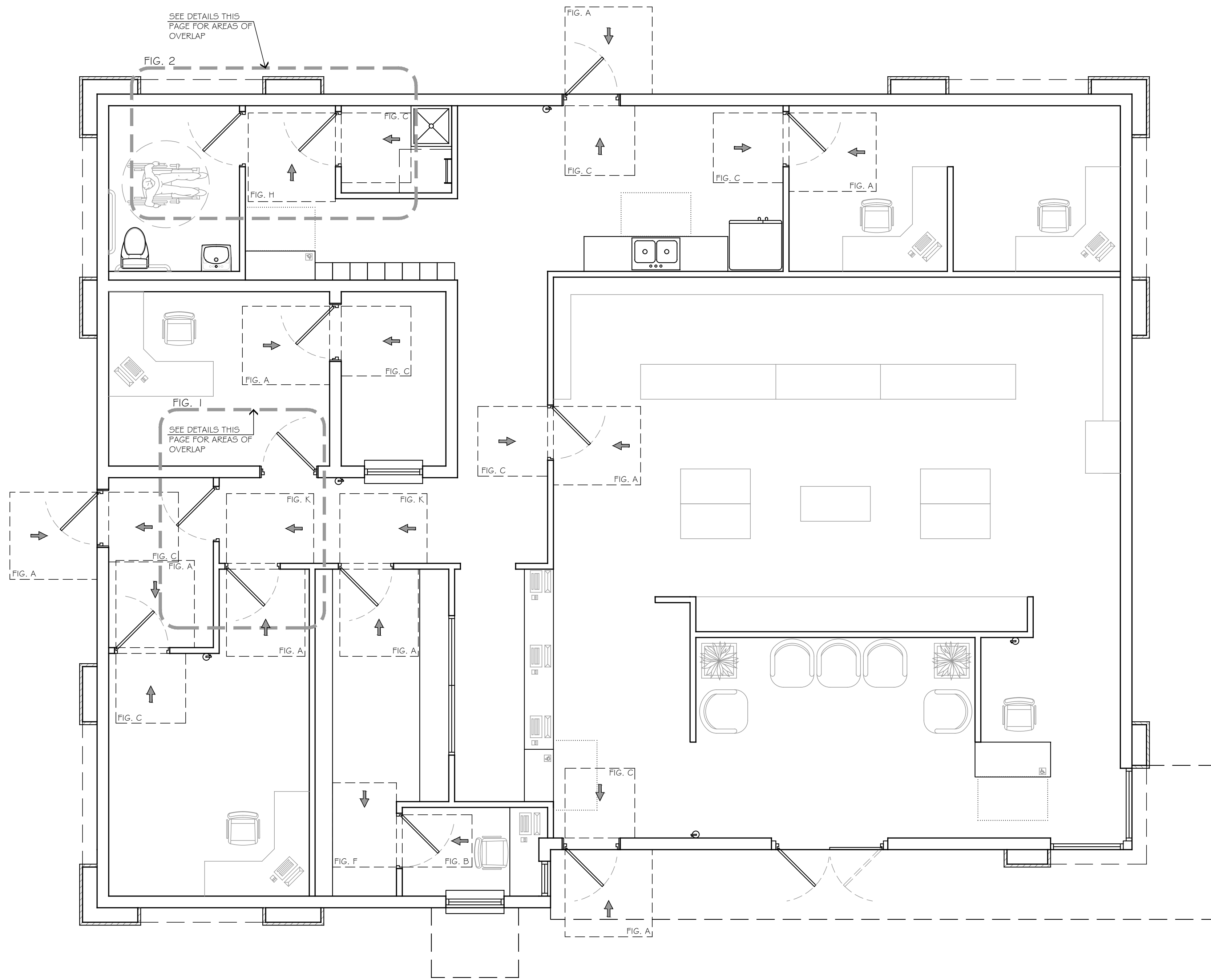
OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION:
**REQUIRED PLUMBING FACILITIES
 CALCULATIONS**

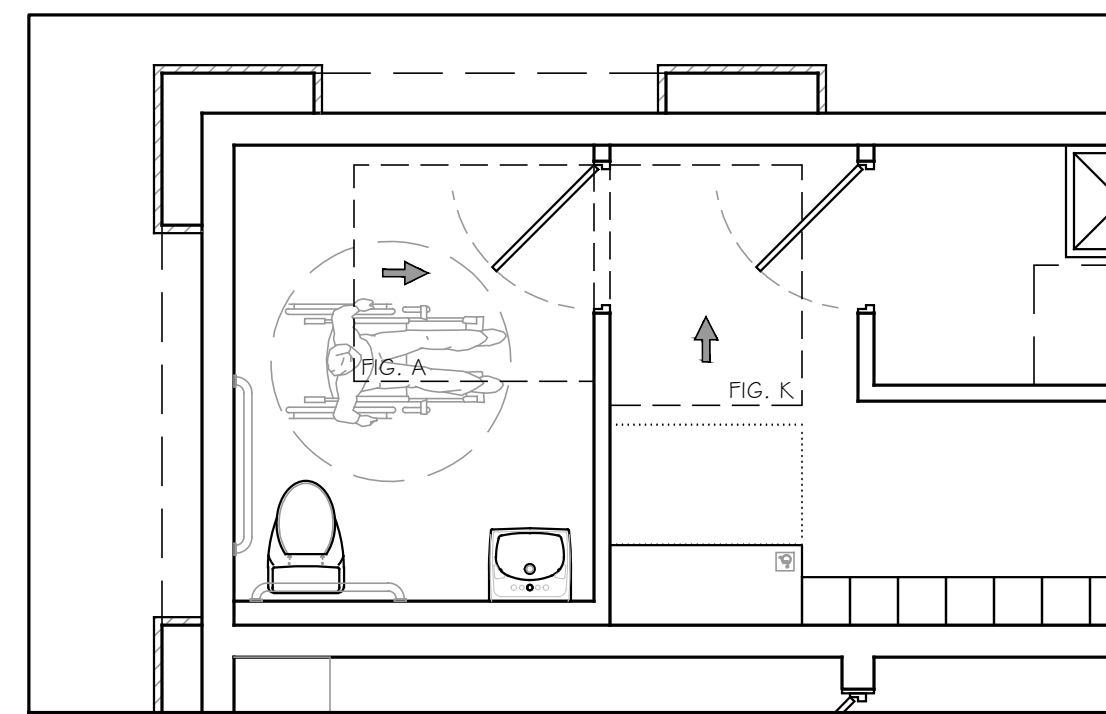
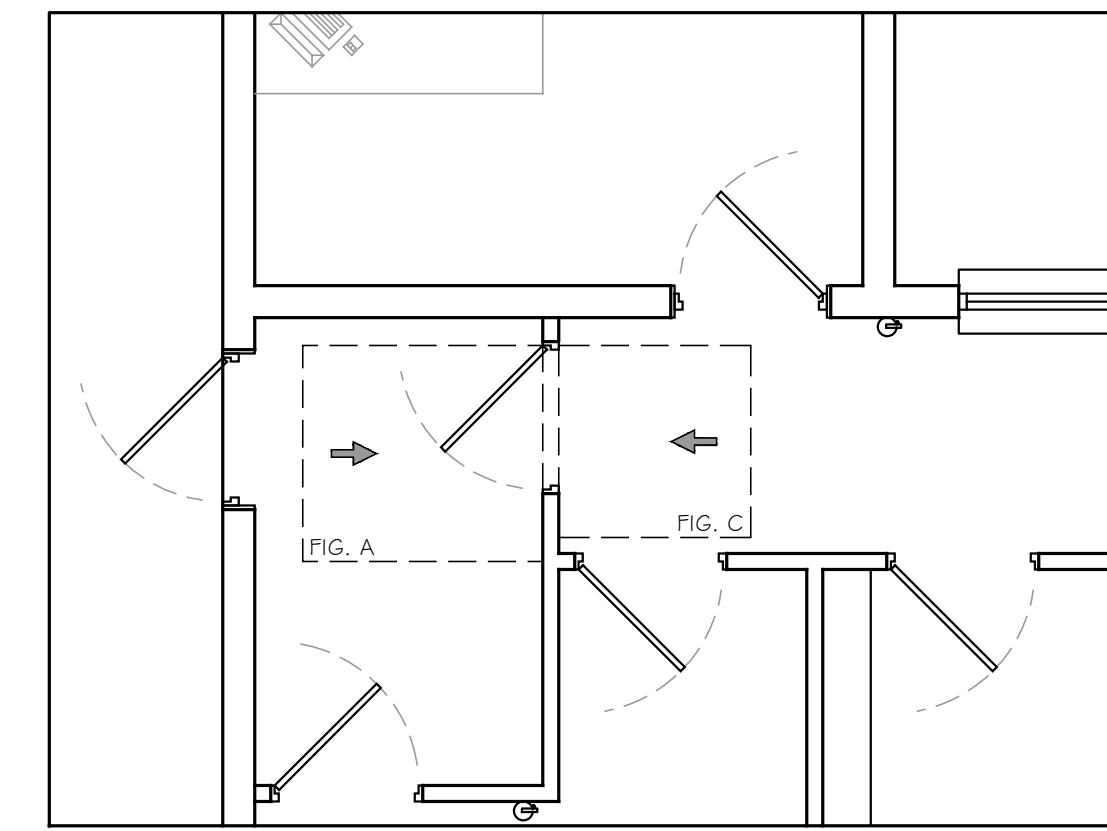
REV	DATE	DESCRIPTION
1	3-28-23	AWC

PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 04/19/2023
 SHEET IDENTIFIER: **A-8**
 SHEET 13 OF 61



DOOR MANEUVERING FIGURE 1

SCALE: 1/4" = 1'-0"



DOOR MANEUVERING FIGURE 2

SCALE: 1/4" = 1'-0"

DOOR MANEUVERING PLAN

SCALE: 1/4" = 1'-0"

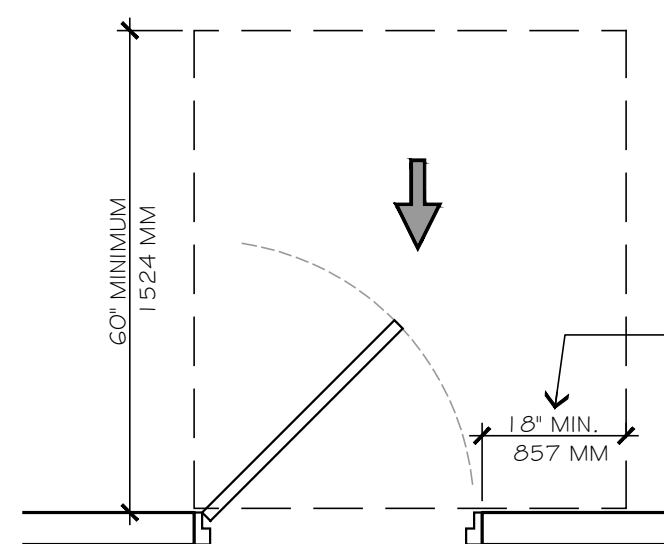
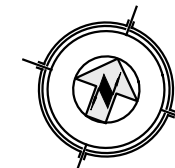


FIGURE 'A'
(CBC 11B-404.2.4.1)

FRONT APPROACH, FULL SIDE

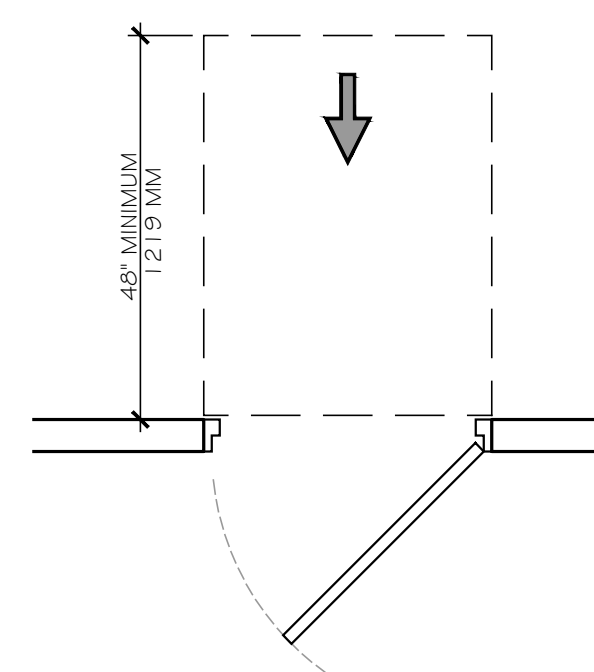


FIGURE 'B'
(CBC 11B-404.2.4.1)

FRONT APPROACH, PUSH SIDE

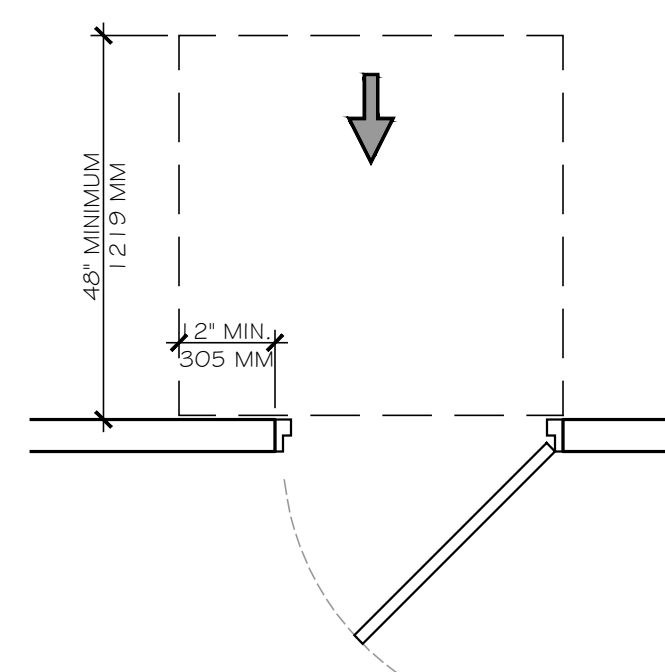


FIGURE 'C'
(CBC 11B-404.2.4.1)

FRONT APPROACH, PUSH SIDE,
DOOR PROVIDED WITH BOTH
CLOSER AND LATCH

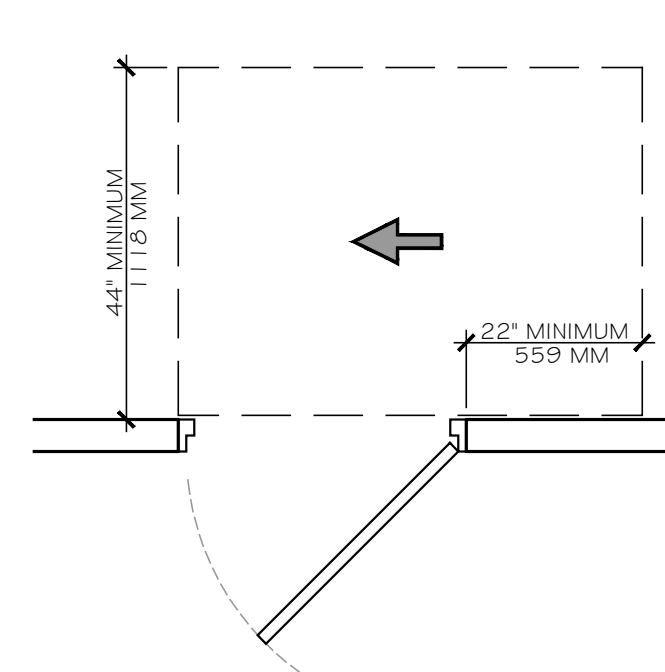


FIGURE 'F'
(CBC 11B-404.2.4.1)

HINGE APPROACH, PUSH SIDE

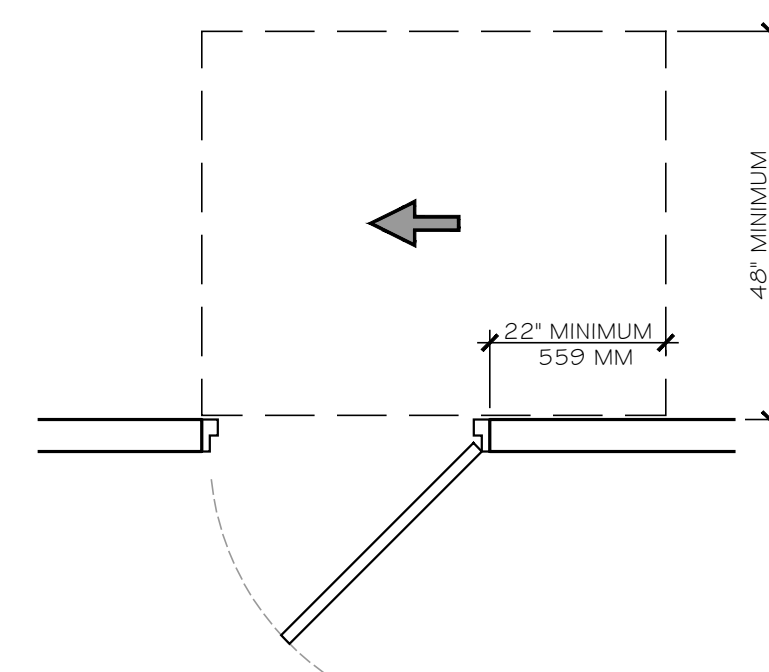


FIGURE 'G'
(CBC 11B-404.2.4.1)

HINGE APPROACH, PUSH SIDE, DOOR
PROVIDED WITH BOTH CLOSER AND
LATCH

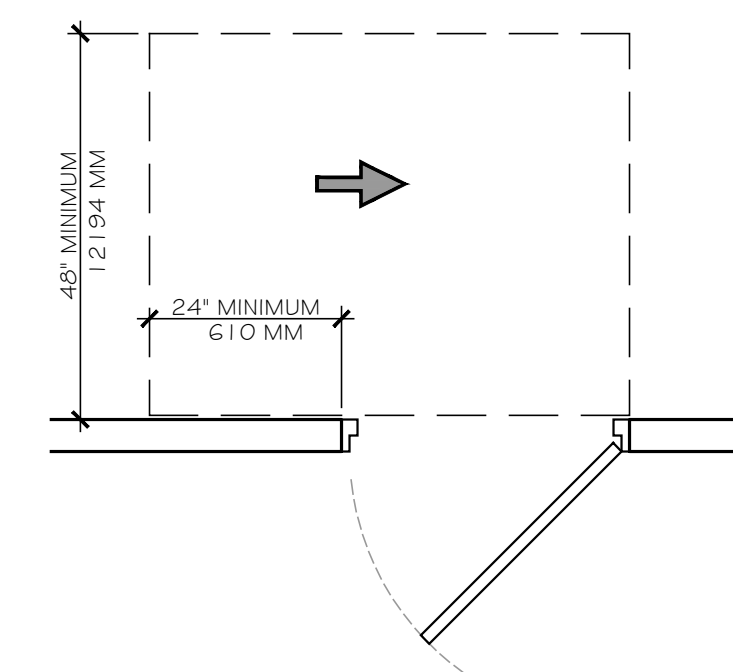


FIGURE 'K'
(CBC 11B-404.2.4.1)

LATCH APPROACH, PUSH SIDE,
DOOR PROVIDED WITH CLOSER

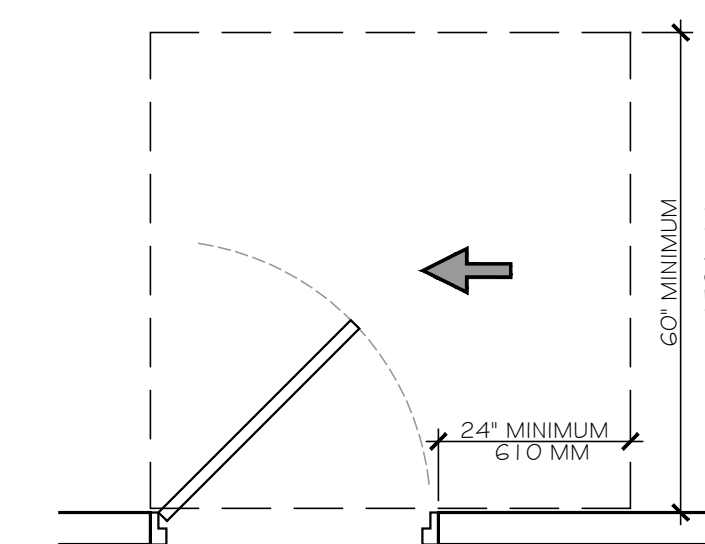


FIGURE 'H'
(CBC 11B-404.2.4.1)

LATCH APPROACH, PULL SIDE

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 S. JEFFERSON AVENUE, SUITE 201
 TAMECULA, CA
 PHONE: (866) 987-7140 FAX: (866) 987-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 50753

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
DOOR MANEUVERING PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

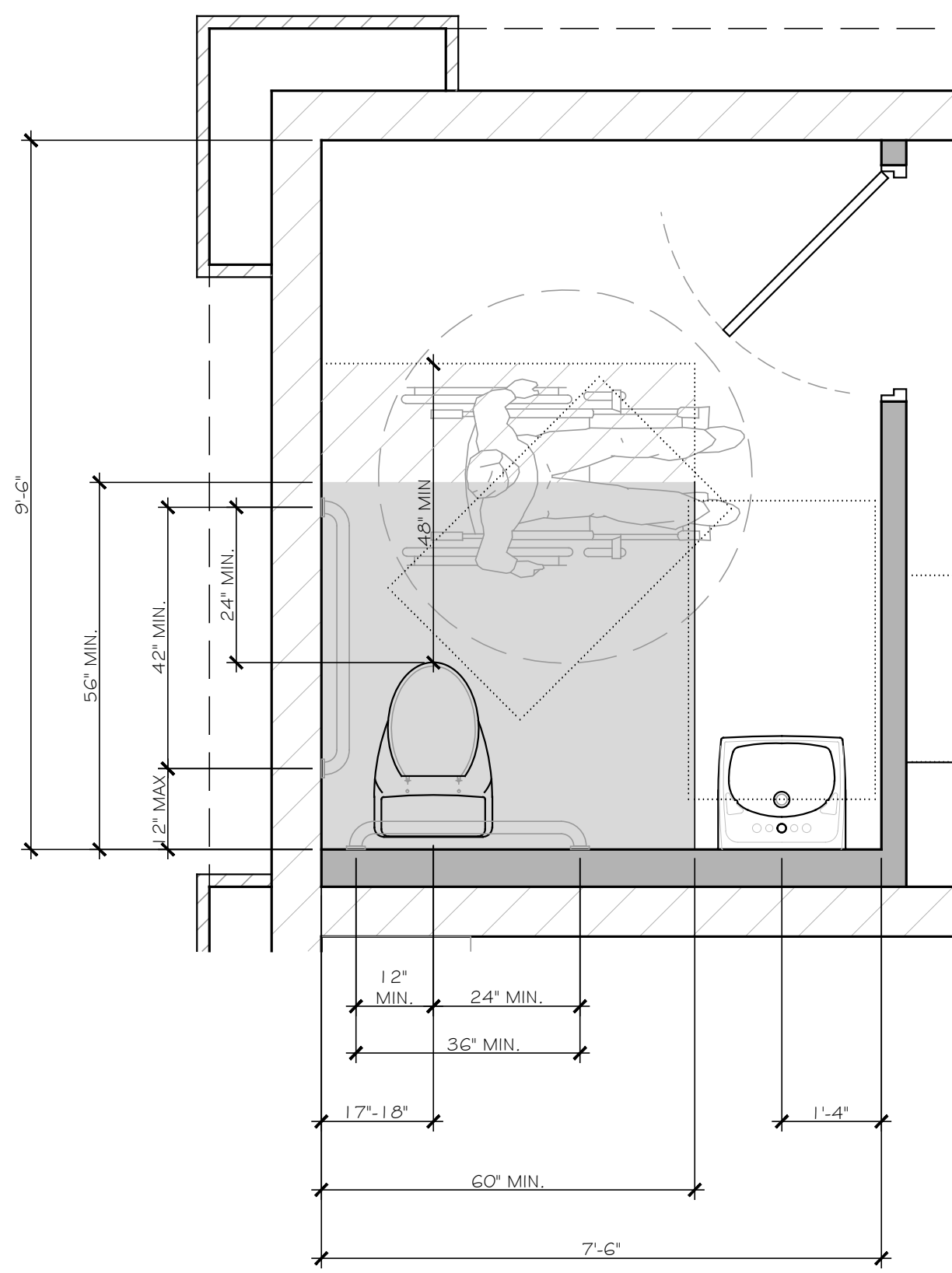
CHECKED BY
JHJ

DATE
02/06/2023

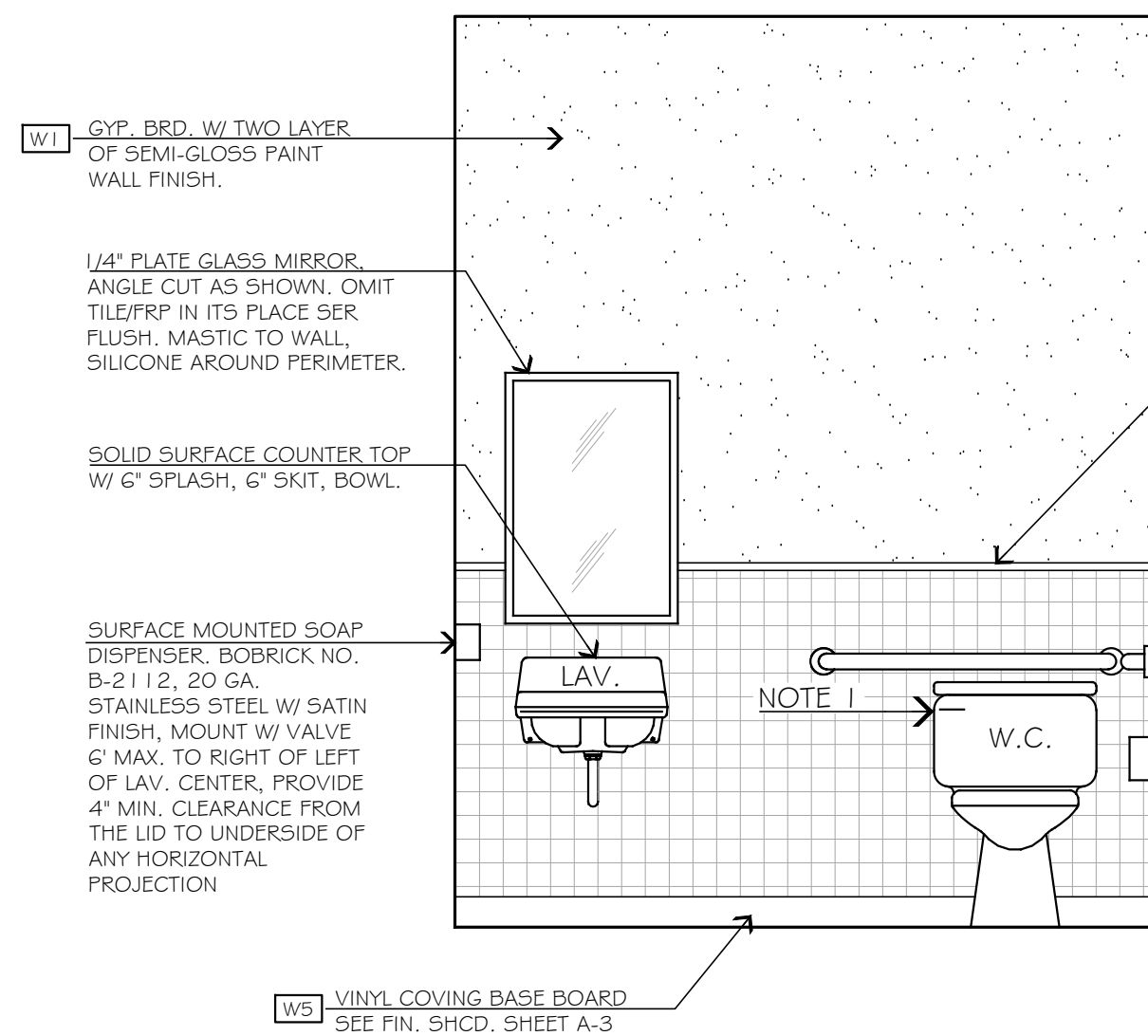
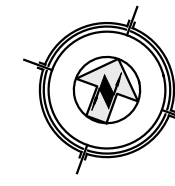
REVISION
04/19/2023

SHEET IDENTIFIER
A-9

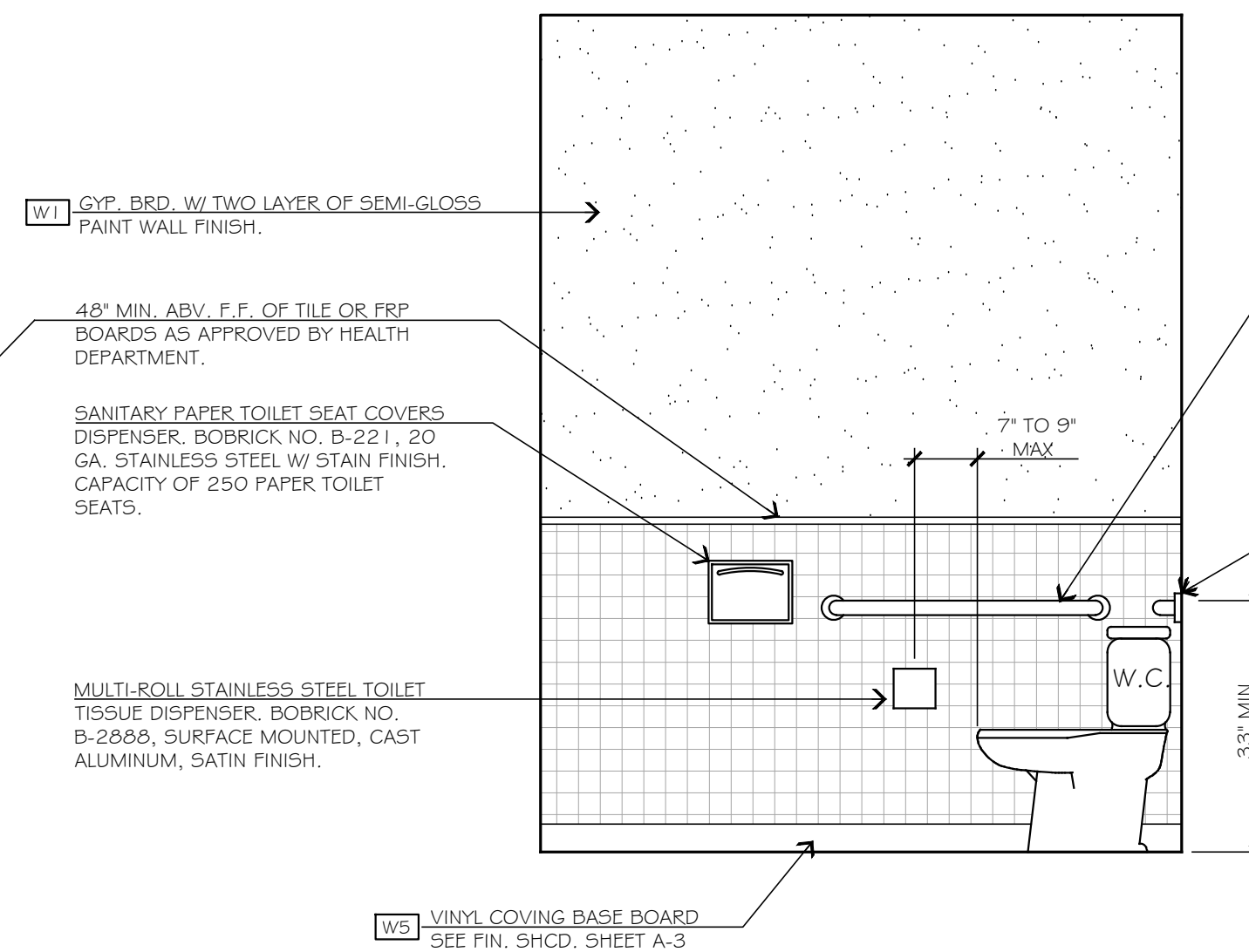
SHEET 14 OF 61



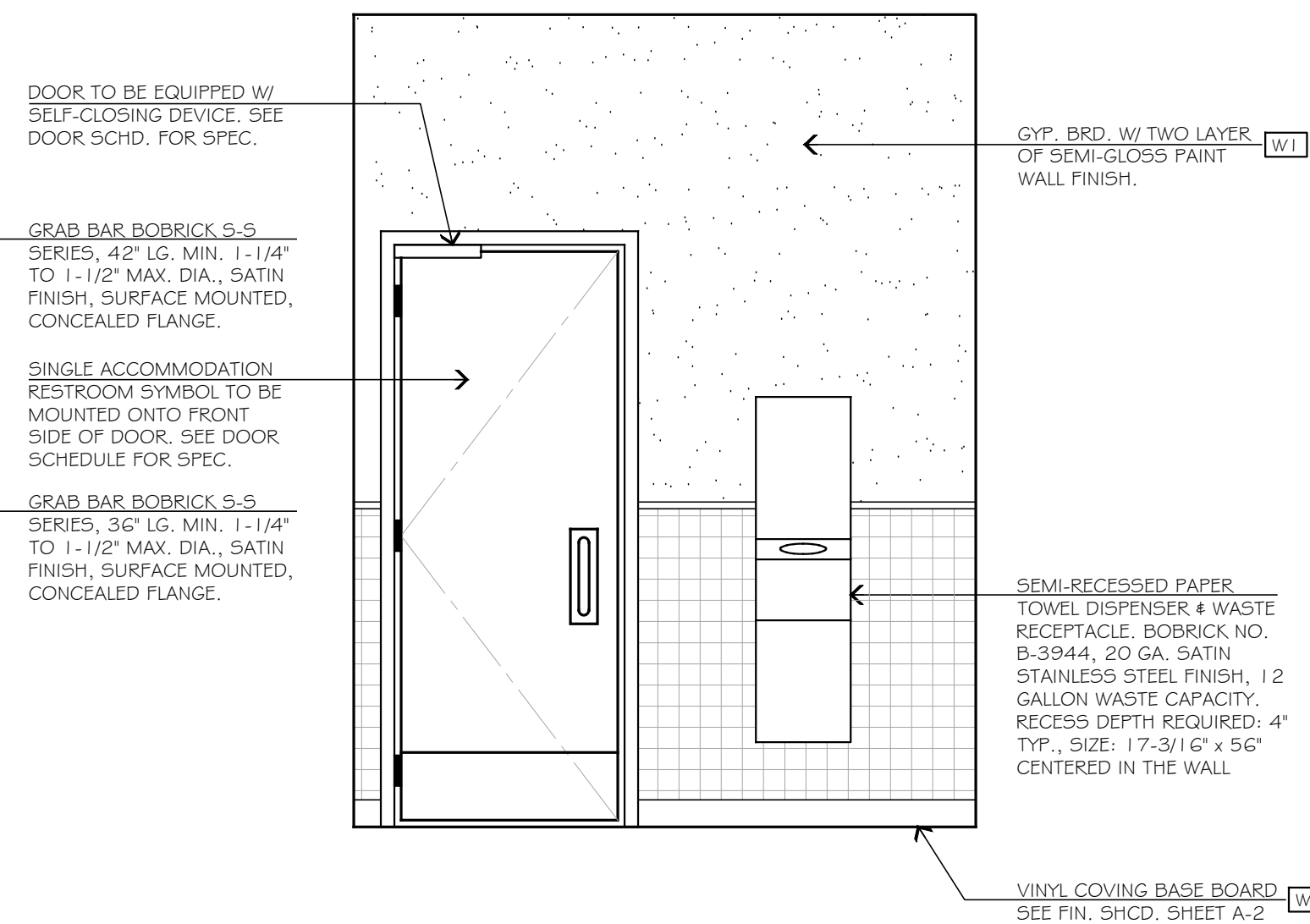
ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



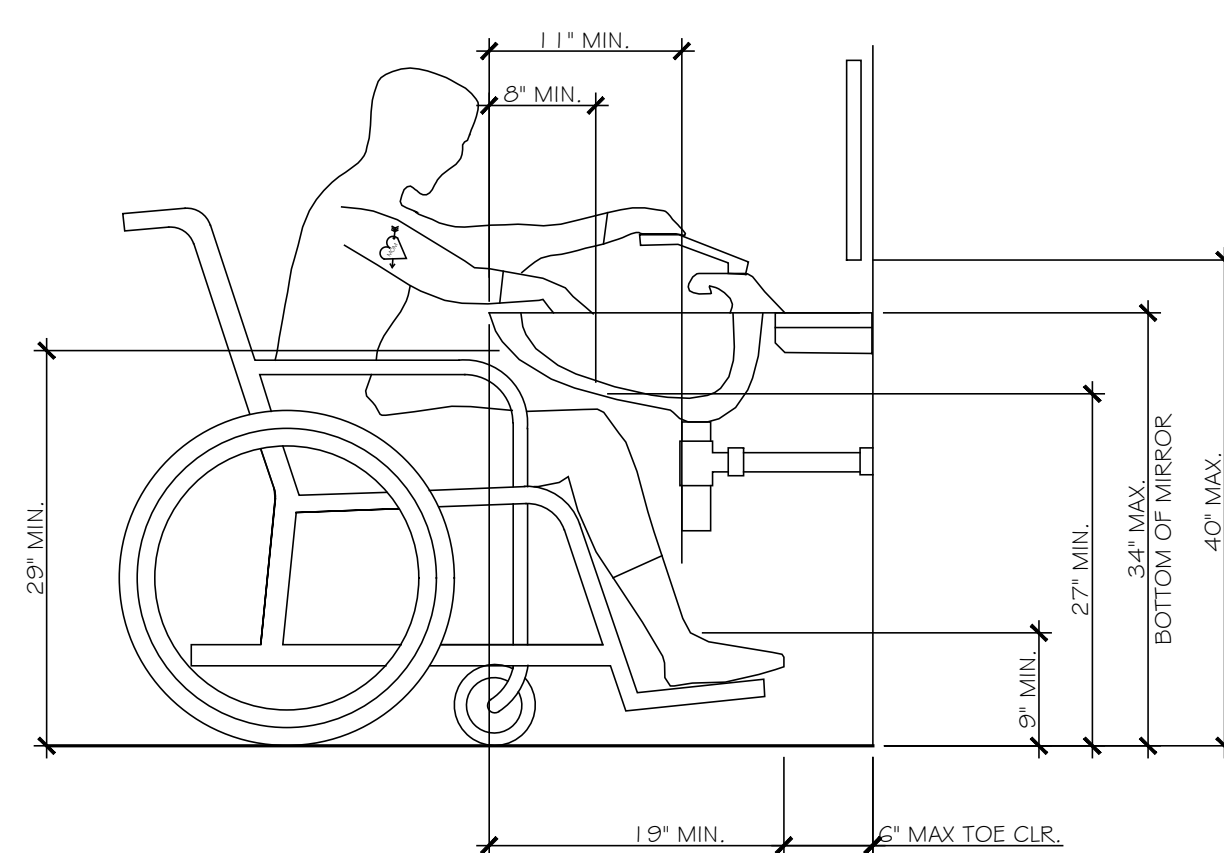
INTERIOR ELEVATION - 'A'
SCALE: 1/2" = 1'-0"



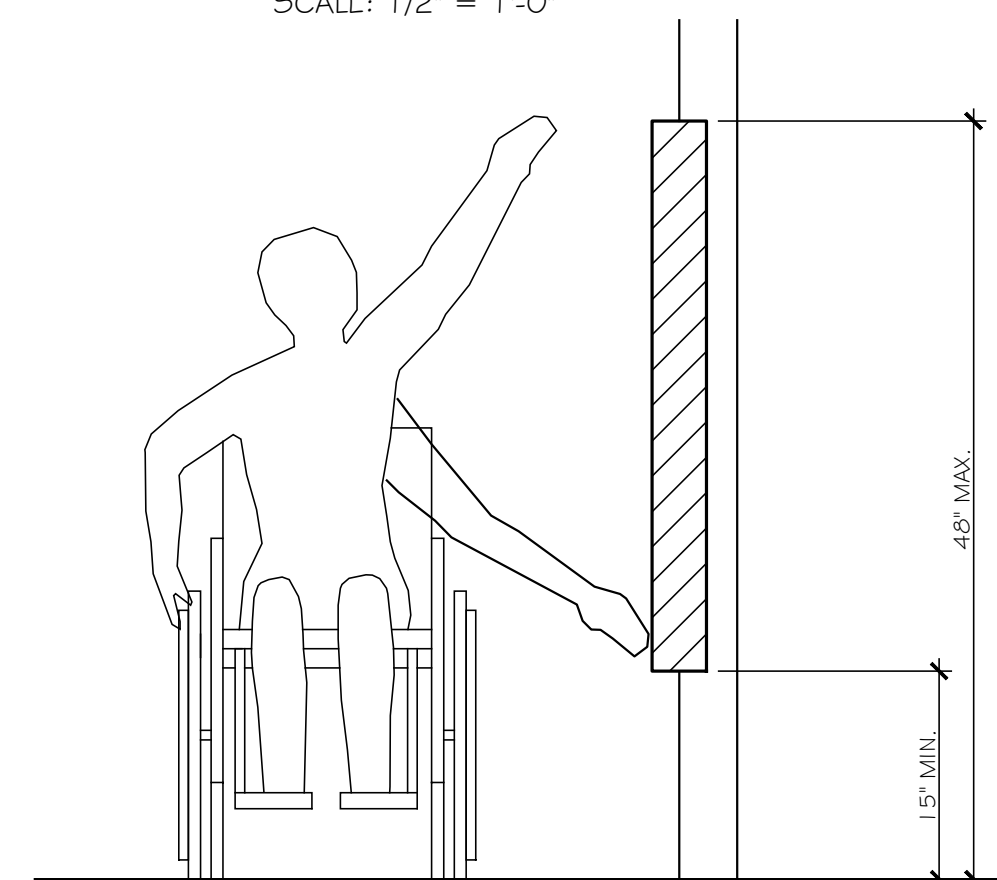
INTERIOR ELEVATION - 'B'
SCALE: 1/2" = 1'-0"



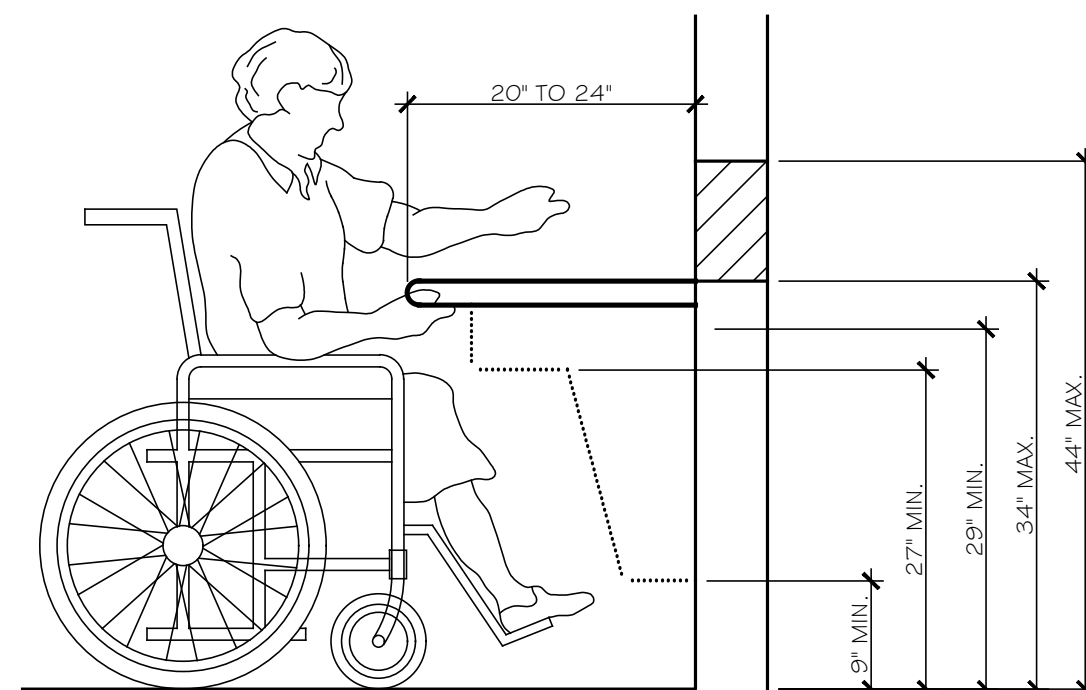
INTERIOR ELEVATION - 'C'
SCALE: 1/2" = 1'-0"



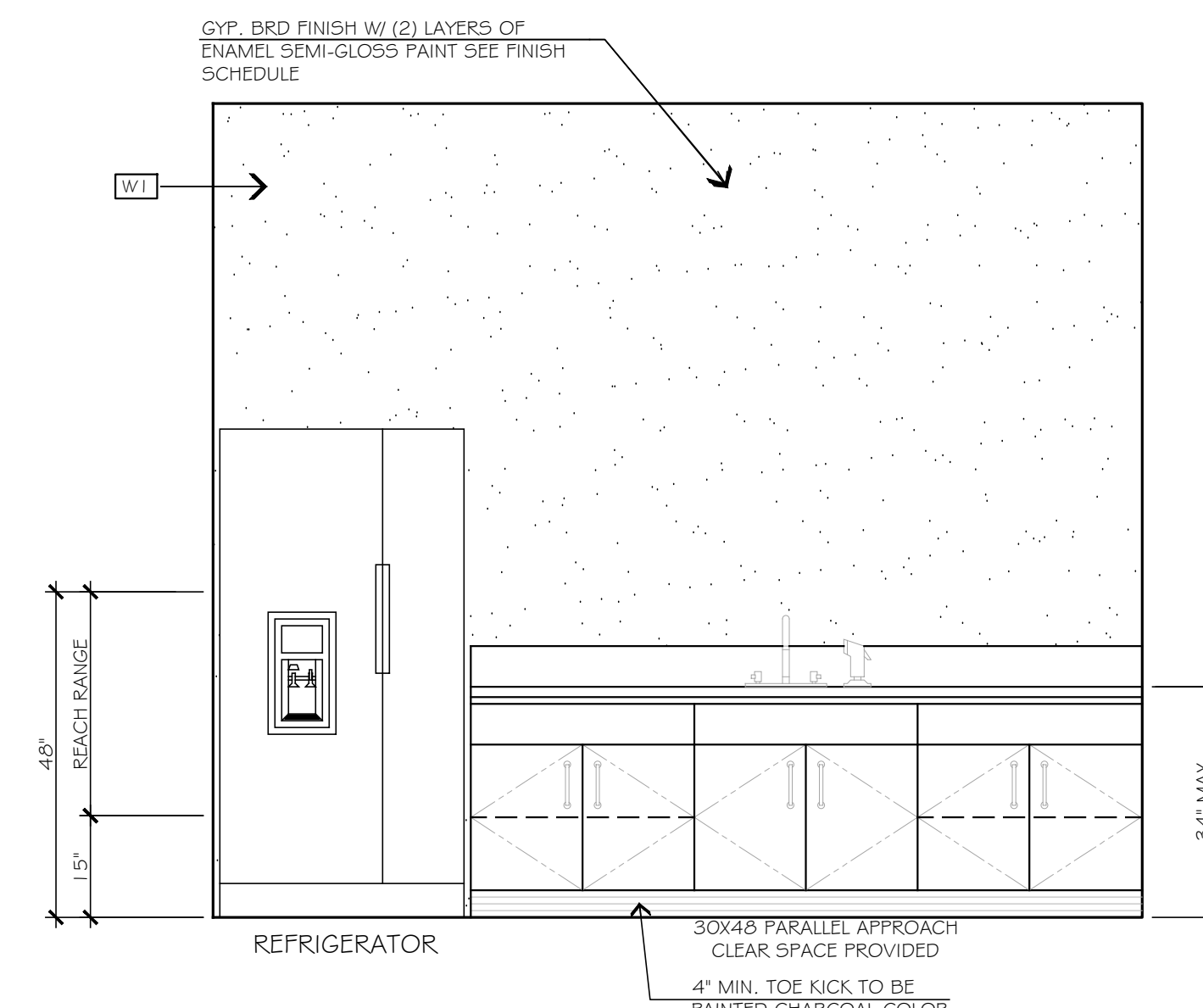
LAVATORIES TOE-CLEARANCE
SCALE: N.T.S.



UNOBSTRUCTED SIDE-REACH
SCALE: N.T.S.



COUNTERTOP & TABLES
CBC 2022 11B-308



KITCHENETTE INTERIOR
SCALE: 1/2" = 1'-0"

SANITARY FACILITIES

- A. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED UNDER SIGNAGE AND IDENTIFICATION NOTES.
- B. CLEAR SPACE AND MINIMUM DIMENSIONS SHALL COMPLY WITH ENLARGED RESTROOMS AND RESTROOM INTERIOR ELEVATIONS ON THIS SHEET.

GRAB BARS

- A. ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET; ONE AT REAR 36" LONG; BOTH MOUNTED 33" ABOVE FLOOR.
- B. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALLBAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LBS/FT POINT LOAD IN BENDING, SHEAR AND TENSION. (3105.(b.1) 2H (3)(a).

WATER CLOSETS

- A. HEIGHT OF WATER CLOSET SHALL BE 17" TO 19" ABOVE FLOOR THE FORCE REQUIRED TO ACTIVATE THE FLUSH VALVE SHALL BE 3 LBS MAXIMUM.
- C. PROVIDE 17" TO 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL FINISH SURFACE AT ACCESSIBLE STALLS.
- D. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- E. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

LAVATORIES

- A. PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE SPACE UNDER LAVATORY DESCRIBED BELOW.
- B. LAVATORY RIM SHALL BE MOUNTED 34" ABOVE THE FINISH FLOOR.
- C. PROVIDE CLEAR SPACE BENEATH LAVATORIES 29" HIGH BY 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).
- D. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED.
- E. AREA BELOW THE LAVATORY SHALL BE FREE OF SHARP OR ABRASIVE SURFACES.
- F. FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL HAVE AN OPERATING FORCE NOT EXCEEDING 5 LBS.
- H. SELF-CLOSING VALVES WHEN SPECIFIED SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
- I. MIRROR BOTTOM EDGE SHALL BE LOCATED 40" MAXIMUM ABOVE FLOOR.
- J. TOILET TISSUE DISPENSER SHALL BE MOUNTED WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- K. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" OF FLOOR.

NOTES

- 1. - FLUSH ACTIVATOR SHALL BE LOCATED ON OPEN SIDE OF WATER CLOSET.
- 2. - WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR AREA FOR WHEEL CHAIR MANEUVERING PER 11B-603.
- 3. - THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE, THE CENTER LINE OF THE WATER CLOSET SHALL BE 17" MIN. TO 18" MAX. FROM THE SIDE WALL OR PARTITION.
- 4. - 56" MIN. LATERAL CLEARANCE AT WALL MOUNTED WATER CLOSETS AND 59" MIN. AT FLOOR MOUNTED WATER CLOSETS.

CALCULATIONS OF STORAGE PROVIDED:
AREA OF FIXED STORAGE IN UPPER CABINETS:
 - NONE
AREA OF FIXED STORAGE IN LOWER CABINETS:
 - 24" DEEP X 33" WIDE SHELVES X 5 = 3,960 SQ. IN.
 - 24" DEEP X 33" WIDE DRAWERS X 3 = 2,376 SQ. IN.
 TOTAL SQ. IN. OF FIXED STORAGE PROVIDED = 6,336 SQ. IN.
CALCULATIONS OF STORAGE WITHIN REACH RANGE:
AREA OF FIXED STORAGE IN BASE CABINETS:
 - 24" DEEP X 33" WIDE SHELVES X 2 = 1,584 SQ. IN.
 - 24" DEEP X 33" WIDE DRAWERS X 3 = 2,376 SQ. IN.
 TOTAL SQ. IN. OF FIXED STORAGE PROVIDED WITHIN REACH RANGE = 3,960 SQ. IN.
STORAGE CALCULATION TOTALS:
 - PROVIDED FIXED STORAGE = 6,336 SQ. IN.
 - STORAGE REQUIRED WITHIN REACH RANGE = 6,336 SQ. IN X 50% = 3,168 SQ. IN.
 - STORAGE PROVIDED WITHIN REACH RANGE = 3,960 SQ. IN.
 (STORAGE PROVIDED WITHIN REACH RANGE EXCEEDS AMOUNT REQUIRED)

Cannatechnics
 CANABUS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA 92592
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 107507
 EXPIRES 12/31/2023

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
DOOR MANEUVERING PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

CHECKED BY
JHJ

DATE
02/06/2023

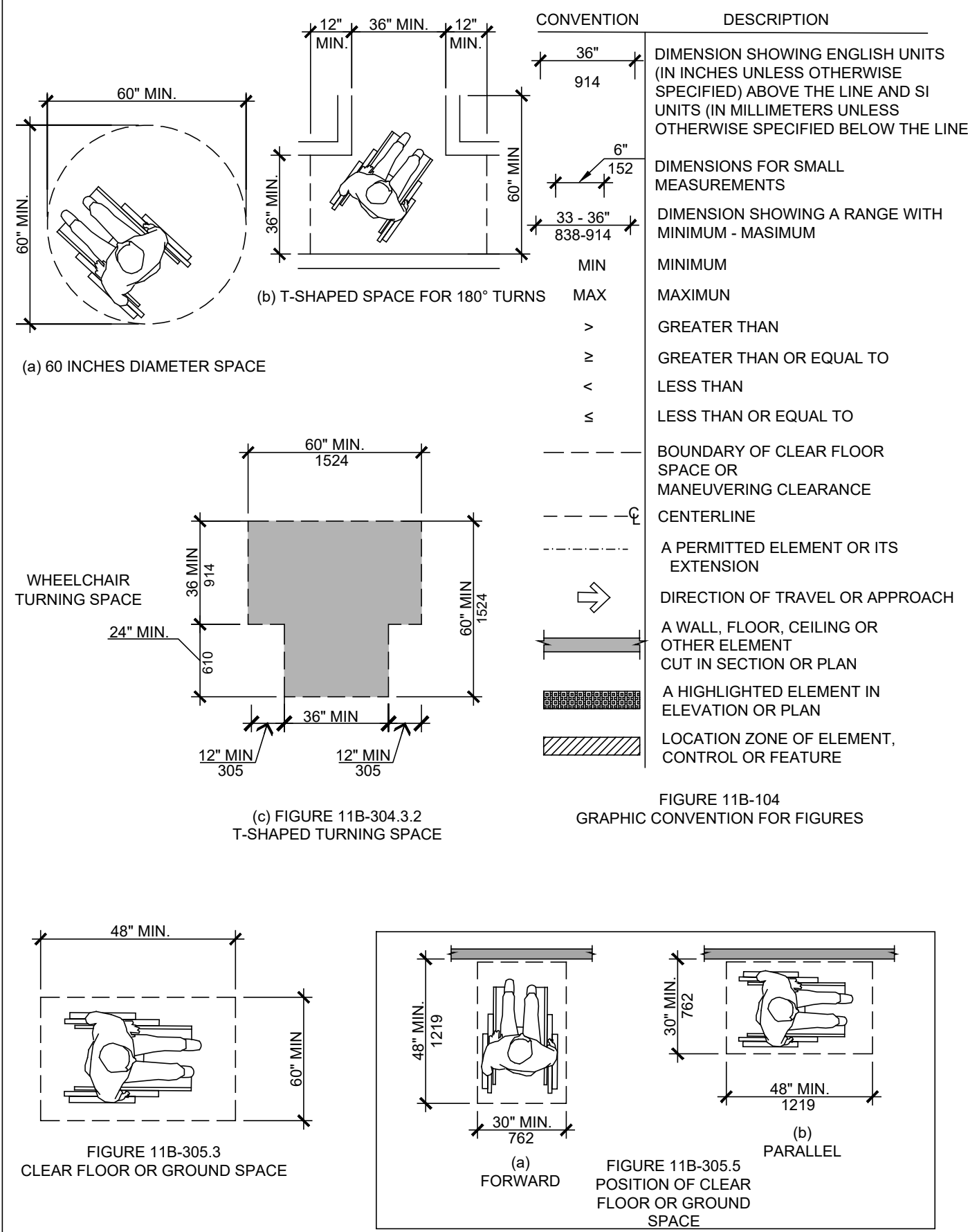
REVISION
04/19/2023

SHEET IDENTIFIER
A-10

SHEET 15 OF 61

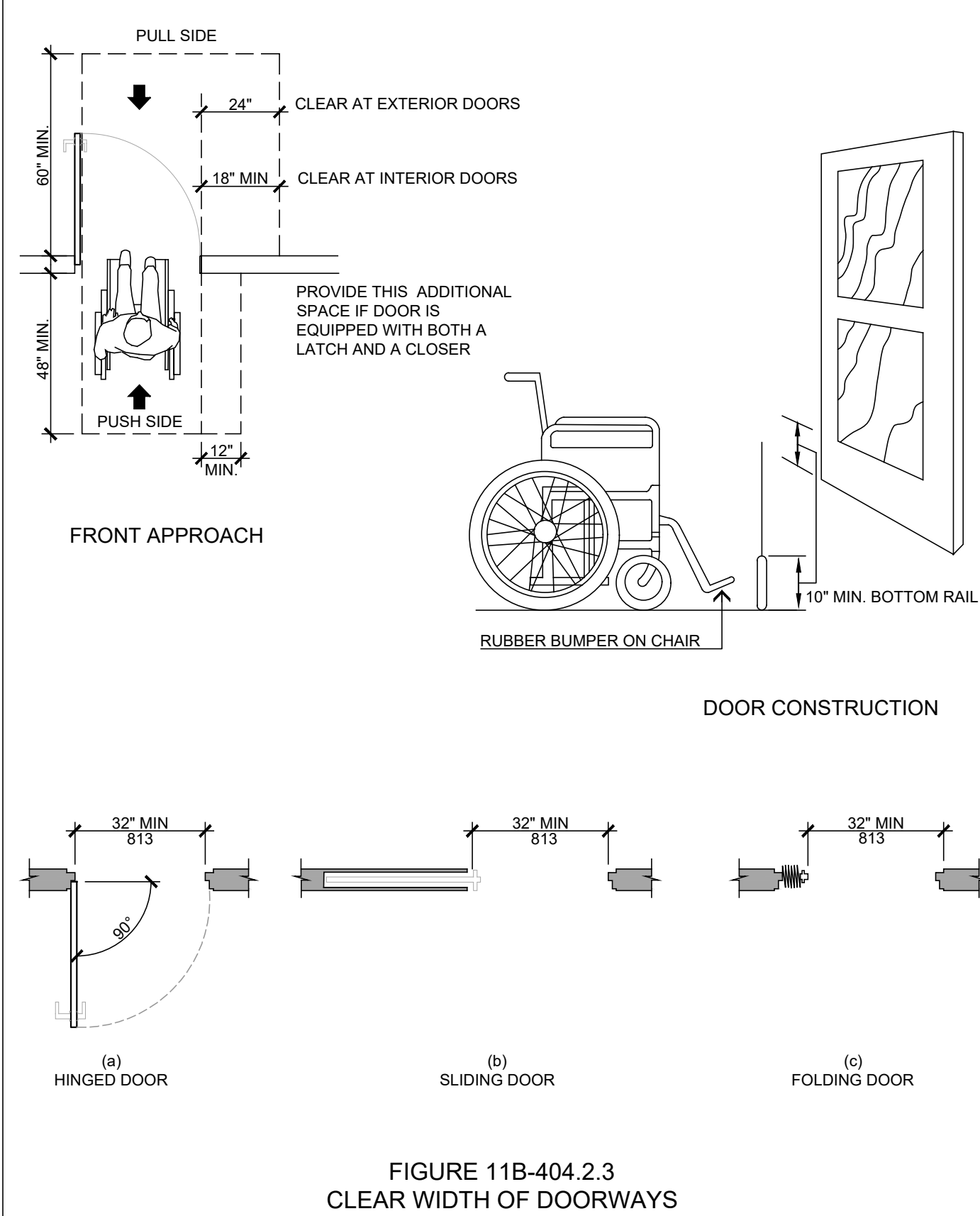
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBILITY DETAILS FOR DOORS, MANUEVERING SPACES, & ROUTES



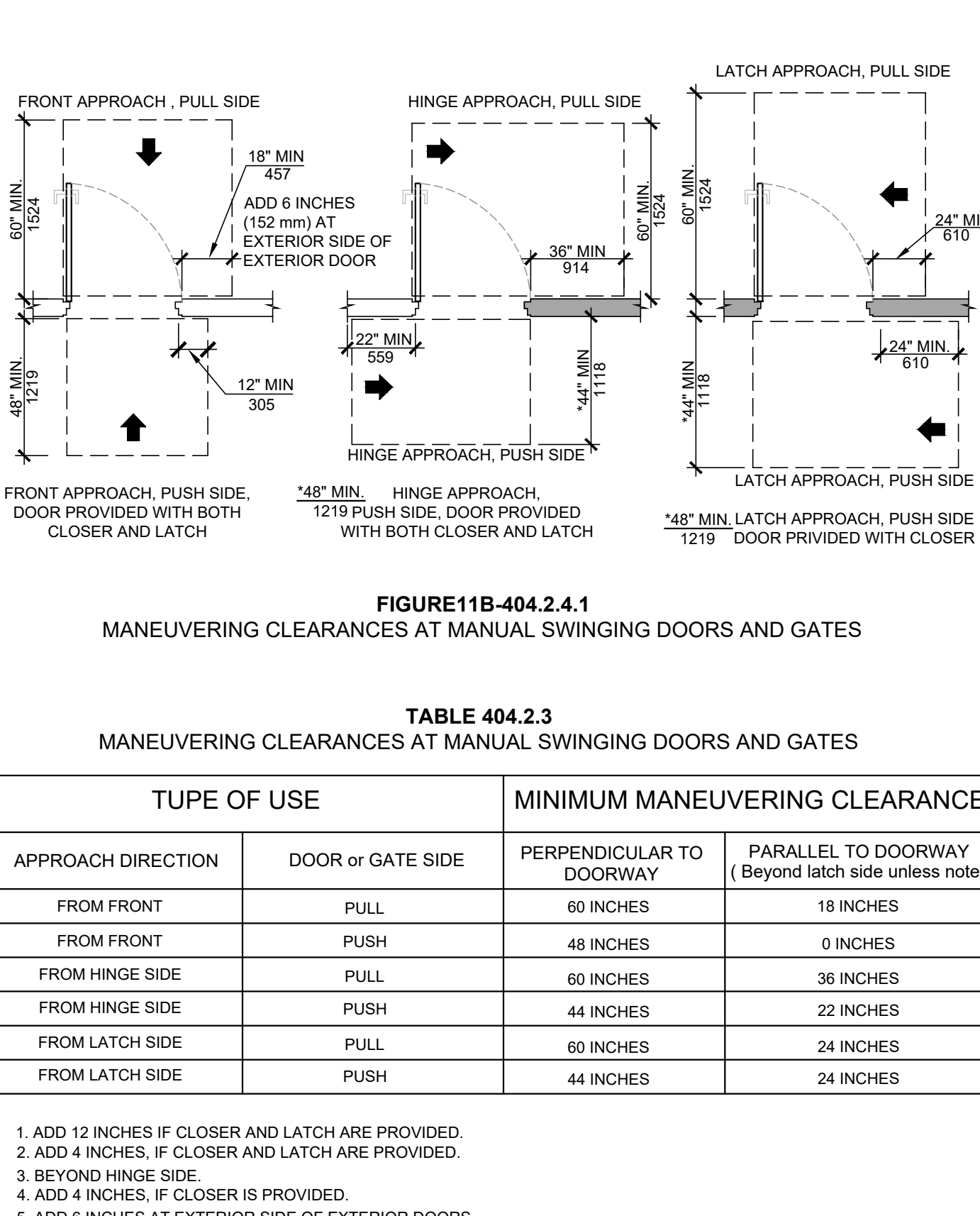
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



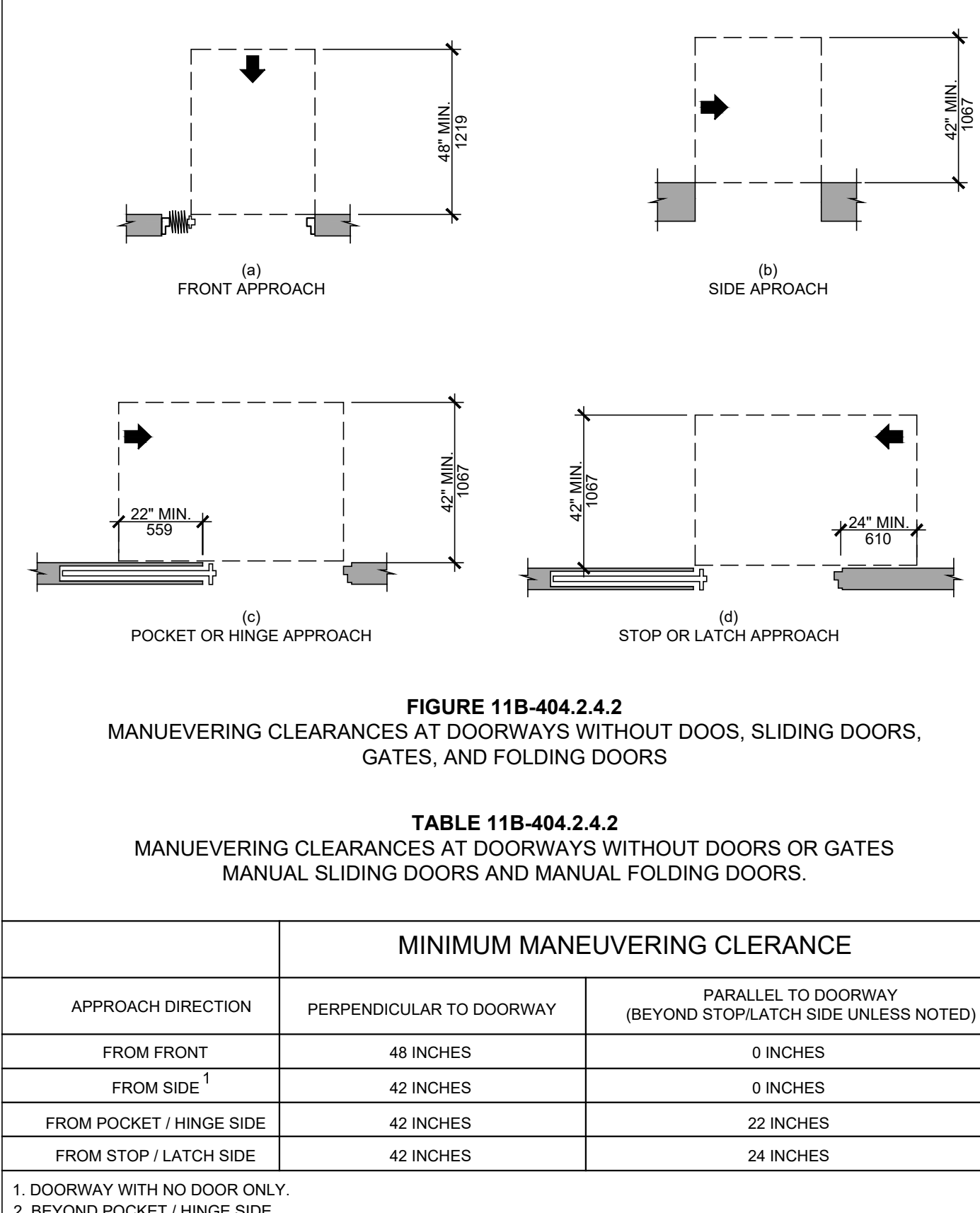
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



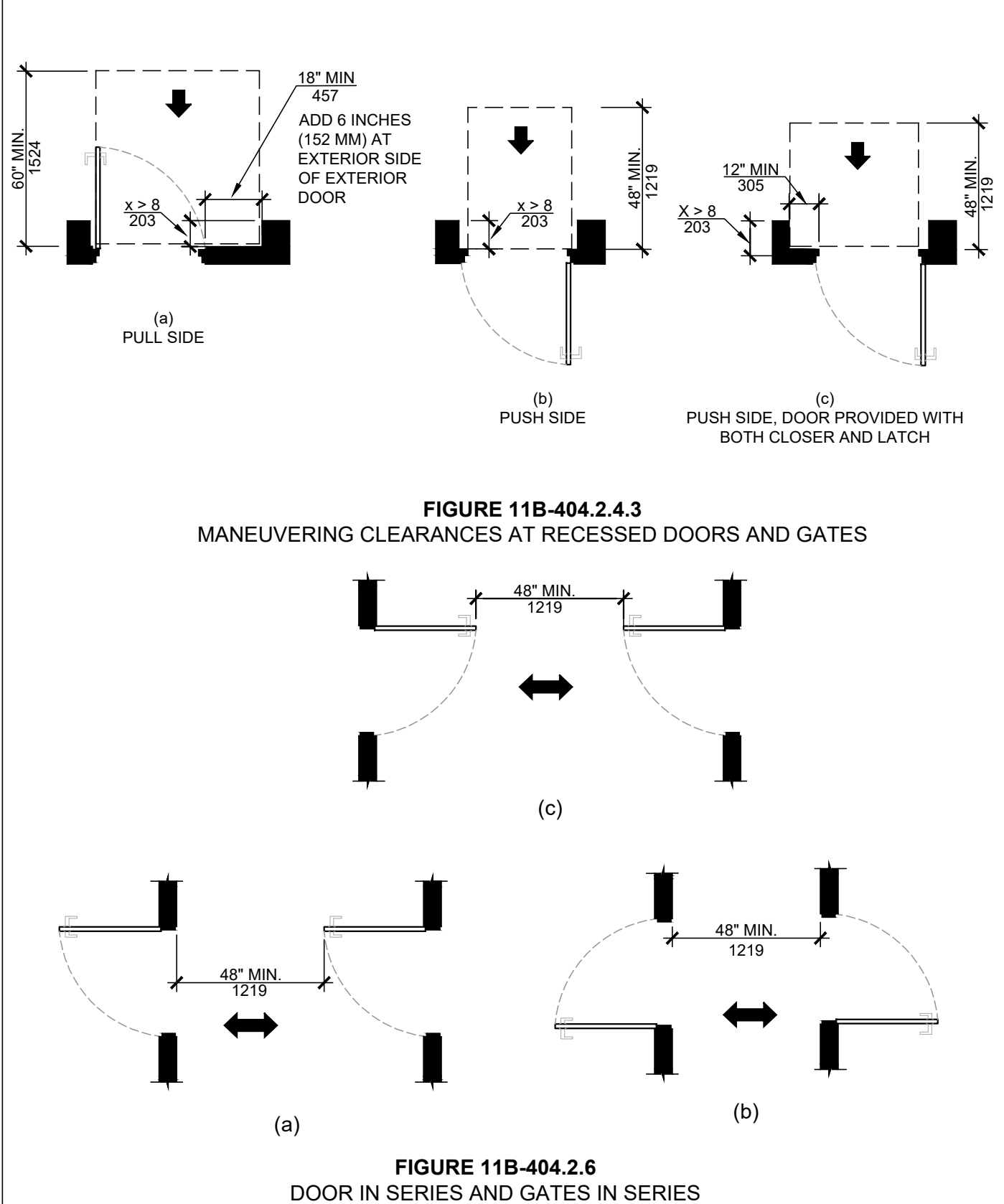
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



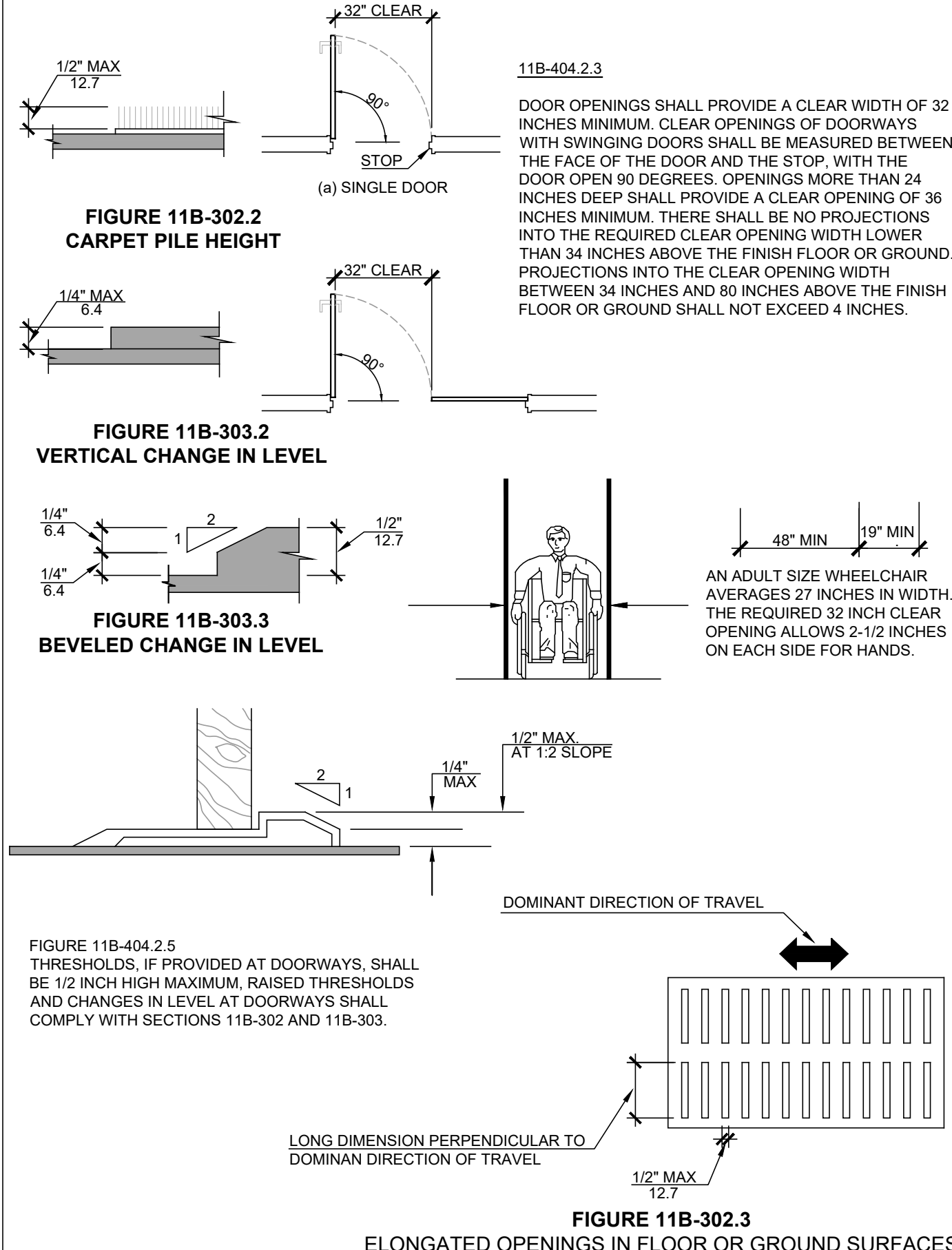
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



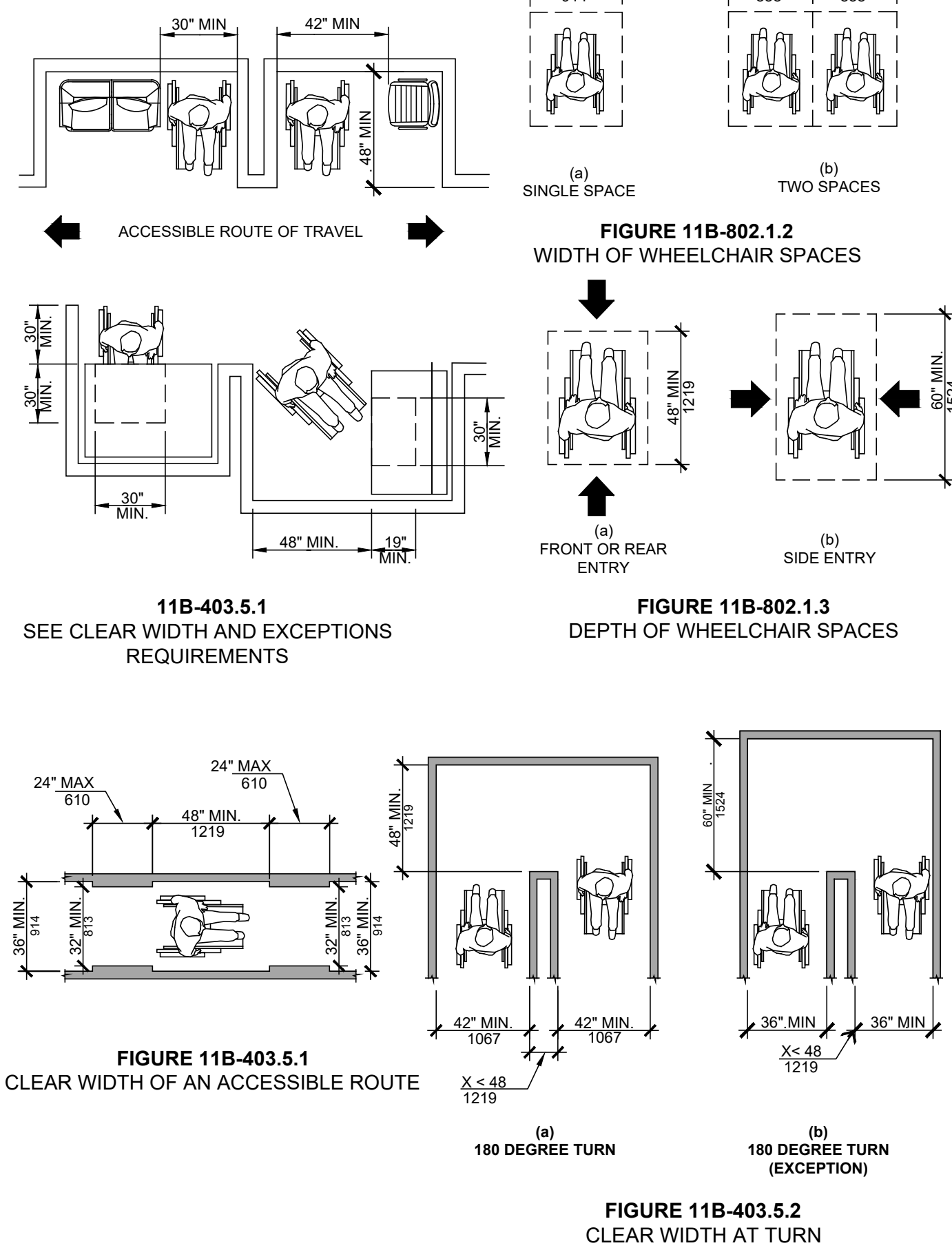
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



Cannatechnics
CANABIS DESIGN SPECIALISTS: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 E. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (949) 987-7140
FAX: (949) 987-9724
EMAIL: INFO@CANNA-TECHNICS.COM | WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
NO. 61587

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
DATE: 07/07/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

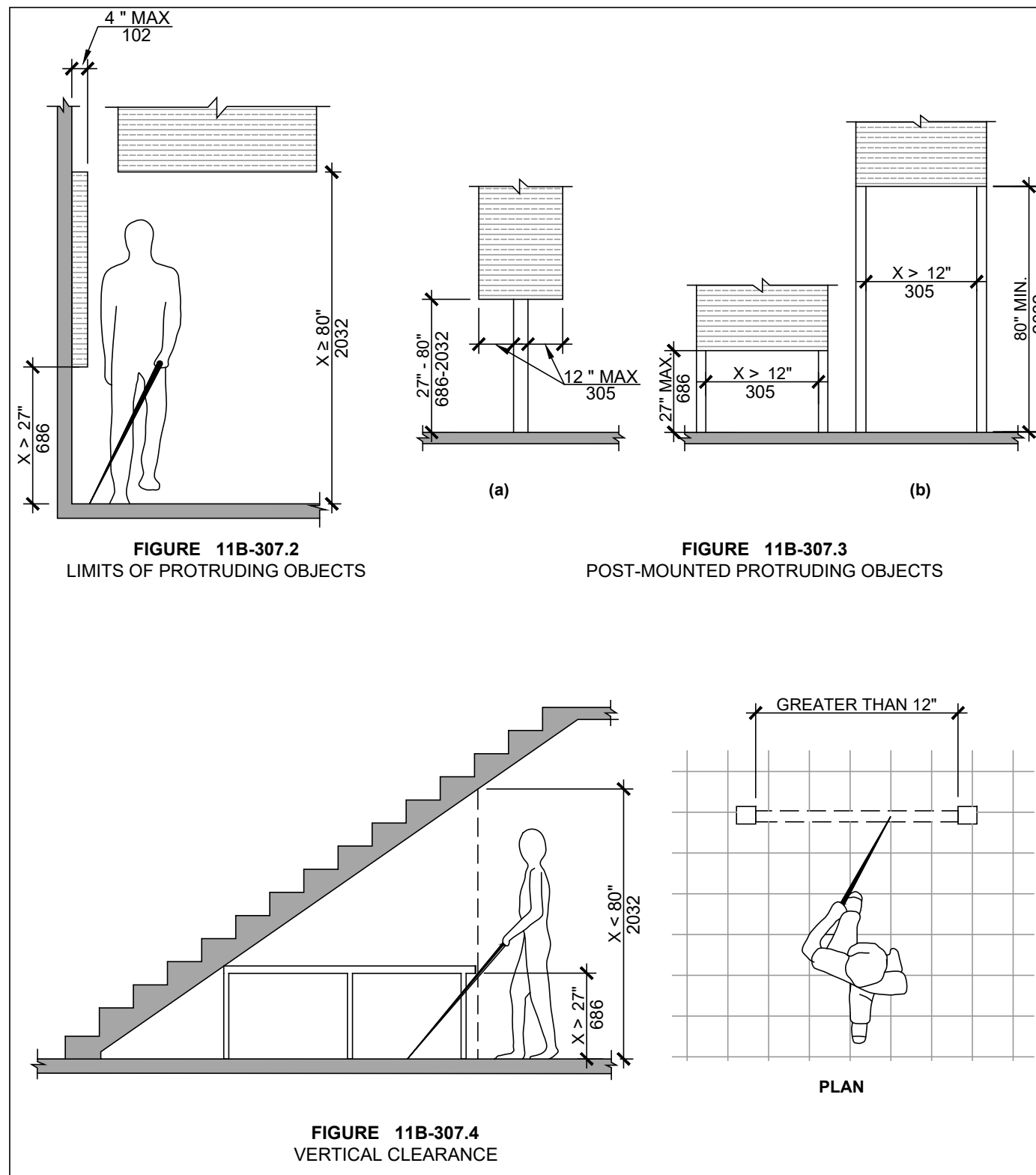
PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
ACCESSIBILITY NOTES & DETAILS

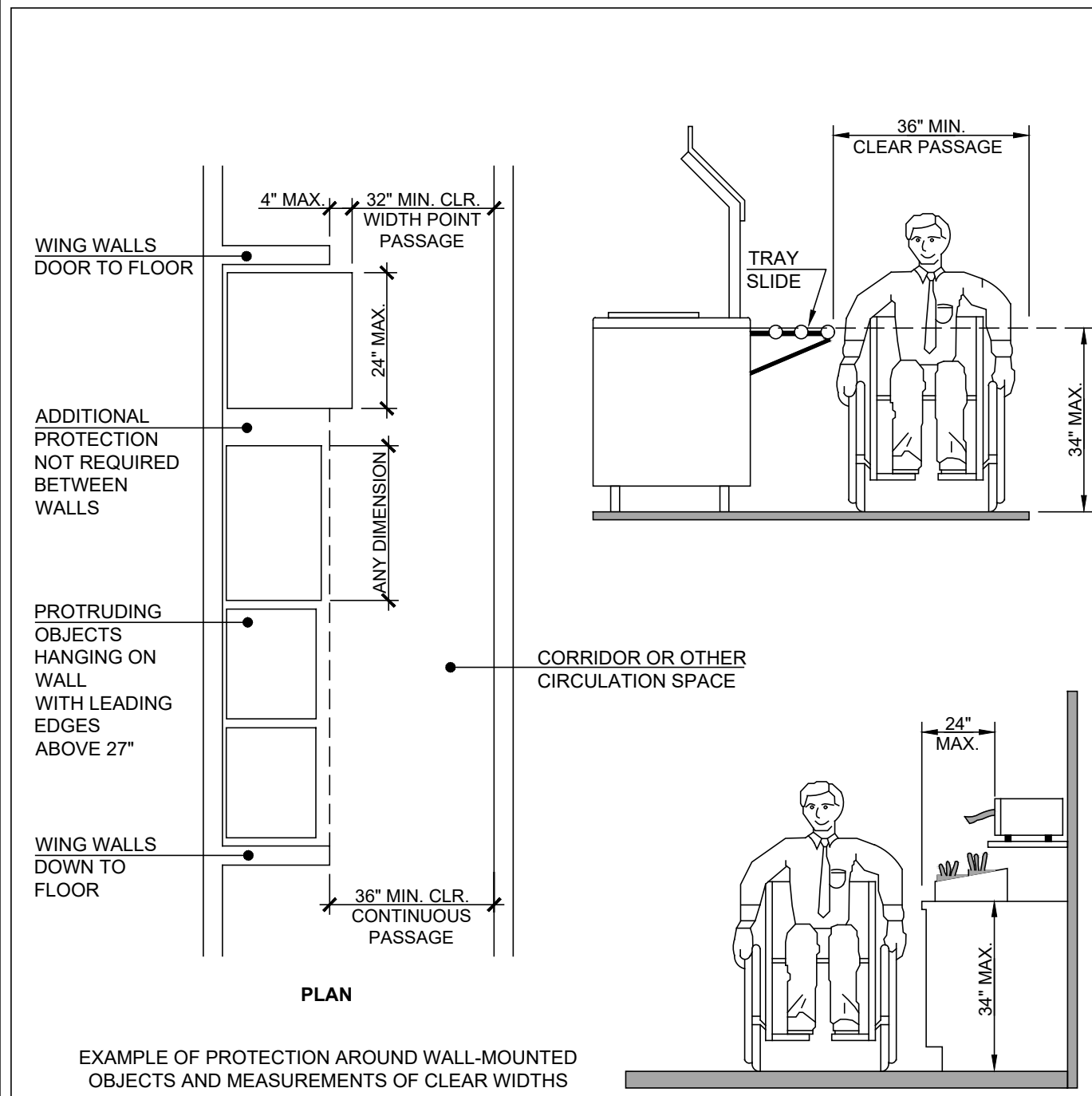
REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 07/07/2023
SHEET IDENTIFIER: A-12
SHEET 17 OF 61

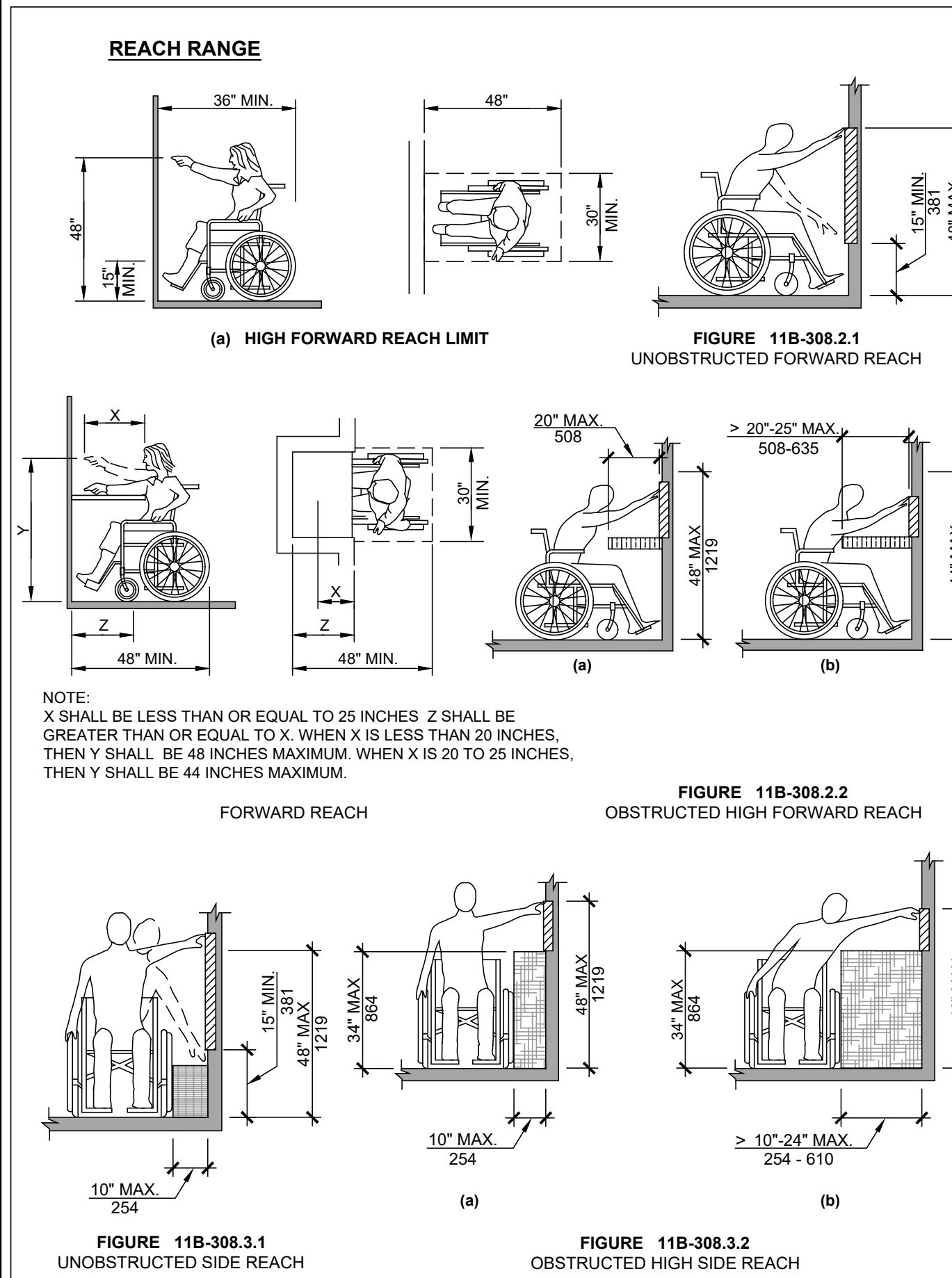
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



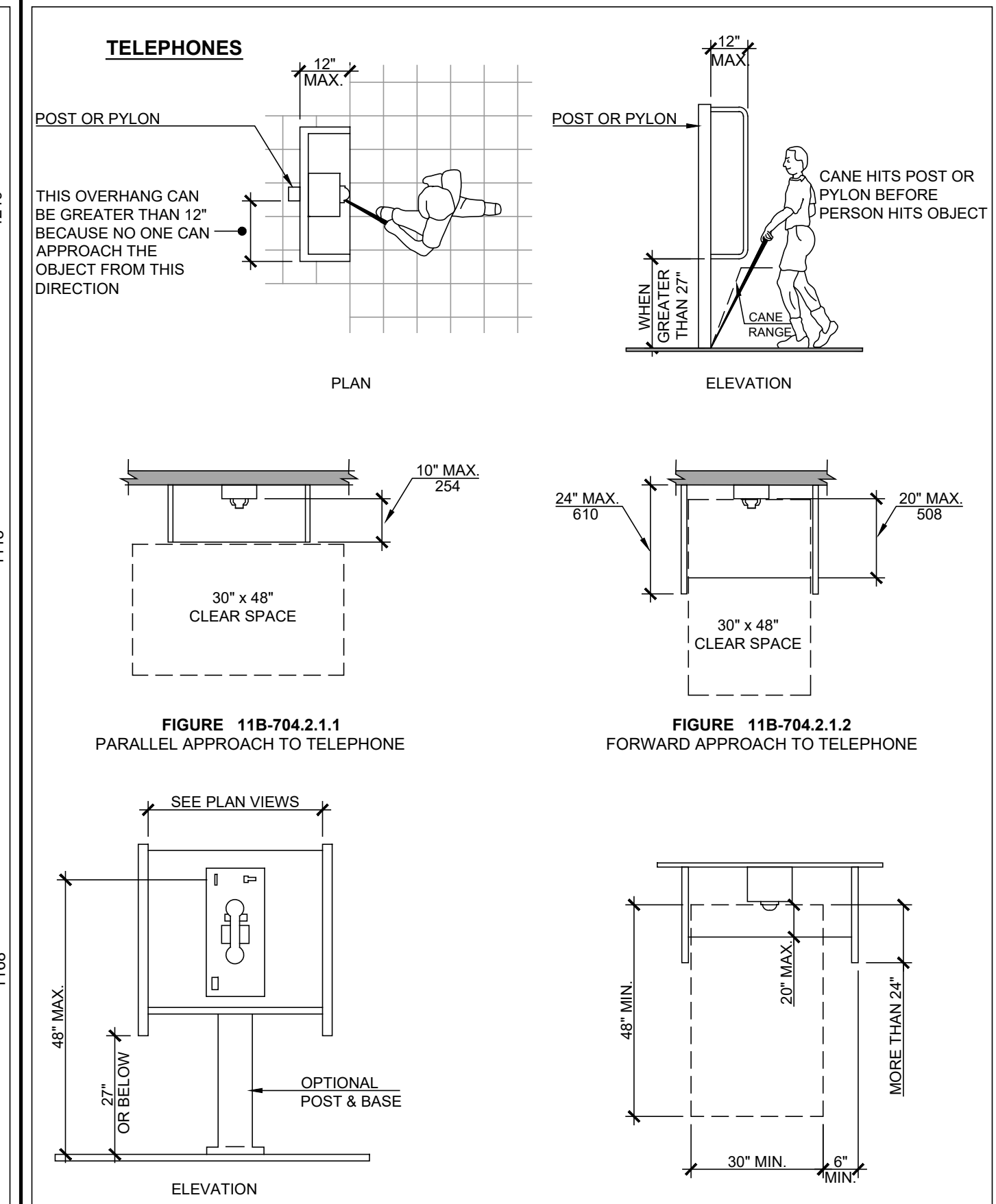
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



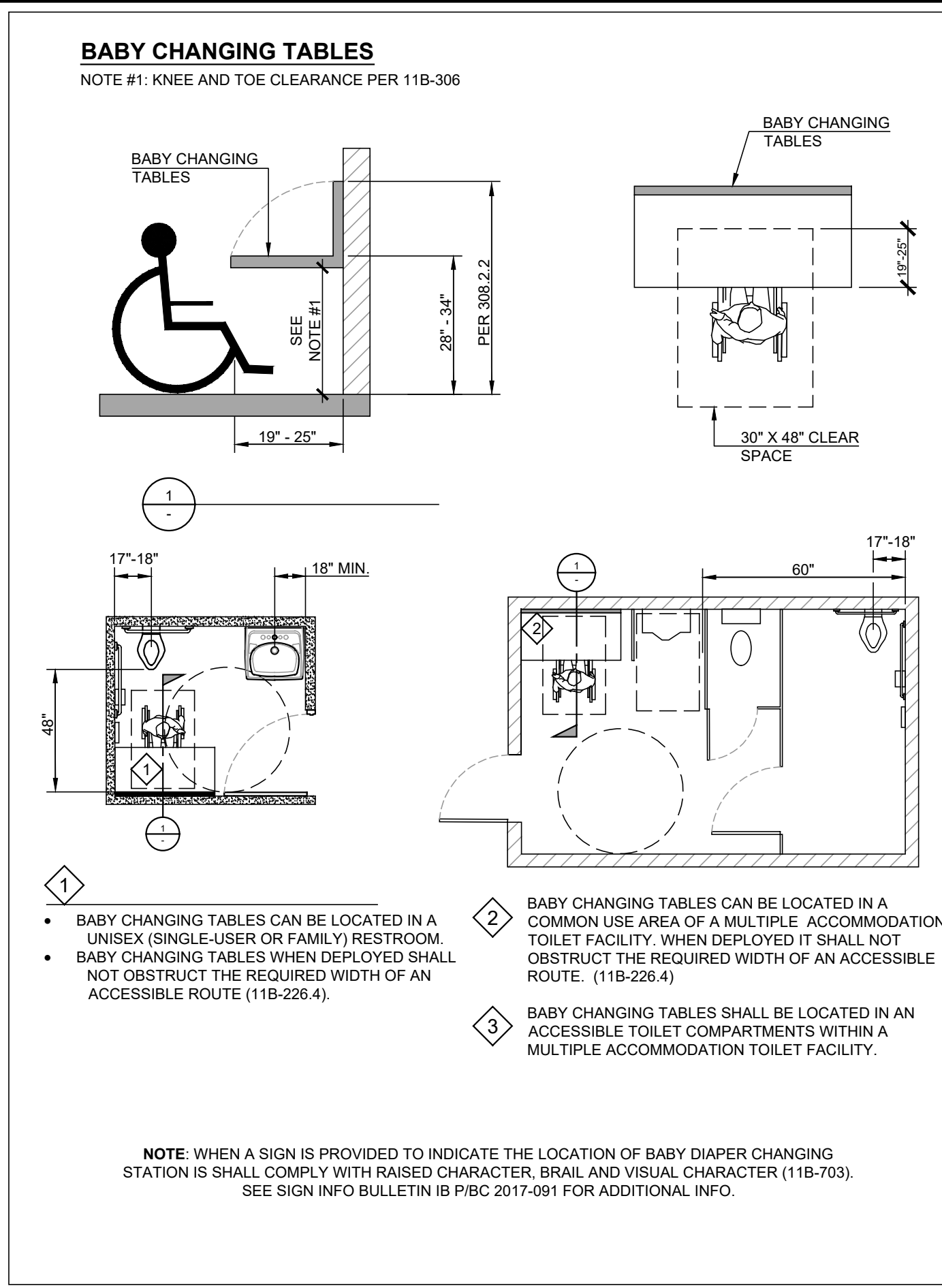
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



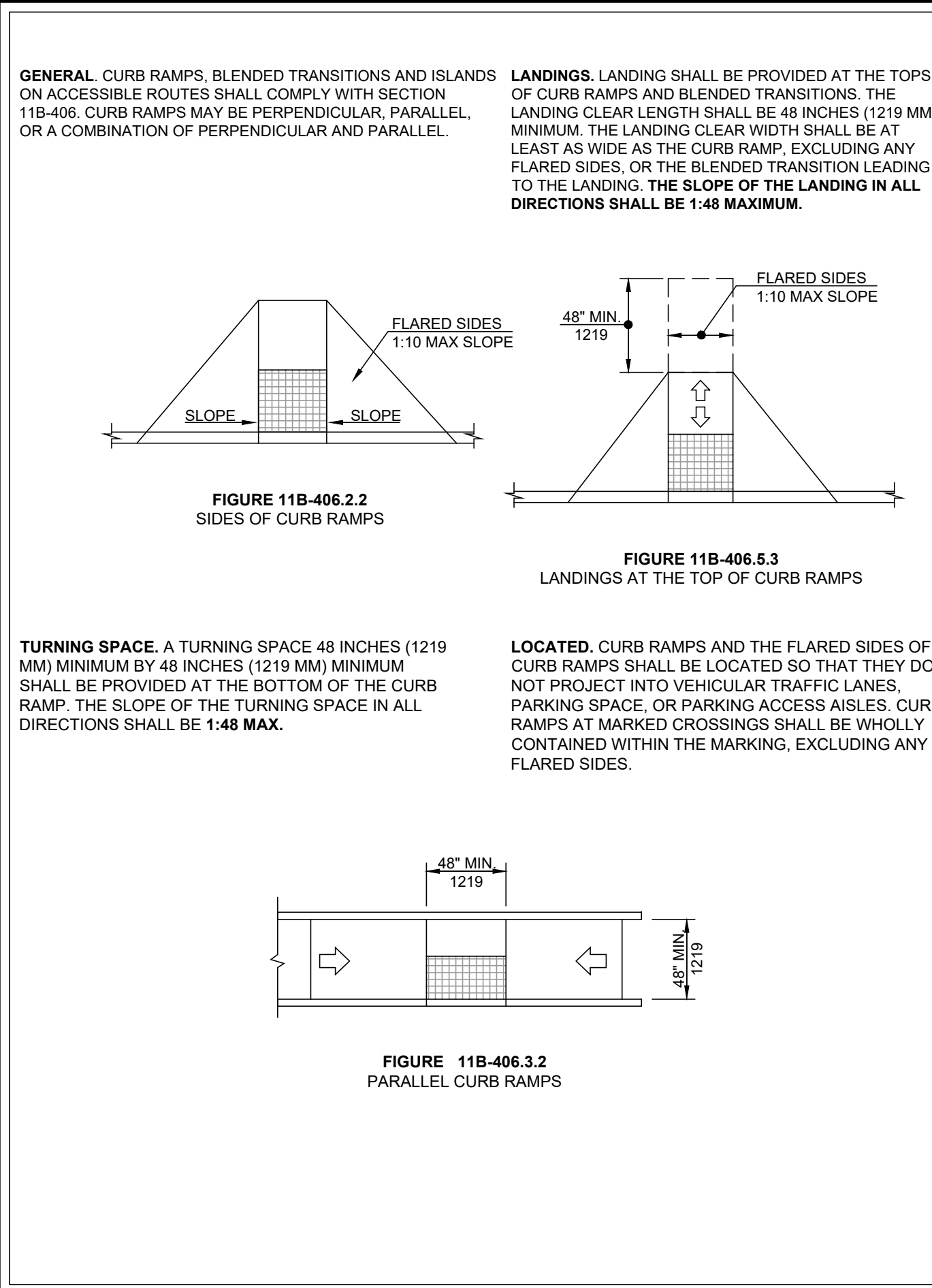
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



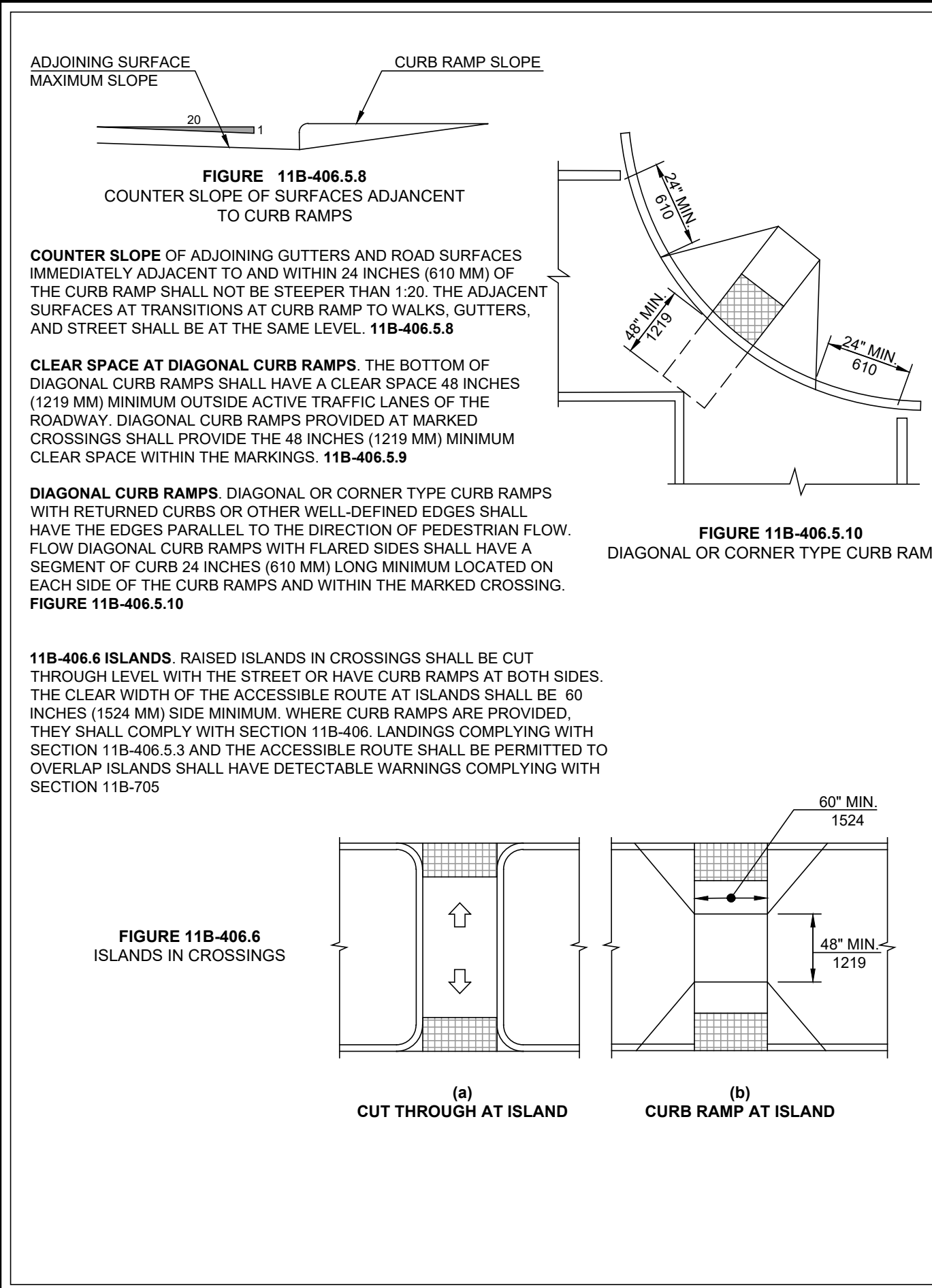
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



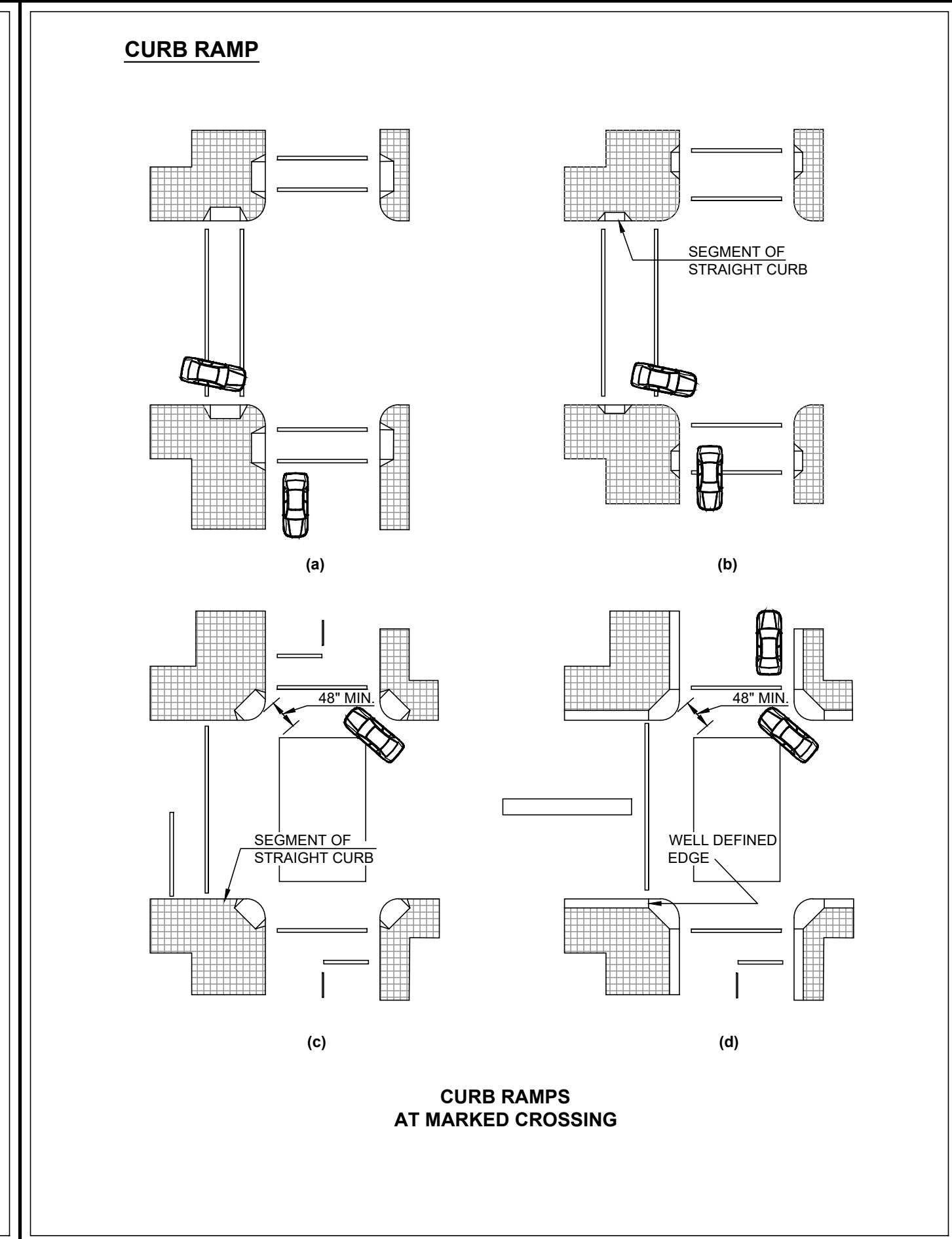
ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS



ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS

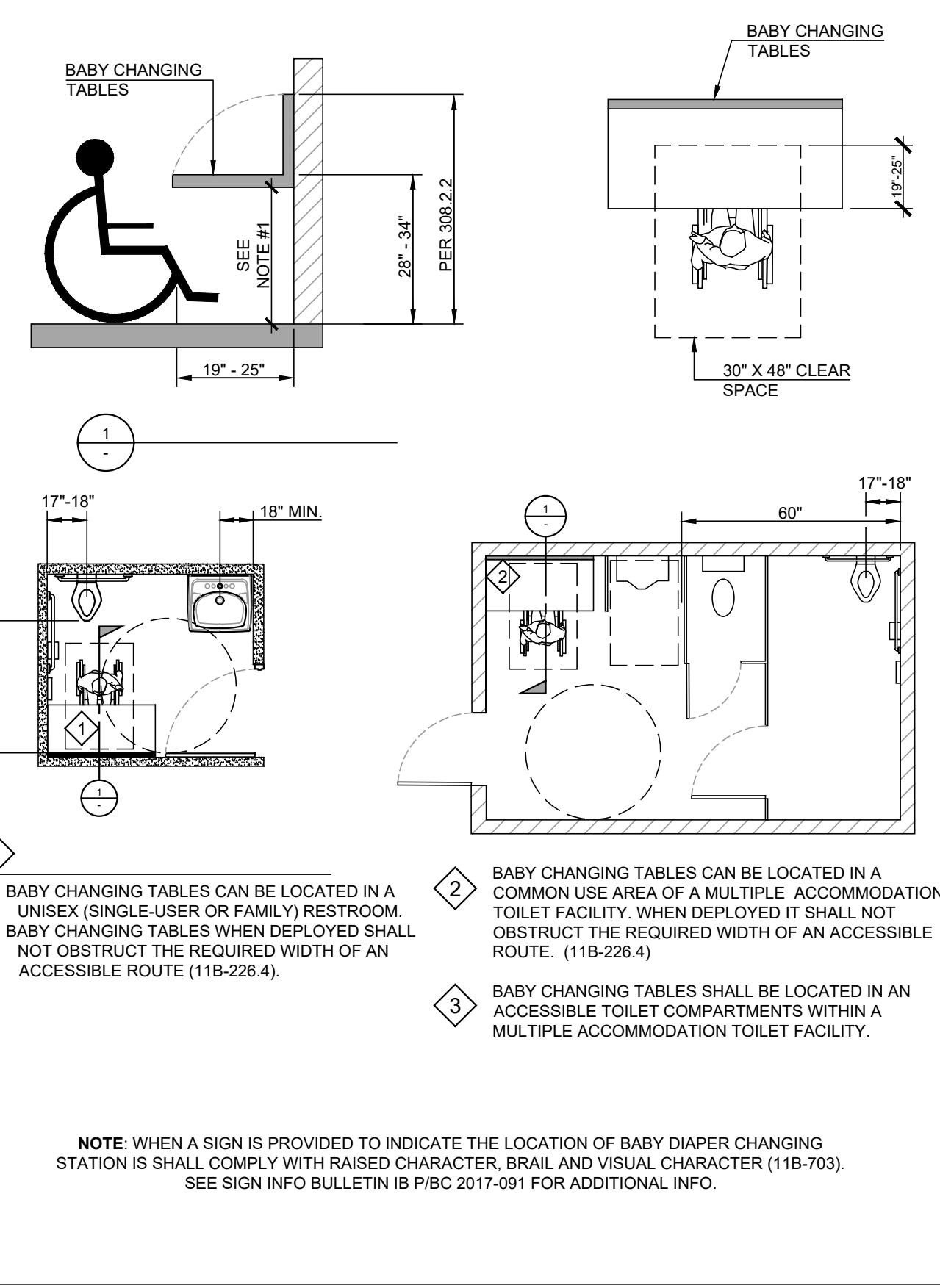


ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS



BABY CHANGING TABLES

NOTE #1: KNEE AND TOE CLEARANCE PER 11B-306



NOTE: WHEN A SIGN IS PROVIDED TO INDICATE THE LOCATION OF BABY DIAPER CHANGING STATION IS SHALL COMPLY WITH RAISED CHARACTER, BRAIL AND VISUAL CHARACTER (11B-703). SEE SIGN INFO BULLETIN IB P/B/C 2017-091 FOR ADDITIONAL INFO.

Cannatechnics
CANAVAS DESIGN SPECIALTIES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201
TAMUCLA, CA
PHONE: (949) 937-7140 FAX: (949) 937-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 45117
STATE OF CALIFORNIA

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE:
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

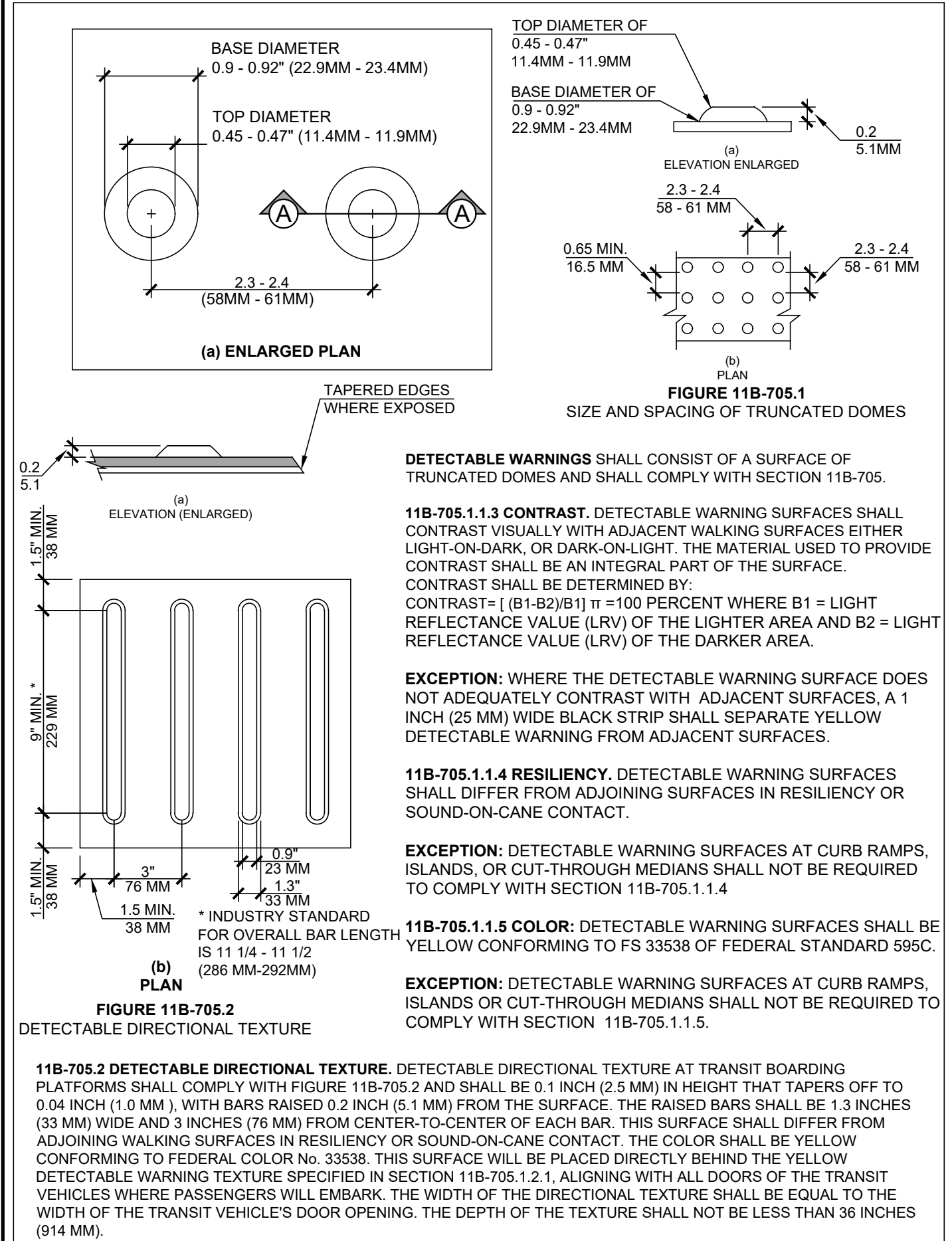
SHEET DESCRIPTION:
ACCESSIBILITY NOTES & DETAILS

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

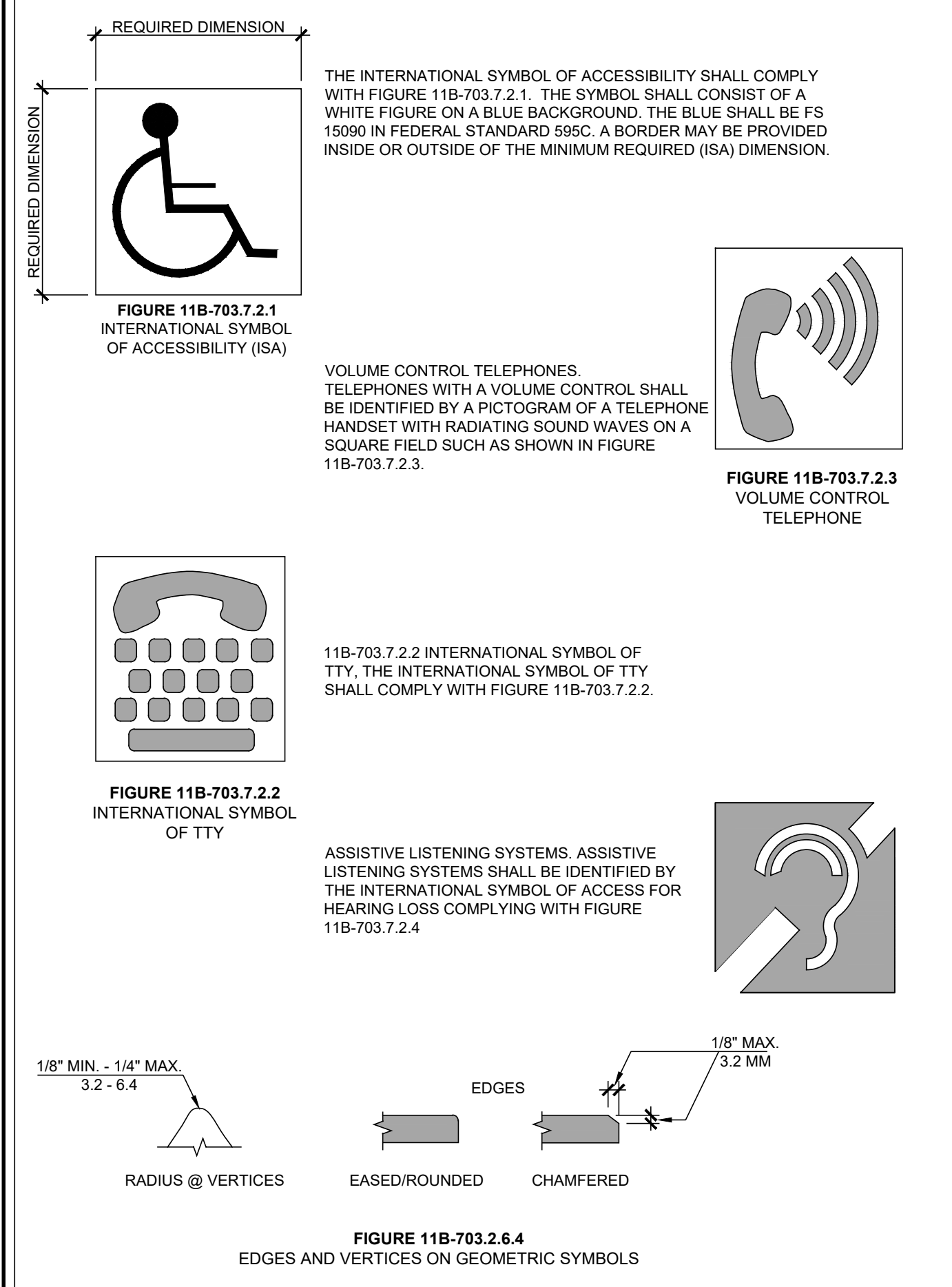
PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 07/07/2023
SHEET IDENTIFIER: A-14
SHEET 19 OF 61

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
DATE: 07/07/2023

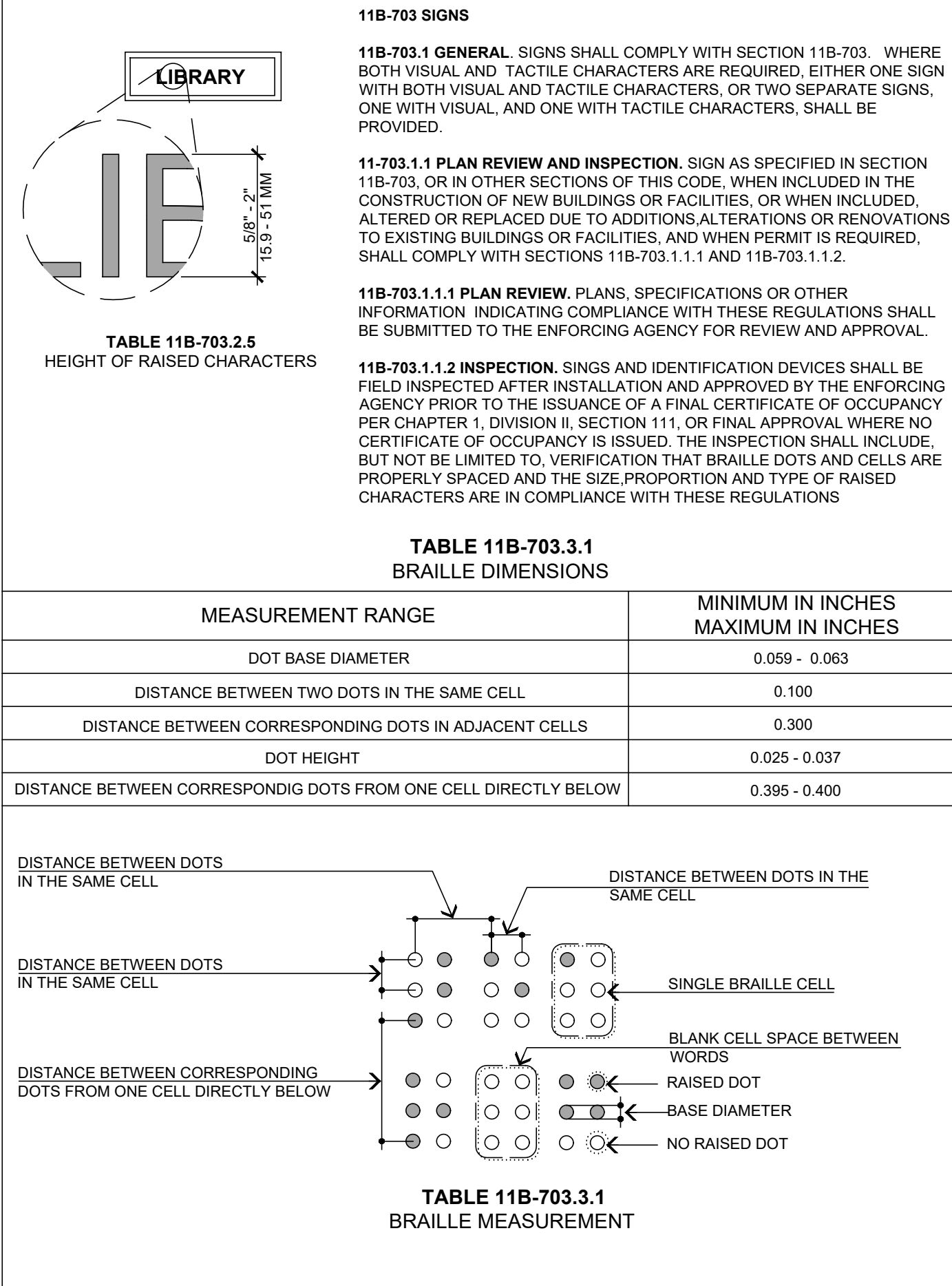
ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS



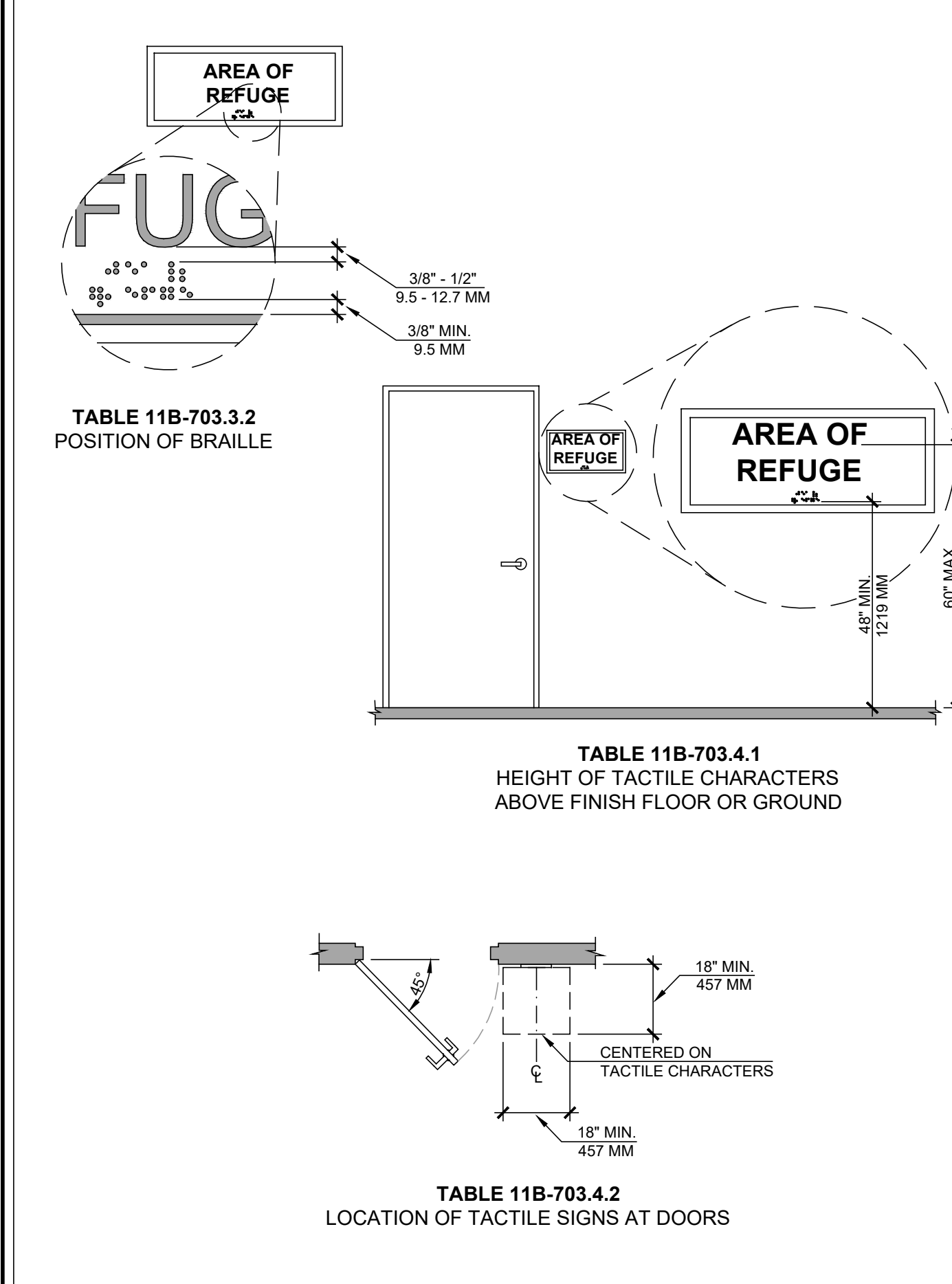
ACCESSIBILITY DETAILS FOR SIGNS



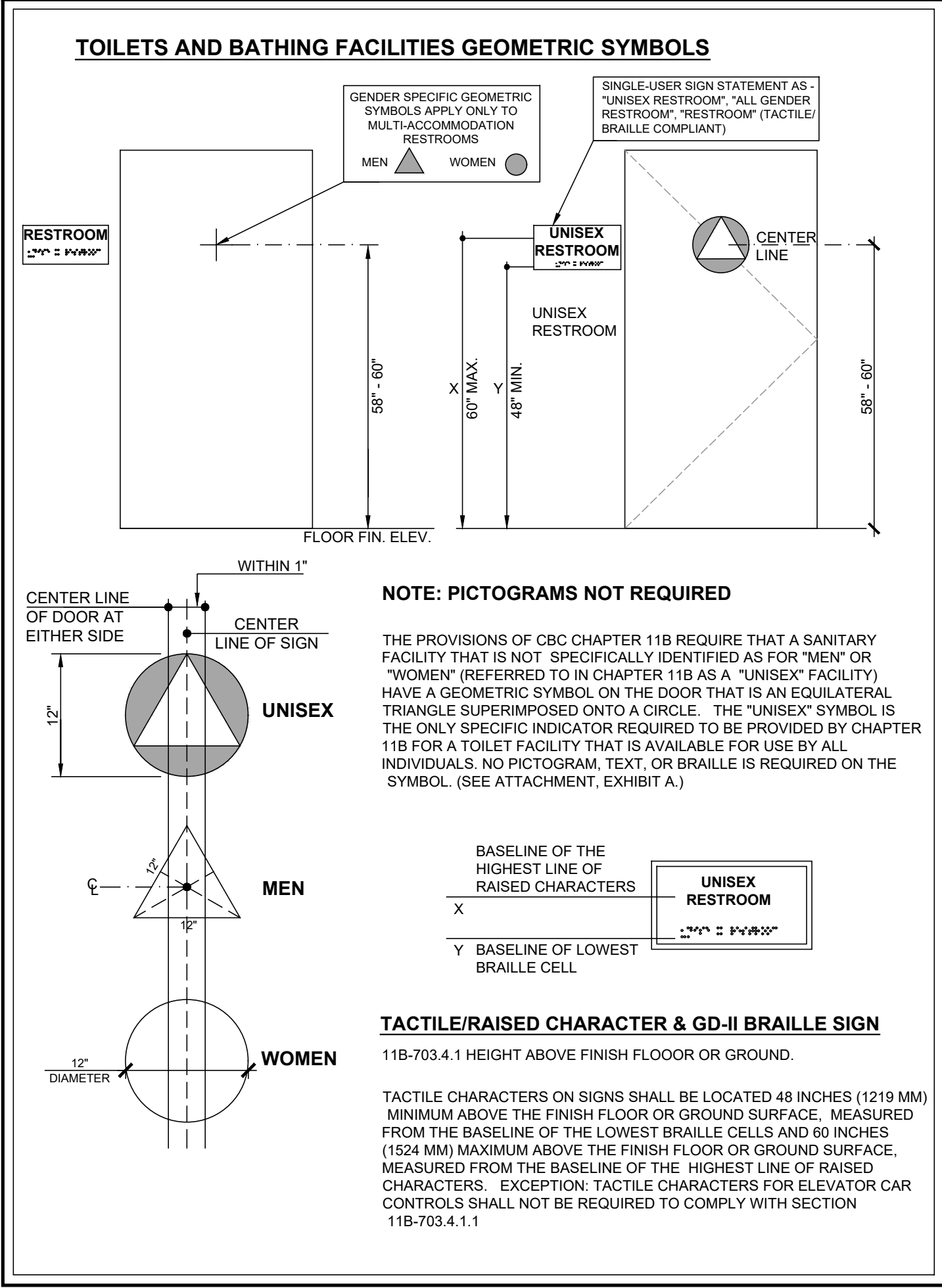
ACCESSIBILITY DETAILS FOR SIGNS



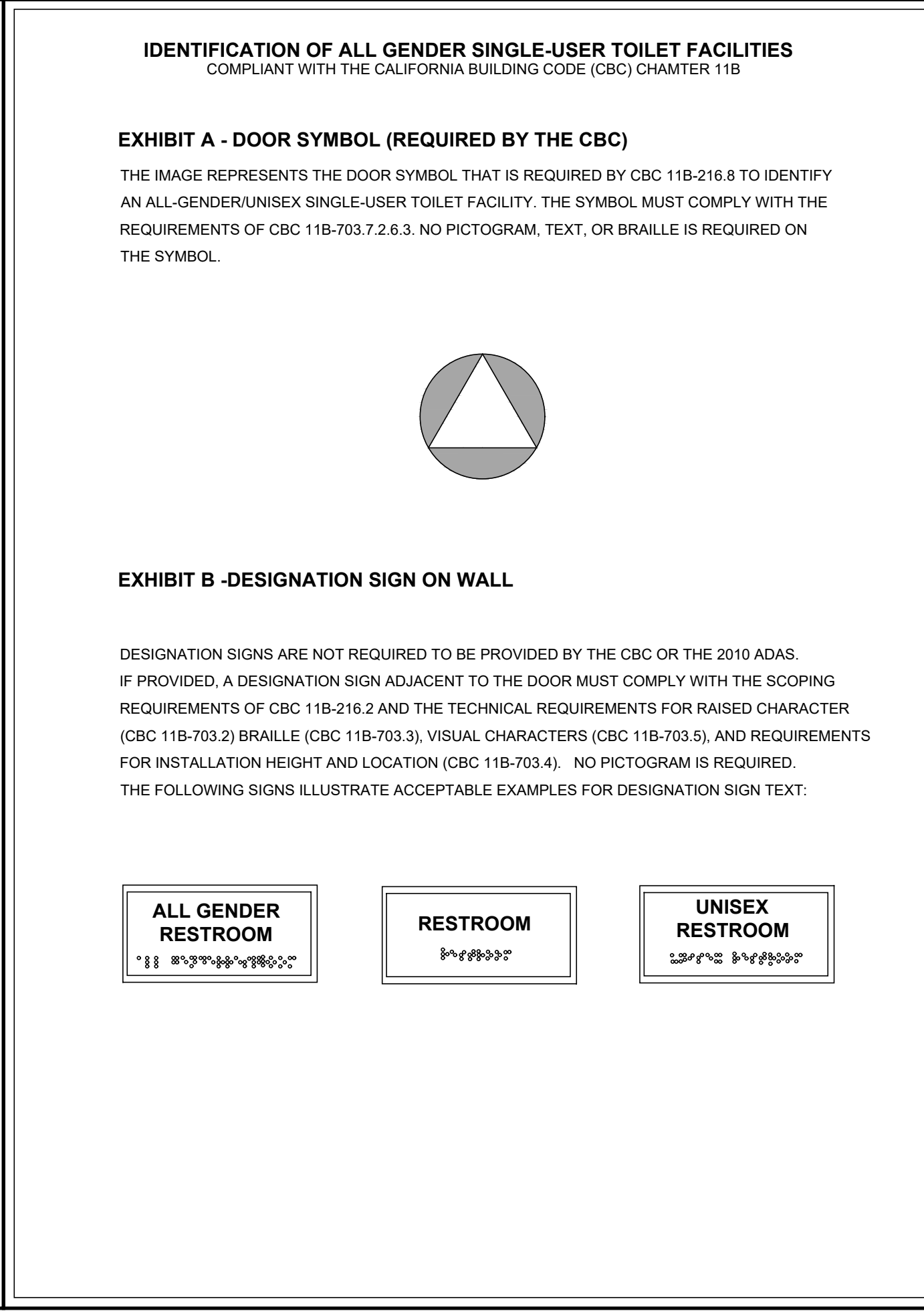
ACCESSIBILITY DETAILS FOR SIGNS



ACCESSIBILITY DETAILS FOR SIGNS



ACCESSIBILITY DETAILS FOR SIGNS



GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

NOTE: CODE REFERENCES ARE TO THE 2017 EDITION OF THE CALIFORNIA BUILDING CODE.

THE STATE OF CALIFORNIA DELEGATES AUTHORITY TO THE LOCAL JURISDICTION TO ENSURE COMPLIANCE WITH TITLE 24, PART 2 OF THE CALIFORNIA CODE OF REGULATIONS. THE FOLLOWING GENERAL NOTES INDICATE SPECIFIC AREAS OF TITLE 24, PART 2 WHICH ARE APPLICABLE TO YOUR PROJECT. PLEASE BE AWARE THAT THE OWNERS(S) OF THE BUILDING AND HIS/HER CONSULTANTS ARE RESPONSIBLE FOR COMPLIANCE WITH THE MOST CURRENT FEDERAL REGULATIONS CONTAINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND FAIR HOUSING ACT (FHA), WHERE THE ADA & FHA REQUIREMENTS EXCEED THOSE CONTAINED IN TITLE 24, PART 2. IT IS THE RESPONSIBILITY OF THE OWNERS AND THEIR CONSULTANTS TO ENSURE COMPLIANCE WITH THE MOST CURRENT ADA & FHA REGULATIONS, AS THE CITY IS NOT AUTHORIZED TO REVIEW PLANS OR INSPECT PROJECTS FOR ADA & FHA COMPLIANCE.

THE FOLLOWING, APPLICABLE, GENERAL NOTES SHALL BE PROVIDED ON THE PLANS.

A. APPLICATION AND ADMINISTRATION

- PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. §11B-108
- BUILDING BLOCKS**
FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. §11B-302.1
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. §11B-302.2, FIGURE 11B-302.2
- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE 1/4 INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/4 INCH AND NOT EXCEEDING 1/2 INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. §11B-303, FIGURES 11B-303.2 & 11B-303.3
- CHANGES IN LEVEL GREATER THAN 1/2 INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OR 11B-405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE. §11B-303
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. §11B-303.5

TURNING SPACE

- CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE. §11B-304.3.1
- T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. §11B-304.3.2, FIGURE 11B-304.3.2

KNEE AND TOE CLEARANCE

- FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, THE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. §11B-306.2.1

GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

- TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS. §11B-306.2.2
- AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. §11B-306.3.3, FIGURE 11B-306.3(C)
- AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3

PROTRUDING OBJECTS

- EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4 1/2 INCHES MAXIMUM. §11B-307.2, FIGURE 11B-307.2
- FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(A)
- PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. §11B-307.5
- LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(B)
- VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-307.4
- GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH. §11B-307.4, FIGURE 11B-307.4
- WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. §11B-307.4.1, FIGURE 11B-307.4.1

REACH RANGES

- ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.1
- ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.2
- HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-308.2.1, FIGURE 11B-308.2.1
- HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH. §11B-308.2.2, FIGURE 11B-308.2.2
- HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES. §11B-308.3.1, FIGURE 11B-308.3.1
- HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2
- OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2

Cannatechnics
CALIFORNIA DESIGN SPECIALIZES: CULTURAL - EXHIBITION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (949) 987-7140 FAX: (949) 987-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

HANGAR 420
COMMERCIAL DEVELOPMENT DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

ACCESSIBILITY NOTES & DETAILS

SEAL-ENGINEER: [Signature]
PREPARED / SUPERVISED BY: JOHN H. JOHNSON
DATE: 07/07/2023

PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 07/07/2023
SHEET IDENTIFIER: A-15
SHEET 20 OF 61

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:

- (1) ACI 301-1G "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS."
(2) ACI 5P-66(04) "ACI DETAILING MANUAL"
(3) CRSI MSP-09, 28TH EDITION, "MANUAL OF STANDARD PRACTICE."
(4) ANSII/AWS D1.4: 2015, "STRUCTURAL WELDING CODE - REINFORCING STEEL."
(5) CBC CHAPTER 19-CONCRETE.
(6) ACI 318-19 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
(7) ACI 117-1G "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

MATERIALS:

Table with 2 columns: Material Name and Specification. Includes Reinforcing Bars (ASTM A615), Bar Supports (CRSI MSP-09), and Tie Wire (1G Gage or Heavier).

FABRICATION: CONFORM TO ACI 301, SECTION 3.3.2.2. "FABRICATION", AND ACI 5P-66 "ACI DETAILING MANUAL."

PLACING: CONFORM TO ACI 301, SECTION 3.3.2 "PLACING." PLACING TOLERANCES SHALL CONFORM TO ACI 117.

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

Table showing concrete cast against earth (3") and bars in slabs (3/4").

SPICES: CONFORM TO ACI 301, SECTION 3.3.2.7. "SPICES;" REFER TO TYPICAL LAP SPICE AND DEVELOPMENT LENGTH SCHEDULE FOR TYPICAL REINFORCEMENT SPICES.

FIELD BENDING: CONFORM TO ACI 301 SECTION 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME.

POST-INSTALLED ANCHORS:

- UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE FOLLOWING APPLIES TO ALL POST-INSTALLED ANCHORAGE INTO HARDENED CONCRETE OR MASONRY WHICH INCLUDES TYPES SUCH AS EXPANSION, WEDGE, SLEEVE, ADHESIVE/EPOXY, SHOT-PIV, SCREW AND UNDERCUT.
1. INSTALL PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) EXCEPT AS OTHERWISE STATED IN THE SPECIFIED PRODUCT REPORTS.
2. CLEAN OUT ANCHOR HOLES AND SET ANCHORS PER THE PRODUCT'S ICC REPORT FOR THE APPROPRIATE CONDITIONS.
3. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT DRY INTERIOR LOCATIONS AND STAINLESS STEEL TYPE 304 OR 316 AT EXTERIOR / DAMP INTERIOR LOCATIONS.
4. EMBEDMENT REFERS TO THE FINAL INSTALLED EFFECTIVE DEPTH "H" AS DEFINED IN THE PRODUCT REPORT.
5. MAINTAIN A MINIMUM OF 2 INCHES FROM EXISTING REINFORCEMENT, CONDUIT, POST-TENSIONING (WHERE OCCURS), ETC. PRIOR TO DRILLING, CORING OR SHOOTING PINS INTO EXISTING CONCRETE OR MASONRY.
6. USE NON DESTRUCTIVE TESTING TO LOCATE SUCH ITEMS, FOR INSTALLATION DEEPER THAN 3 INCHES USE GROUND PENETRATING RADAR OR X-RAY METHODS.
7. WHEN THE FULL ANCHOR EMBEDMENT DEPTH, SPACING OR EDGE DISTANCE CANNOT BE OBTAINED, NOTIFY THE EOR AND IOR.
8. FILL ABANDONED HOLES WITH EPOXY AND PATCH SPALLS USING NON-SHRINK GROUT AND REPAIR FINISHES AS REQUIRED.
9. INSTALL IN DRY CONCRETE OR MASONRY HAVING A MINIMUM AGE OF 21 DAYS.
10. ADHESIVE/EPOXY ANCHORS ON THIS PROJECT ARE NOT DESIGNED TO SUPPORT OR INTENDED TO RESIST SUSTAINED TENSION LOADS UNLESS NOTED OTHERWISE.

REINFORCED UNIT MASONRY

REFERENCE STANDARDS: CONFORM TO:

- (1) CBC CHAPTER 21 "MASONRY."
(2) ACI 530-1.6/ASCE 5-16/TMS 402-1.6 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES." HEREIN REFERENCED AS MSJC.
(3) ACI 530-1.1/ASCE 6-16/TMS 602-1.6 "SPECIFICATION FOR MASONRY STRUCTURES." HEREIN REFERENCED AS MSJC. I.
(4) ACI 5P-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
(5) ANSII/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."

STRENGTH: THE ASSUMED COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLAGE, FM, IS 2000 PSI BASED ON MSJC. I SECTION 1.4B FOR CONCRETE MASONRY.

MATERIALS:

- (1) CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90-1.4, TYPE-I (MOISTURE CONTROLLED), MEDIUM WEIGHT (APPROX. 115 PCF) UNITS.
(2) MORTAR: CONFORM TO ASTM C270, TYPE S, AND CBC SECTION 2103.2 "MORTAR."
(3) GROUT: CONFORM TO ASTM C476 AND CBC SECTION 2103.3 PROPORTION SPECIFICATIONS.
(4) REINFORCING BARS: CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS AND CBC SECTION 2103.1.4 UNLESS NOTED OTHERWISE.
(5) WATER: SHALL BE CLEAN AND POTABLE.
(6) ADMIXTURES: ADMIXTURES SHALL NOT BE USED UNLESS APPROVED BY EOR.

QUALITY ASSURANCE (FM=2000 PSI): CONFORM TO CBC SECTION 2105 "QUALITY ASSURANCE."

- (1) MASONRY UNITS: A LETTER OF CERTIFICATION FROM THE MANUFACTURER OF THE UNITS SHALL BE PROVIDED TO THE EOR PRIOR TO THE DELIVERY OF THE UNITS TO THE JOBSITE TO ENSURE THE UNITS COMPLY WITH THE COMPRESSIVE STRENGTH SPECIFIED ABOVE AND ASTM C-90-1.4.
(2) MORTAR: NO MORTAR TESTING IS REQUIRED.
(3) GROUT: A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE GROUT SHALL BE PROVIDED TO THE EOR PRIOR TO DELIVERY OF THE GROUT TO THE JOBSITE TO ENSURE THAT THE GROUT COMPLIES WITH ASTM C 476.

DELIVERY, STORAGE AND HANDLING: DELIVERY, STORAGE AND HANDLING OF MATERIALS USED FOR MASONRY CONSTRUCTION SHALL BE PER MSJC. I, SECTION 1.7.
SPECIAL INSPECTION: SPECIAL INSPECTIONS SHALL BE PERFORMED PER THE "TESTS AND INSPECTIONS" SECTION OF THE STRUCTURAL GENERAL NOTES.

ANCHORS, TIES AND CONNECTORS: MASONRY ANCHORS, TIES AND CONNECTORS SHALL BE AS SPECIFIED ON STRUCTURAL DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR MASONRY ANCHOR TIES NOT INCLUDED ON THE STRUCTURAL DRAWINGS.

EMBEDDED ITEMS: EMBEDDED ITEMS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH MSJC SECTION 6.1 AND INSTALLED IN ACCORDANCE WITH MSJC. I SECTION 3.3D. POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING GROUT.

MASONRY REINFORCING STEEL: MASONRY REINFORCING SHALL BE AS NOTED ON PLANS AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH CBC SECTIONS 2106, AND MSJC SECTION 6.1. MASONRY SHALL BE CONSTRUCTED WITHIN THE TOLERANCES SPECIFIED IN THE MSJC.

CONSTRUCTION: MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBC SECTION 2104 "CONSTRUCTION", AND MSJC. I PART 3 "EXECUTION."

COLD AND HOT WEATHER CONSTRUCTION: COLD AND HOT WEATHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MSJC. I SECTION 1.8C AND 1.8D.

BLOCK PATTERN: USE HORIZONTAL STACK BOND UNLESS OTHERWISE NOTED. FOR STACK BOND, FOLLOW CRITERIA IN MSJC SECTION 4.5.

GROUTED CELLS: FILL ALL CELLS WITH GROUT UNLESS NOTED OTHERWISE ON PLANS. MINIMUM GROUTING SPACES AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH MSJC SECTION 3.2 AND MSJC. I SECTION 3.5. GROUT FOUR HEIGHT: GROUT FOUR HEIGHT SHALL NOT EXCEED HEIGHT SPECIFIED IN MSJC. I SECTION 3.5C.

GROUT LIFTS: UNLESS OTHERWISE NOTED, GROUT LIFTS AND POUR HEIGHT SHALL NOT EXCEED 5FT 4IN. GROUT LIFTS SHALL NOT EXCEED SPACING OF INTERMEDIATE REINFORCED BOND BEAMS. GROUT LIFTS EXCEEDING 5FT 4IN SHALL BE APPROVED BY SEOR.

REINFORCING COVER AND CLEARANCE REQUIREMENTS: UNLESS OTHERWISE NOTED:

CLEAR DISTANCE BETWEEN PARALLEL BARS (AND BETWEEN ADJACENT PAIRS OF LAP SPICED BARS) SHALL BE EQUAL TO THE ADJACENT BAR DIAMETER (FOR BARS GREATER THAN #8), AND NOT LESS THAN:

- 1) 1" AT 8" AND SMALLER BLOCK,
2) 2" AT 10" BLOCK,
3) 3" AT 12" BLOCK.

CLEARANCE (CLEAR SPACE) BETWEEN THE BLOCK AND THE REINFORCING SHALL BE:
1) 1/4" AT FINE GROUT
2) 1/2" AT COURSE GROUT.

MASONRY COVER (INCLUDING GROUT AND BLOCK WALL) AT MASONRY FACE EXPOSED TO EARTH OR WEATHER SHALL BE:
1) 1 1/2" MINIMUM
2) 2" FOR BARS #6 AND LARGER.

TEMPORARY BRACING: CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF MASONRY DURING CONSTRUCTION. REFERENCE "CONTRACTOR RESPONSIBILITIES" SECTION FOR FURTHER INFORMATION AND REQUIREMENTS.

SHEET LIST table with columns: Range and Description. Lists structural notes, foundation plan, framing plans, wall plans, elevations, and details.

STRUCTURAL STEEL

REFERENCE STANDARDS: CONFORM TO:

- (1) CBC CHAPTER 22 - "STEEL"
(2) ANSII/AISC 303-16 - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES"
(3) AISC - "MANUAL OF STEEL CONSTRUCTION", FOURTEENTH EDITION (2010)
(4) ANSII/AISC 360-16 - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
(5) AWS D1.1:2013 - "STRUCTURAL WELDING CODE - STEEL"
(6) 2022 RCSC - "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS"

MATERIALS:

STRUCTURAL STEEL MATERIALS SHALL CONFORM TO MATERIALS AND REQUIREMENTS LISTED IN AISC 360 SECTION A3 INCLUDING, BUT NOT LIMITED TO:

Table listing materials like Wide Flange (W), Tee (WT) Shapes, Channel (C), Angle (L), Structural Plate (PL), etc. with corresponding ASTM specifications.

STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS:

- (1) ASTM A325-N BOLTS - "THREADS NOT EXCLUDED IN THE SHEAR PLANE".
(2) HIGH-STRENGTH BOLTED JOINTS HAVE BEEN DESIGNED AS "BEARING" CONNECTIONS.
(3) PROVIDE ASTM BOLT GRADE AND TYPE AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
(4) PROVIDE WASHERS OVER OUTER PLY OF SLOTTED HOLES AND OVERSIZE HOLES PER RCSC TABLE G.1.
(5) PROVIDE NUT AND WASHER GRADES, TYPES AND FINISHES CONFORMING TO RCSC SPECIFICATION TABLE 2.1.
(6) PROVIDE FASTENER ASSEMBLIES FROM A SINGLE SUPPLIER.
(7) JOINT TYPES SHALL BE:
a. ST - "SNUG TIGHT", FOR TYPICAL BEAM END "SHEAR" CONNECTIONS, UNLESS NOTED OTHERWISE.
(8) INSTALL BOLTS IN JOINTS IN ACCORDANCE WITH THE RCSC SPECIFICATION SECTION 8 AND TABLE 4.1.
(9) INSPECTION IS PER RCSC SECTION 9.

ANCHORAGE TO CONCRETE:

(1) COLUMN ANCHOR RODS AND BASE PLATES: ALL COLUMNS (VERTICAL MEMBER ASSEMBLIES WEIGHING OVER 300 POUNDS) SHALL BE PROVIDED WITH A MINIMUM OF FOUR 3/4" DIAMETER ANCHOR RODS. COLUMN BASE PLATES SHALL BE AT LEAST 3/4" THICK, UNLESS NOTED OTHERWISE.

FABRICATION:

- (1) CONFORM TO AISC 360 SECTION M2 "FABRICATION" AND AISC 303 SECTION 6 "SHOP FABRICATION".
(2) QUALITY CONTROL (QC) SHALL CONFORM TO:
a. AISC 360 CHAPTER N "QUALITY CONTROL AND QUALITY ASSURANCE" AND
b. AISC 303 SECTION 8 "QUALITY CONTROL".
c. FABRICATOR AND ERECTOR SHALL ESTABLISH AND MAINTAIN WRITTEN QUALITY CONTROL (QC) PROCEDURES PER AISC 360 SECTION N3.
d. FABRICATOR SHALL PERFORM SELF-INSPECTIONS PER AISC 360 SECTION N5 TO ENSURE THAT THEIR WORK IS PERFORMED IN ACCORDANCE WITH CODE OF STANDARD PRACTICE, THE AISC SPECIFICATION, CONTRACT DOCUMENTS AND THE APPLICABLE BUILDING CODE.
e. QC INSPECTIONS MAY BE COORDINATED WITH QUALITY ASSURANCE INSPECTIONS PER SECTION N5.3 WHERE FABRICATORS QA PROCEDURES PROVIDE THE NECESSARY BASIS FOR MATERIAL CONTROL, INSPECTION, AND CONTROL OF THE WORKMANSHIP EXPECTED BY THE SPECIAL INSPECTOR.

WELDING:

- (1) WELDING SHALL CONFORM TO AWS D1.1 WITH PREQUALIFIED WELDING PROCESSES EXCEPT AS MODIFIED BY AISC 360 SECTION J2. WELDERS SHALL BE QUALIFIED IN ACCORDANCE WITH AWS D1.1 REQUIREMENTS.
(2) USE 70KSI STRENGTH, LOW-HYDROGEN TYPE ELECTRODES (E7018) OR E71T AS APPROPRIATE FOR THE PROCESS SELECTED.
(3) WELDING OF HIGH STRENGTH ANCHOR RODS IS PROHIBITED UNLESS APPROVED BY ENGINEER.

ERECTION:

- (1) CONFORM TO AISC 360 SECTION M4 "ERECTION" AND AISC 303 SECTION 7 "ERECTION".
(2) CONFORM TO AISC 360 CHAPTER N "QUALITY CONTROL AND QUALITY ASSURANCE" AND AISC 303 SECTION 8.
a. THE ERECTOR SHALL MAINTAIN DETAILED ERECTION QUALITY CONTROL PROCEDURES THAT ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THESE REQUIREMENTS AND THE CONTRACT DOCUMENTS.
(3) STEEL WORK SHALL BE CARRIED UP TRUE AND PLUMB WITHIN THE LIMITS DEFINED IN AISC 303 SECTION 7.13.
(4) HIGH STRENGTH BOLTING SHALL COMPLY WITH THE RCSC REQUIREMENTS INCLUDING RCSC SECTION 7.2 "REQUIRED TESTING", AS APPLICABLE AND AISC 360 CHAPTER J, SECTION M2.5 AND SECTION N5.6.
(5) THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SAFETY PROTECTION REQUIRED BY AISC 360 SECTION M4.2 AND AISC 303 SECTION 7.10 AND 7.11.

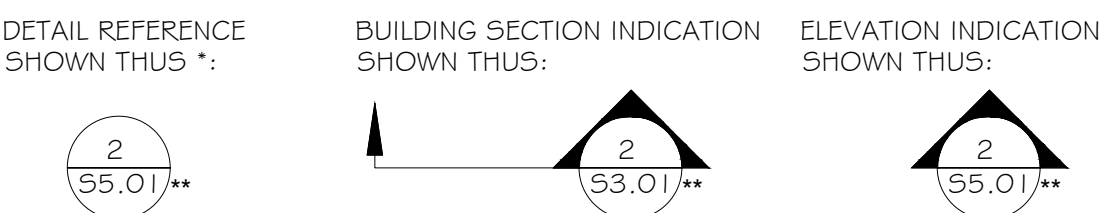
PROTECTIVE COATING REQUIREMENTS:

- (1) SHOP PAINTING: CONFORM TO AISC 360 SECTION M3 AND AISC 303 SECTION 6.5 UNLESS OTHERWISE SPECIFIED BY THE PROJECT SPECIFICATIONS.
(2) INTERIOR STEEL:
a. UNLESS NOTED OTHERWISE, DO NOT PAINT ANY OF THE STEEL SURFACES MEETING THE FOLLOWING CONDITIONS:
- CONCEALED BY THE INTERIOR BUILDING FINISHES,
- FIREPROOFED,
- WELDED; IF AREA REQUIRES PAINTING, DO NOT PAINT UNTIL AFTER WELD INSPECTIONS AND NON-DESTRUCTIVE TESTING REQUIREMENT, IF ANY, ARE SATISFIED.
b. INTERIOR STEEL, EXPOSED TO VIEW, SHALL BE PAINTED WITH ONE COAT OF SHOP PRIMER UNLESS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS. FIELD TOUCH-UPS TO MATCH THE FINISH COAT OR AS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS.

ABBREVIATIONS:

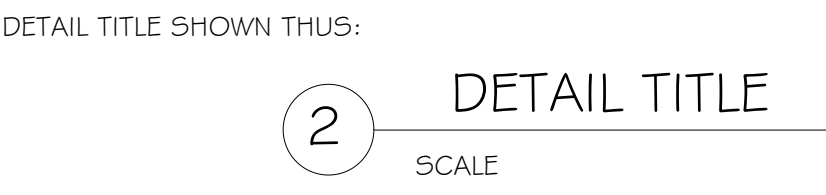
Large table mapping abbreviations to full names. Includes FOUND DIAMETER, ANCHOR BOLT, AMERICAN CONCRETE INSTITUTE, ADJOINING, ADDITIONAL, ABOVE FINISHED FLOOR, etc.

REFERENCE OF SECTIONS, DETAILS, & SYMBOLS



DETAIL NOTED IS SHOWN CUT IS SHOWN ON SHEET 53.01, ELEVATION IS SHOWN ON ON SHEET 55.01, DETAIL 2 DETAIL 2 SHEET 55.01, DETAIL 2

(ADDITIONAL INDICATORS MAY BE USED TO SHOW LOCATION OF DETAIL CUTS)
** (SHEET NUMBER WILL BE REPLACED BY A HYPHEN (-) WHEN THE REFERENCED DETAIL APPEARS ON THE SAME SHEET AS THE CALL-OUT)



INDICATES THE TITLE, SCALE, AND DETAIL NUMBER ON SHEET

- Ø = DIAMETER
◆ = REFERENCE ELEVATION OR WORK POINT
[LFR5] INDICATES A DETAIL OR PORTION OF FRAMING IS A PART OF THE LATERAL FORCE RESISTING SYSTEM AND IS SUBJECT TO ADDITIONAL REQUIREMENTS OUTLINED IN THE GENERAL NOTES & SPECIFICATIONS.

TYPICAL HATCH PATTERNS USED (UNLESS NOTED OTHERWISE):



Cannatechnics logo and contact information: CANAVAS DESIGN SPECIALIZES IN: CALIBRATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT, etc.

Professional Engineer Seal for John H. Johnson, State of California, License No. 54-000023.

HANGAR 420 project information: OWNER: HANGAR 420, PROJECT TITLE: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY, 30375 AULD RD., MURRIETA, CA 92563, A.P.N. 963-030-005.

STRUCTURAL NOTES section header and project title information.

Table with columns: REV, BY, DATE, DESCRIPTION, PER COUNTY COMMENTS, REVISED AS PER COUNTY COMMENTS. Shows revision R1 and R2.

PROJECT NUMBER: 22121, DRAWN BY: HPB, CHECKED BY: JHJ, DATE: 08-18-22, REVISION, SHEET IDENTIFIER: S101 OF.

1. THE DESIGN, MANUFACTURE AND USE OF OPEN WEB STEEL JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING STEEL JOIST INSTITUTE (SJI) SPECIFICATIONS:

1. SJI CJ-1.0
2. SJI K-1.1.0
3. SJI LH/DLH-1.1
4. SJI JG-1.1

2. OPEN WEB JOISTS, JOIST GIRDERS AND BRIDGING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND JOIST GIRDERS OF THE STEEL JOIST INSTITUTE (SJI), LATEST ADOPTED EDITION.

3. THE MANUFACTURER OF THE OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE A MEMBER OF THE SJI, AND SHALL FURNISH TO THE CONTRACT QUALITY CONTROL (CQC) INDIVIDUAL CERTIFICATE OF COMPLIANCE INDICATING COMPLIANCE WITH STEEL JOIST INSTITUTE STANDARDS.

4. ALL JOISTS DELIVERED FOR THIS SPECIFIC PROJECT SHALL BE IDENTIFIED SPECIFICALLY FOR THIS PROJECT. SUCH CERTIFICATE OF COMPLIANCE SHALL BE FURNISHED BEFORE INSTALLATION.

5. JOISTS AND JOIST CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH LOAD AND DEFLECTION CRITERIA PROVIDED HEREIN INCLUDING MECHANICAL EQUIPMENT LOADS, WIND AND SEISMIC LOADS. CONTRACTOR SHALL EXAMINE ALL DRAWINGS INCLUDING ARCH., MEP, FIRE PROTECTION, FURNISHINGS, ETC., TO IDENTIFY ALL BUILDING COMPONENTS THAT IMPACT THE DESIGN OF THE OPEN WEB STEEL JOIST AND/OR GIRDERS AND INCLUDE THEIR IMPACT IN THE DESIGN OF THE JOIST.

6. DESIGN SHALL INCLUDE BRIDGING, BRACING OR SHORING AS REQUIRED DURING AND AFTER CONSTRUCTION.

7. CALCULATIONS AND DRAWINGS SIGNED BY AN ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHALL BE SUBMITTED TO AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD AND QUALITY CONTROL MANAGER PRIOR TO INSTALLATION.

8. WELDING OF OPEN WEB JOISTS SHALL COMPLY WITH SJI STANDARDS AND AWS D1.1.

9. BRIDGING SHALL BE HORIZONTAL FOR 'K' SERIES JOISTS AND CROSS TYPE BRIDGING FOR 'LH' & 'DLH' SERIES JOISTS, CONFORMING TO SJI SPECIFICATIONS. ALL BRIDGING SHALL BE POSITIVELY ANCHORED TO WALLS AND/OR BEAMS AT EACH END.

10. MINIMUM THICKNESS OF JOIST TOP AND BOTTOM CHORD SHALL BE = 1/8".

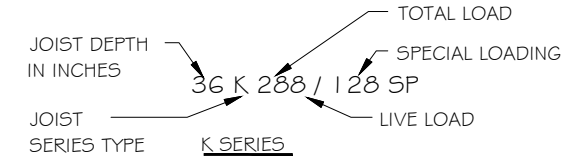
11. ALL JOISTS SPANNING 40'-0" OR LONGER SHALL HAVE THEIR ROWS OF BRIDGING IN PLACE PRIOR TO SLACKENING OF HOISTING LINES.

12. DO NOT DRILL THROUGH OR WELD TO JOIST MEMBER WITHOUT PRIOR APPROVAL.

OPEN WEB STEEL JOIST NOTES AND SCHEDULE:

MARK	SIZE	GRAVITY LOADS						TOTAL LOAD	LATERAL LOADS			
		DEAD LOADS			LIVE LOADS				WIND / SEISMIC LATERAL LOADS		WIND / SEISMIC VERTICAL LOADS	
		"TC" DL	"BC" DL	TOTAL DL	"TC" LL	"BC" LL	TOTAL LL		SEISMIC AXIAL LOAD "TC"	WIND AXIAL LOAD "TC"	WIND "TC"	SEISMIC "TC"
RJ-1	20 K 3	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD
RJ-2	20 K 5	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD
RJ-3	20 K 5P	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD

EXAMPLE OF BAR JOIST CALL OUT:

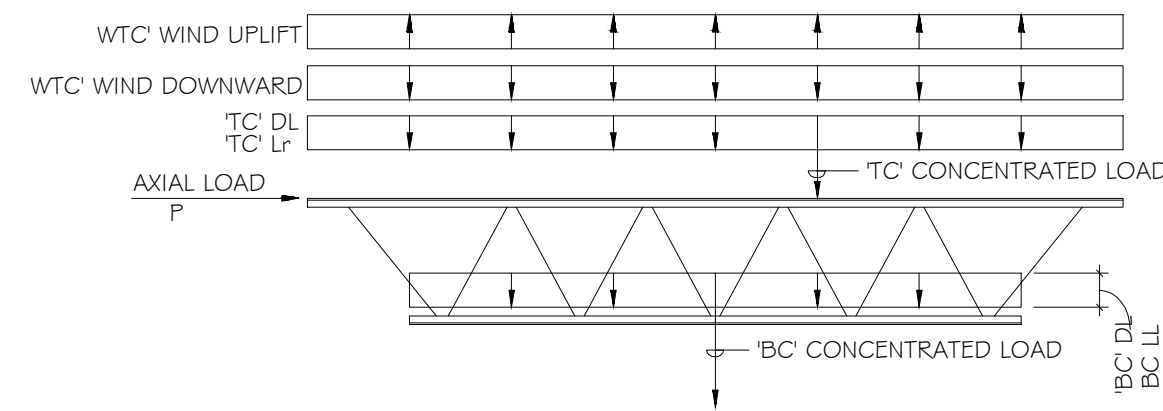


OPEN WEB JOISTS NOTES:

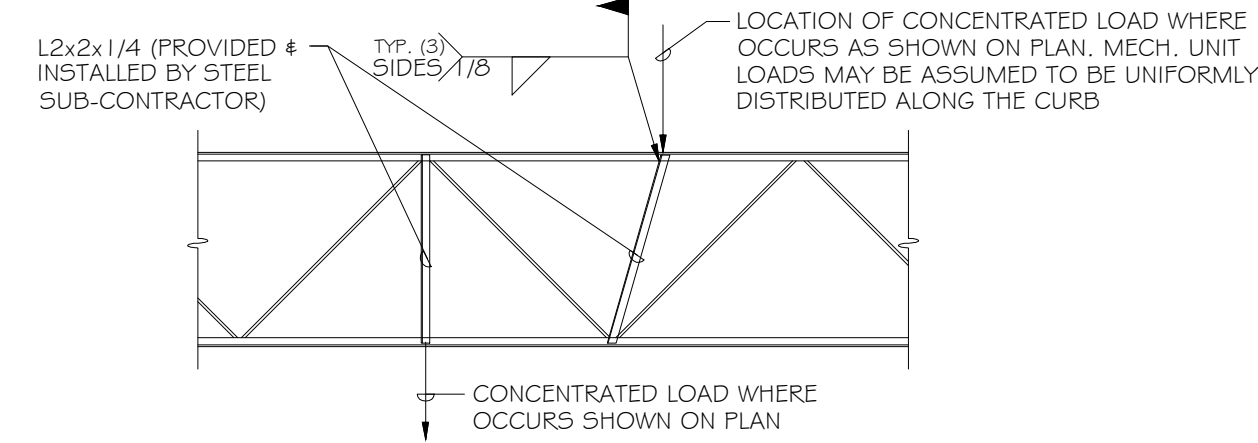
1. "TC" DENOTES TOP CHORD, "BC" DENOTES BOTTOM CHORD.
2. "TC" AXIAL LOADS GIVEN IN KIPS.
3. AXIAL LOAD "TC" ACTS AT BASE OF JOIST SEAT. JOIST DESIGN SHALL ACCOUNT FOR ADDED MOMENT DUE TO ECCENTRICITY.
4. ALL K SERIES JOISTS SHALL HAVE A SEAT DEPTH AS FOLLOWS:

	LOW END	HIGH END
	4 1/2"	4 1/2"

5. AT LOCATIONS WHERE K SERIES JOIST AND LH SERIES JOIST BEAR ON SAME SUPPORT, ADJUST K SERIES JOIST DEPTH TO MATCH LH SERIES JOIST DEPTH
6. ALL LH SERIES JOISTS SHALL HAVE A SEAT DEPTH OF 6 1/2" FOR BOTH LOW AND HIGH ENDS.
7. JOIST TOP & BOTTOM CHORD SHALL BE DESIGNED FOR 500 lbs ADDITIONAL LOAD PLACED ANYWHERE ALONG TOP & BOTT. CHORD. THIS LOAD IS IN ADDITION TO OTHER LOADS SHOWN ON PLAN.
8. THE WEIGHT AND LOCATION OF MECHANICAL UNITS ARE SHOWN ON THE FRAMING PLANS. THE OVERALL WEIGHT OF THE UNIT MAY BE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER THE LENGTH TO EACH CORNER.
9. LIMIT TOTAL DEFLECTION TO U/240 AND LIVE LOAD DEFLECTION TO U/360.
10. LOADS GIVEN IN TABLE ARE UNFACTORED LOADS UNO (ALL LOADS HAVE A FACTOR OF 1.0 EXCEPT SEISMIC WHICH IS 0.7 ASD)



REINFORCING @ CONCENTRATED LOAD:



Cannatechnics
 CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE, ENGINEERING, SURVEYING, DEVELOPMENT MANAGEMENT
 2791 B. JEFFERSON AVENUE, SUITE 201, TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 Exp. 06/30/23

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON

R.C.E. NO. 83934
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
STRUCTURAL NOTES

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-25-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
 22121

DRAWN BY
 HPB

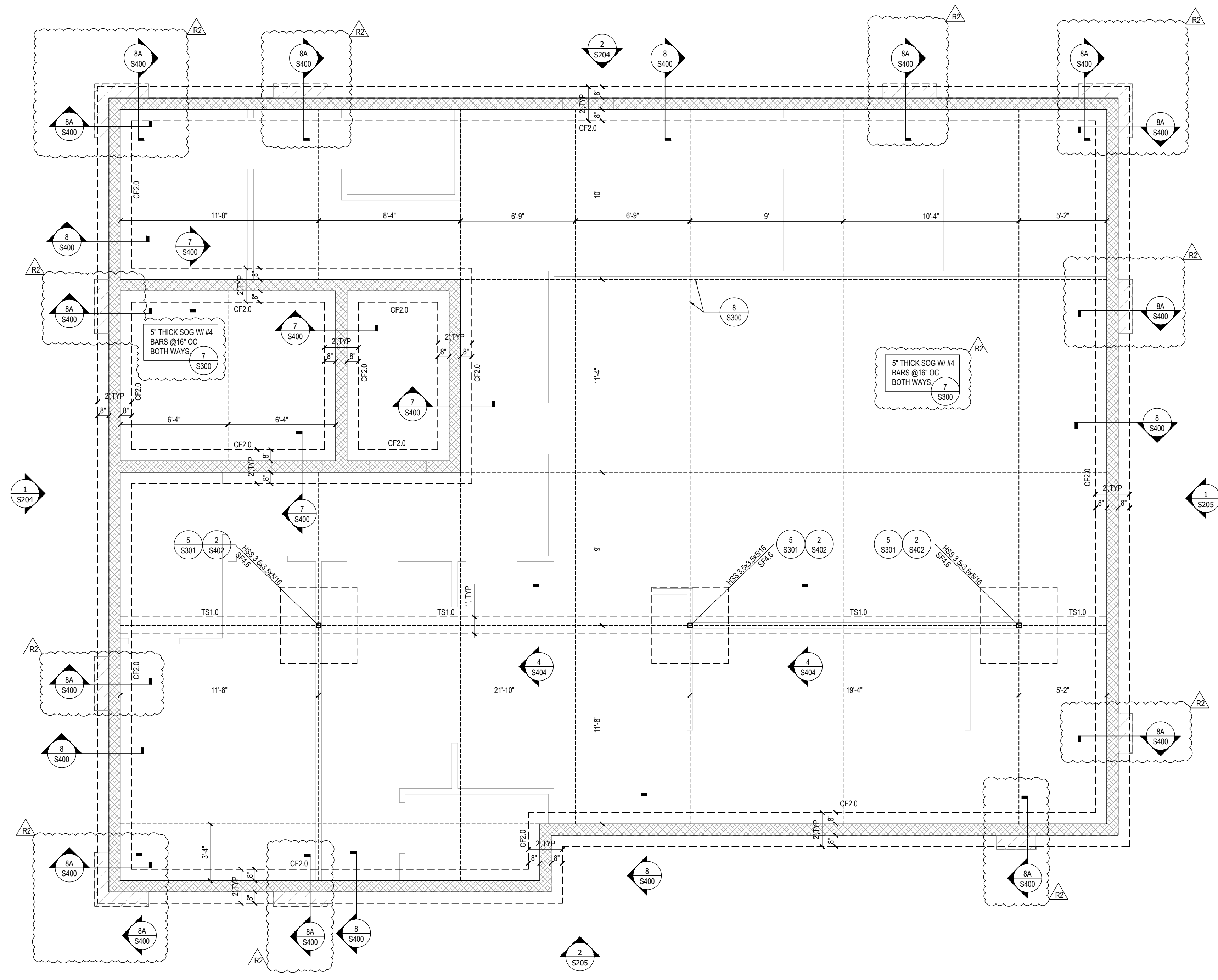
CHECKED BY
 JHJ

DATE
 08-18-22

REVISION

SHEET IDENTIFIER
S102

SHEET OF



1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
CF2.0	CONT	2'-0"	2'-0"	(3) #5 TOP & BOTTOM LONGITUDINAL	-
TS1.0	CONT	1'-0"	1'-0"	(2) #4 TOP & BOTTOM LONGITUDINAL	-
SF4.6	4'-6"	4'-6"	1'-6"	(6) #5 BOTH WAYS BOTTOM	-

NOTE:
1. REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.

- PLAN NOTES:**
- LOCATE POSTS ON CENTER OF FOOTING AND VERIFY THE SIZE OF FOOTING PER PLAN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
 - IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - REFER TO S3300 FOR CONTINUES FOUNDATION CORNER REINFORCEMENT DETAIL.
 - REFER TO 1S300 & S301 FOR FOUNDATION AT UTILITY DETAIL.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
FOOTING	
HSS COLUMN	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatechnics
CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B. JEFFERSON AVENUE, SUITE 201
TEMECULA, CA
PHONE: (951) 927-7140
FAX: (951) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EX-063023
STATE OF CALIFORNIA

PERFORMANCE
Cannatechnics

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
FOUNDATION PLAN

REV	BY	DATE	DESCRIPTION
RT		04-19-2023	REVISED AS PER COUNTY COMMENTS
RZ		06-25-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

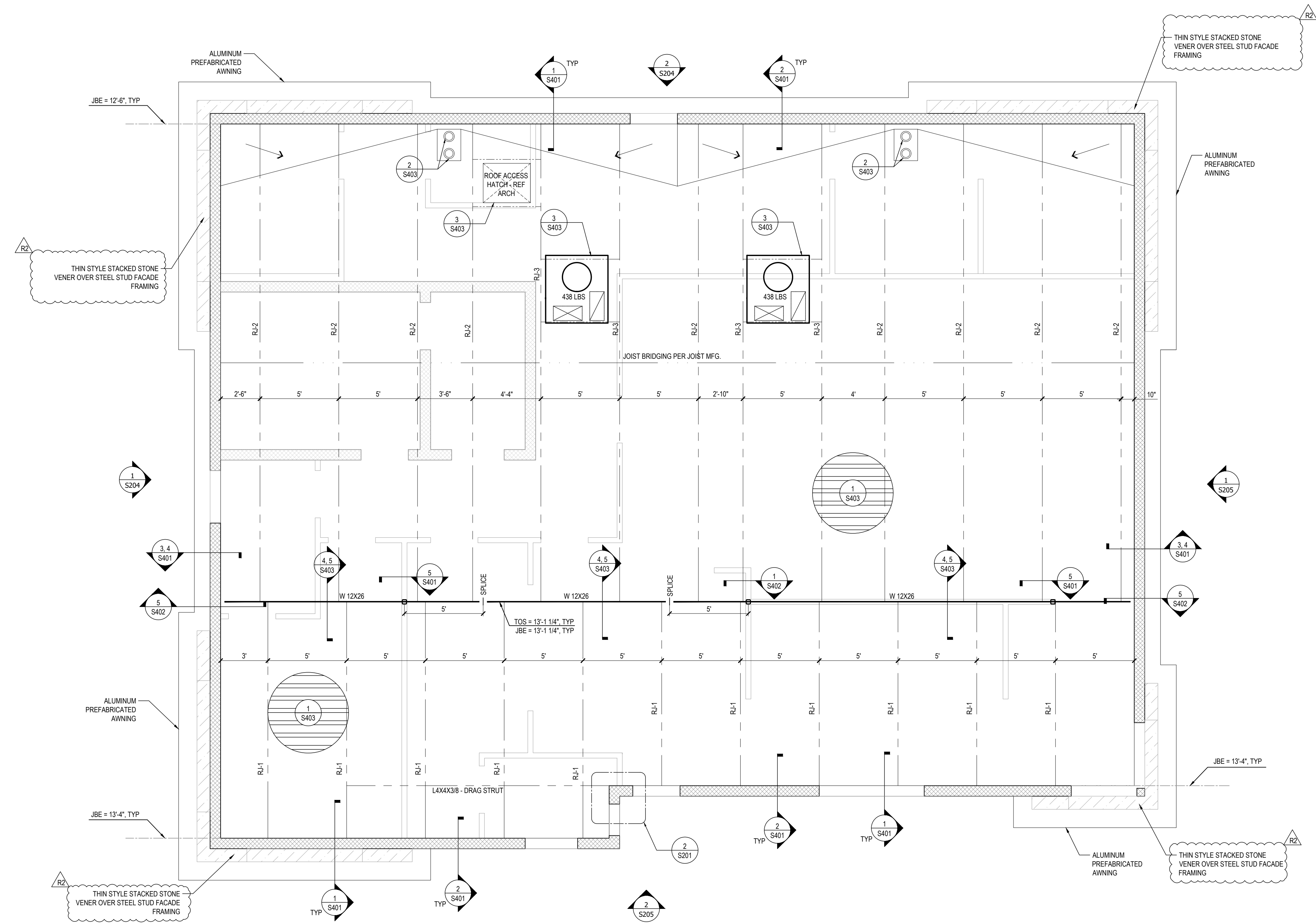
DRAWN BY
HPB

CHECKED BY
JHJ

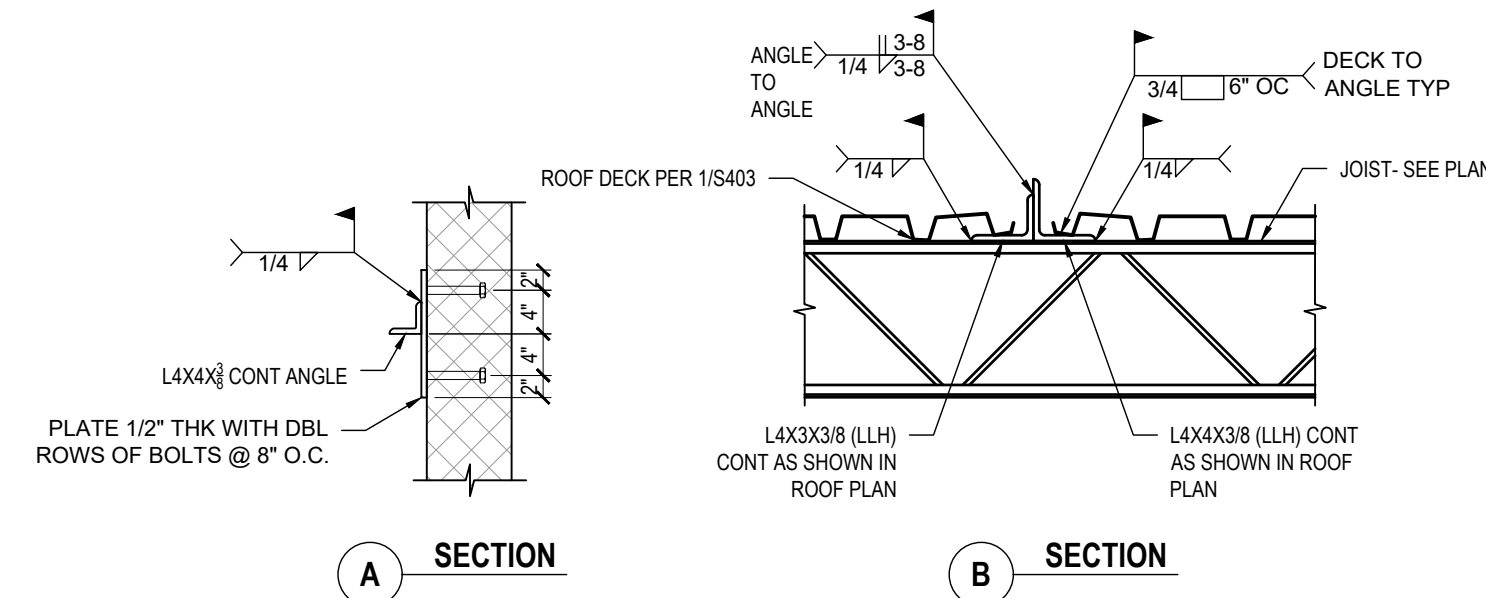
DATE
08-18-22

REVISION

SHEET IDENTIFIER
S200
OF

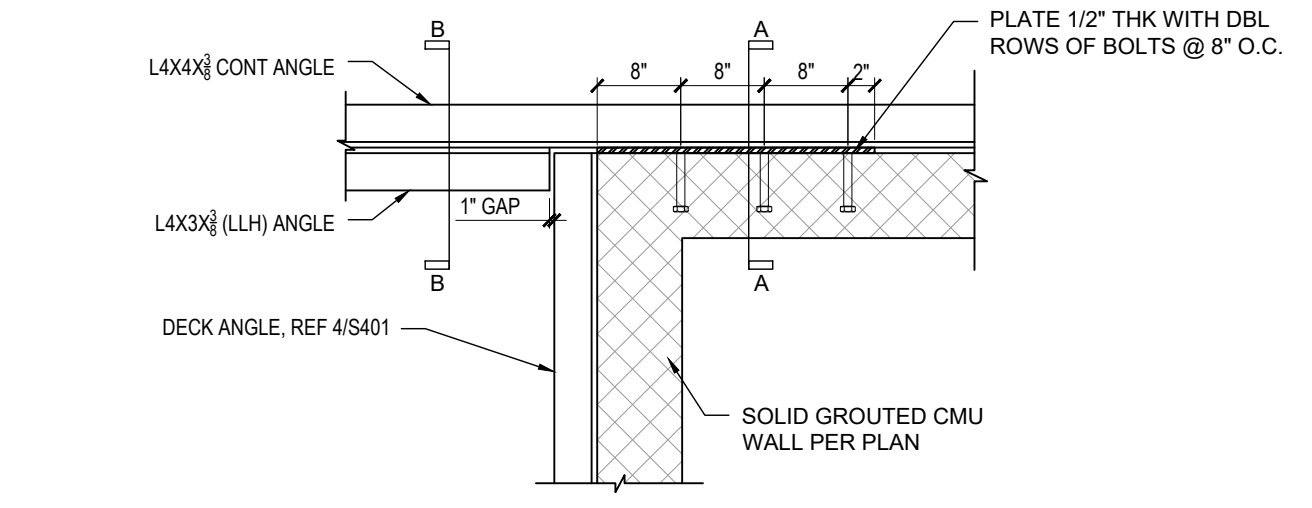


1 STRUCTURAL STEEL FRAMING AND ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



A SECTION

B SECTION



2 DRAG ANGLE AT RE-ENTRANT CORNER
SCALE: N.T.S.

- PLAN NOTES:**
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE.
 - RJ-# INDICATES ROOF OWSJ. REFER TO S102 FOR ROOF JOIST SIZES AND LOADING SCHEDULE.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
STEEL BEAM	
HSS COLUMN	
STEEL ROOF OWSJ	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatechnics
CANNABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140
FAX: (866) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEBSITE: WWW.CANNA-TECHNICS.COM

R.C.E. NO. 83934
DATE 07/15/2022

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EX-063023
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

OWNER:
HANGAR 420

PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION:
**STRUCTURAL STEEL FRAMING AND ROOF FRAMING
PLAN**

REV	BY	DATE	DESCRIPTION

PROJECT NUMBER: 22121

DRAWN BY: HPB

CHECKED BY: JHJ

DATE: 08-18-22

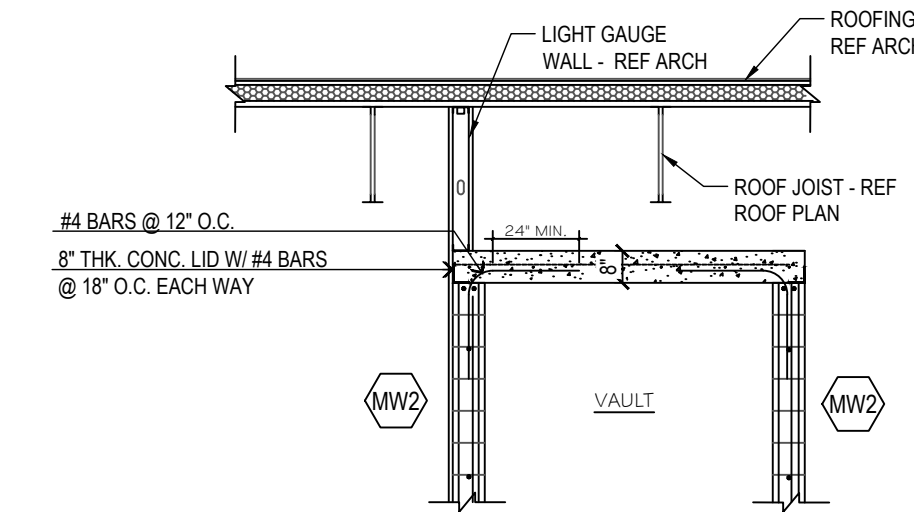
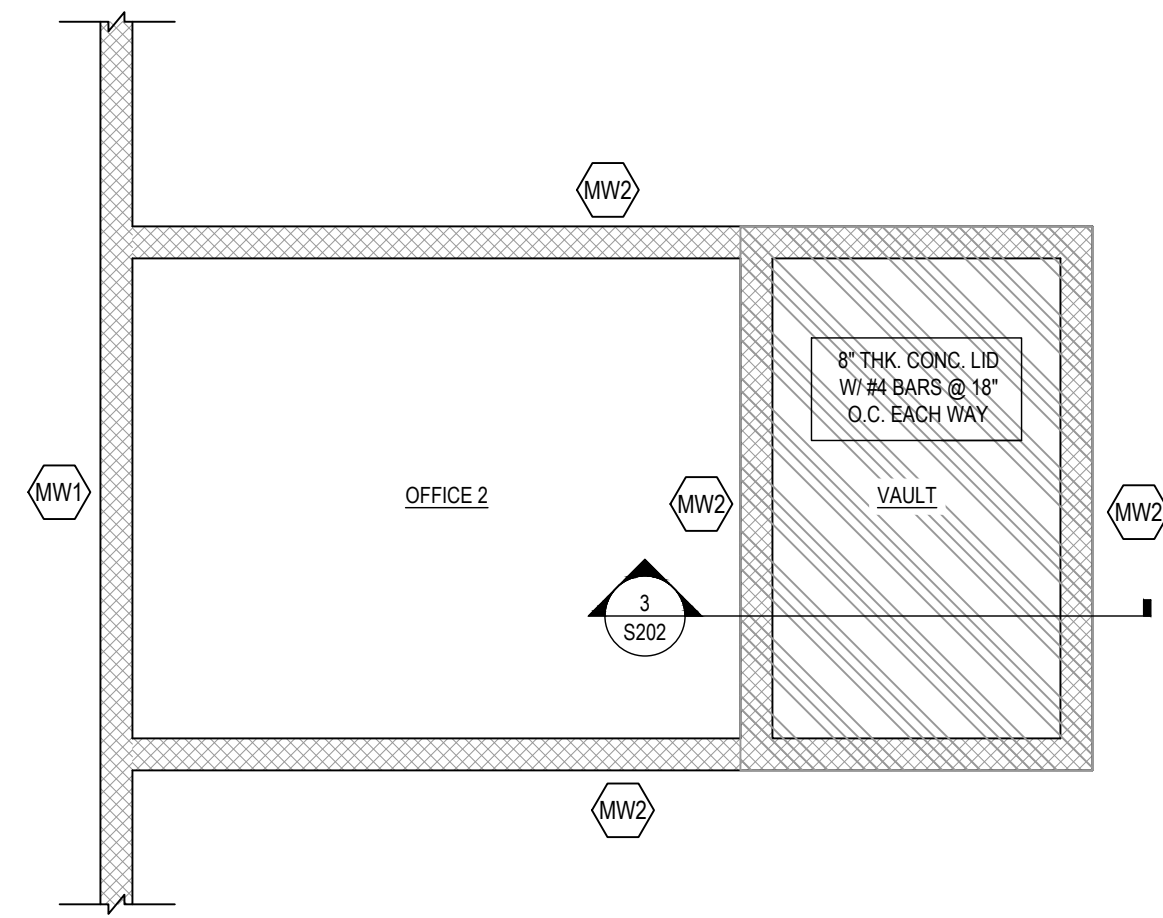
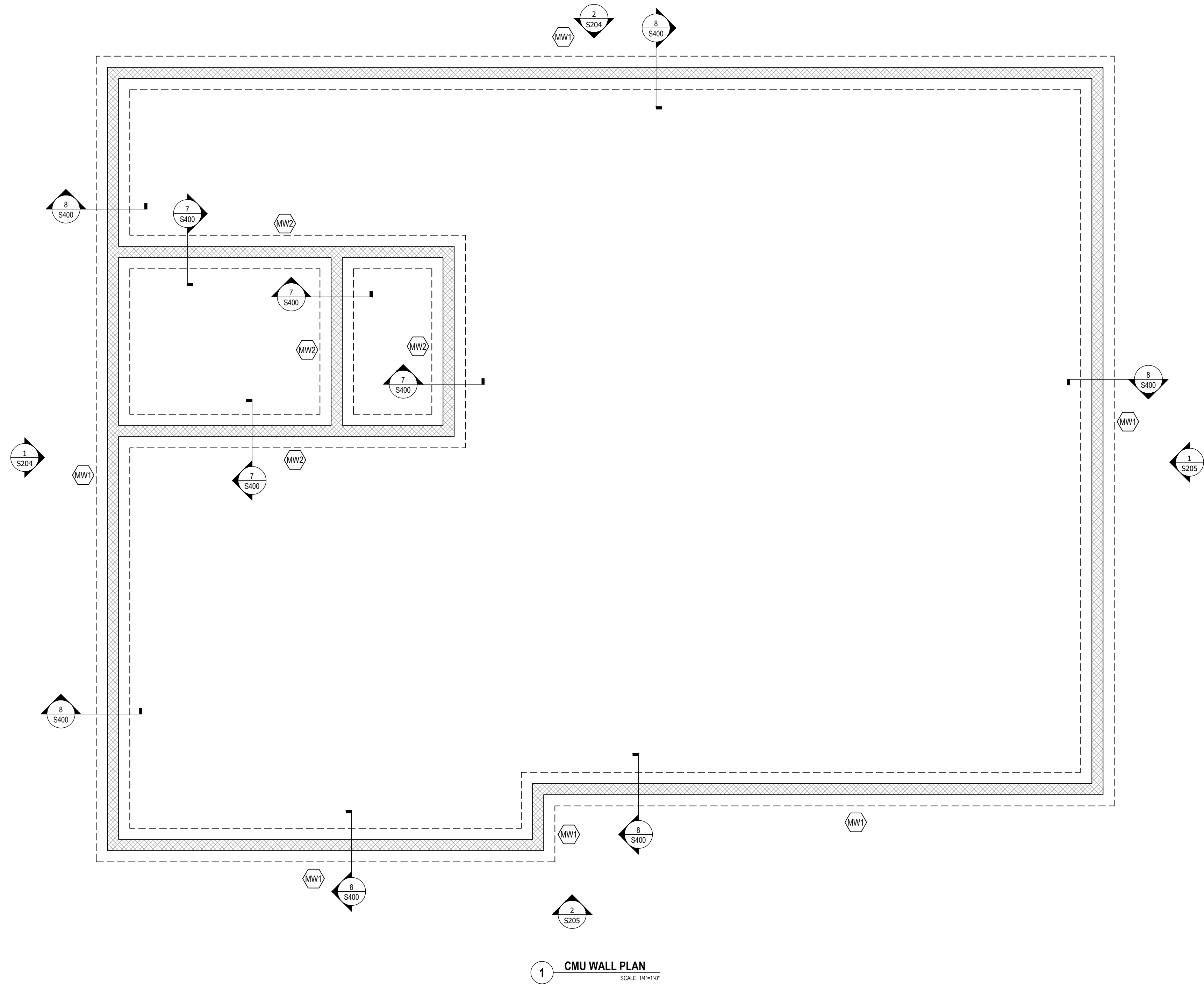
REVISION:

SHEET IDENTIFIER: S201

SHEET OF: 01

CMU WALL REINFORCING SCHEDULE					
TAG	WALL THICKNESS	MAXIMUM HEIGHT	BAR SIZE AND SPACING EACH MAT		NOTES
(E)			VERTICAL	HORIZONTAL (4)	
MW1	8"	REF DTL	#5 @ 32" OC	#5 @ 24" OC	SINGLE MAT CNTRD
MW2	8"	REF DTL	#5 @ 24" OC	#5 @ 24" OC	SINGLE MAT CNTRD

- NOTES:
- THE ABOVE SCHEDULE SHALL BE MINIMUM REINFORCING FOR ALL BUILDING MASONRY WALLS.
 - SINGLE MAT REINFORCING SHALL BE IN THE CENTER OF WALL UNO.
 - PLACE HORIZONTAL BAR IN BOND BEAM UNIT TYP.
 - LOCATE FIRST LAYER OF HORIZONTAL BARS AT 8" MAX FROM BASE OF WALLS AND FROM TOP AND BOTTOM OF WALL OPENINGS.



- PLAN NOTES:
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - REFER TO 6/S400 FOR CMU CORNER REINFORCEMENT DETAIL.
 - MW# INDICATES CMU WALLS. REFER TO THIS SHEET FOR SCHEDULE.

LEGEND:	
8" THK CMU WALL	
FOOTING	

Cannatech
CANNABIS DESIGN SPECIALISTS • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 327-7140 FAX: (866) 327-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

R.C.E. NO. 83934
DATE 07/15/2022

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 08/30/23
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

OWNER:
HANGAR 420

30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
CMU WALL PLAN

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

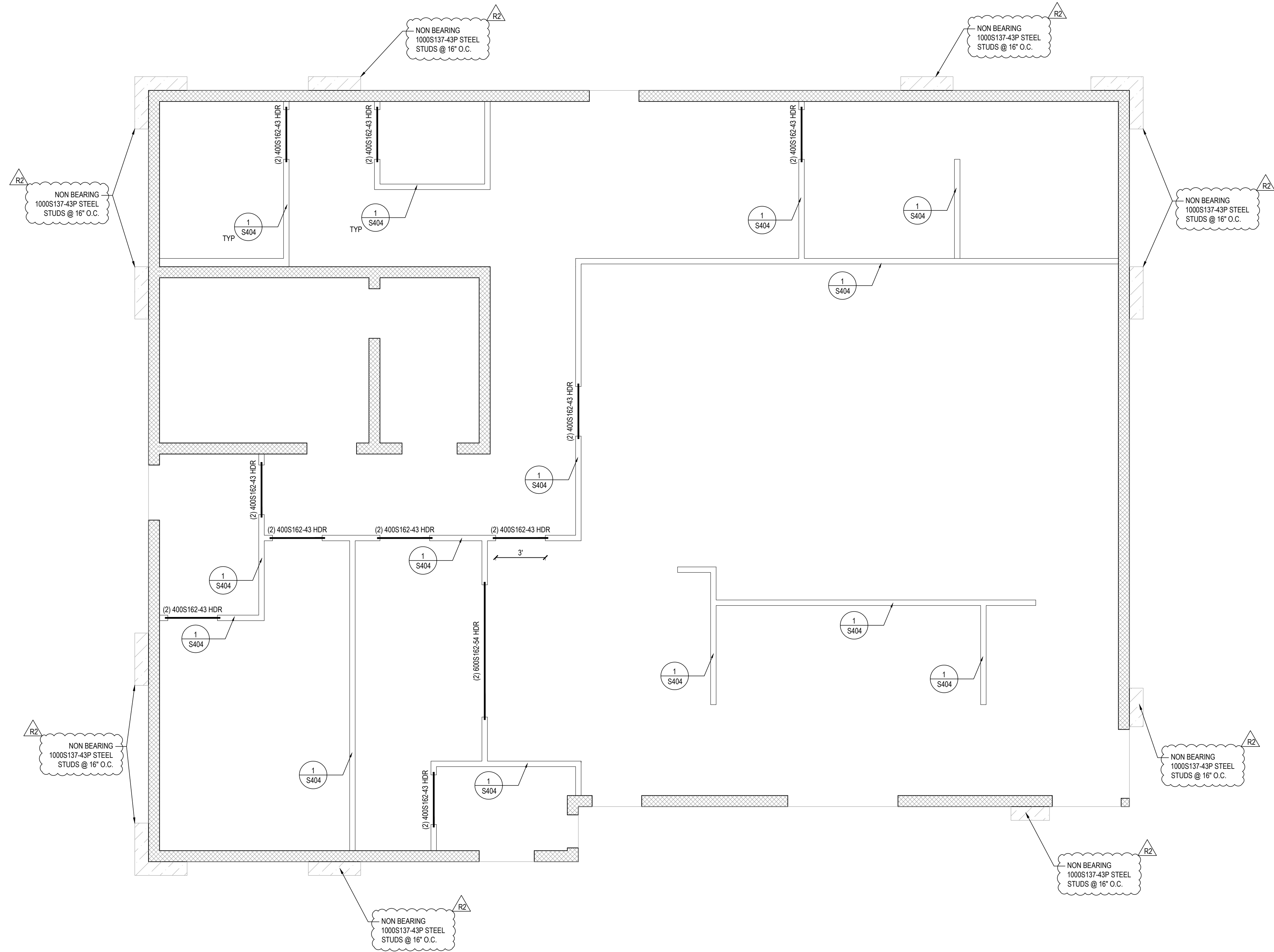
DRAWN BY
HPB

CHECKED BY
JHJ

DATE
08-18-22

REVISION

SHEET IDENTIFIER
S202
OF



1 METAL STUD FRAMING PLAN
SCALE: 1/4"=1'-0"

- PLAN NOTES:**
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE.
 - REFER TO S404 FOR METAL STUD WALL DETAIL.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
HEADER	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatech
CANNABIS DESIGN, SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 827-7140 FAX: (866) 827-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

R.C.E. NO. 83934
DATE 07/15/2022

SEAL-ENGINEER:
JOHN H. JOHNSON
51468
08/30/23
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

OWNER:
HANGAR 420

30375 AULD RD.
MURRIETA, CA 92563
A.P. N. 963-030-005

PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P. N. 963-030-005**

SHEET DESCRIPTION:
METAL STUD FRAMING PLAN

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER:
22121

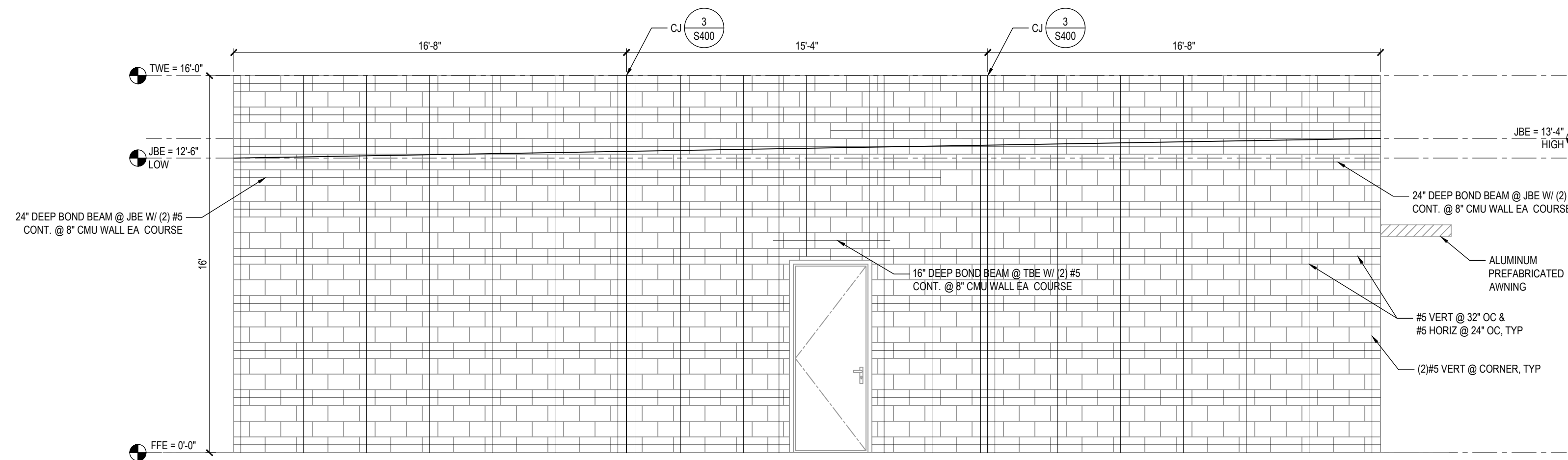
DRAWN BY:
HPB

CHECKED BY:
JHJ

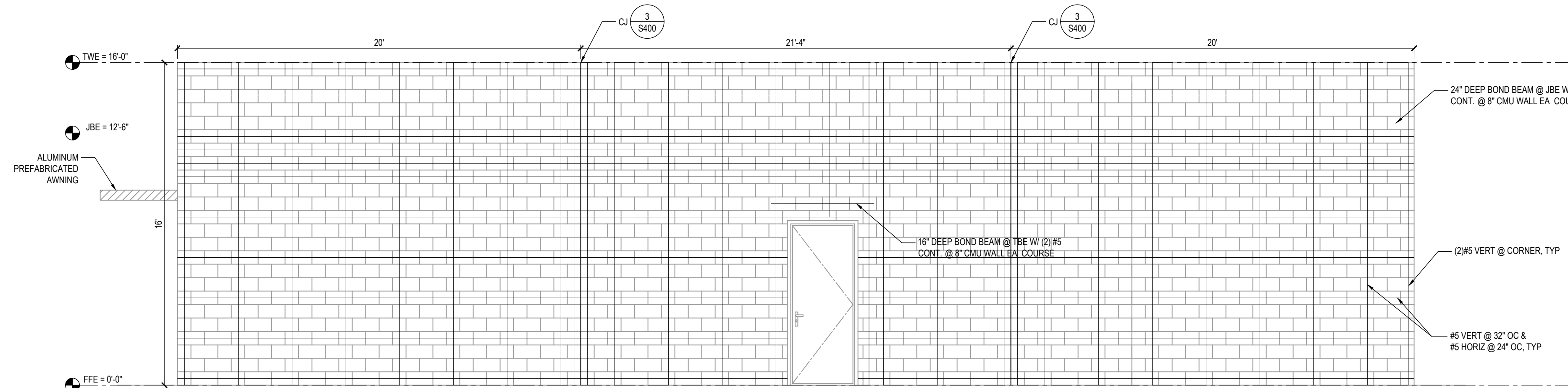
DATE:
08-18-22

REVISION:

SHEET IDENTIFIER:
S203
OF



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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

Cannatechnics
 CANNABIS DESIGN, SPECIALIZES, CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 EXP. 08/30/23

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON

R.C.E. NO. 83934
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 CMU WALL ELEVATION - 1

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

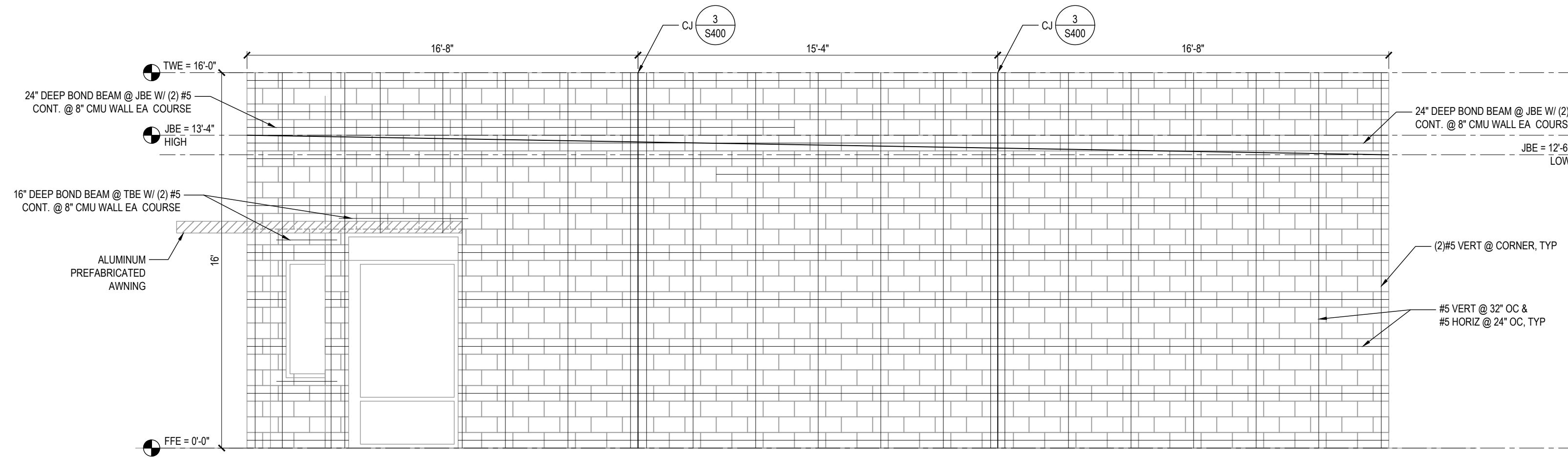
DRAWN BY
HPB

CHECKED BY
JHJ

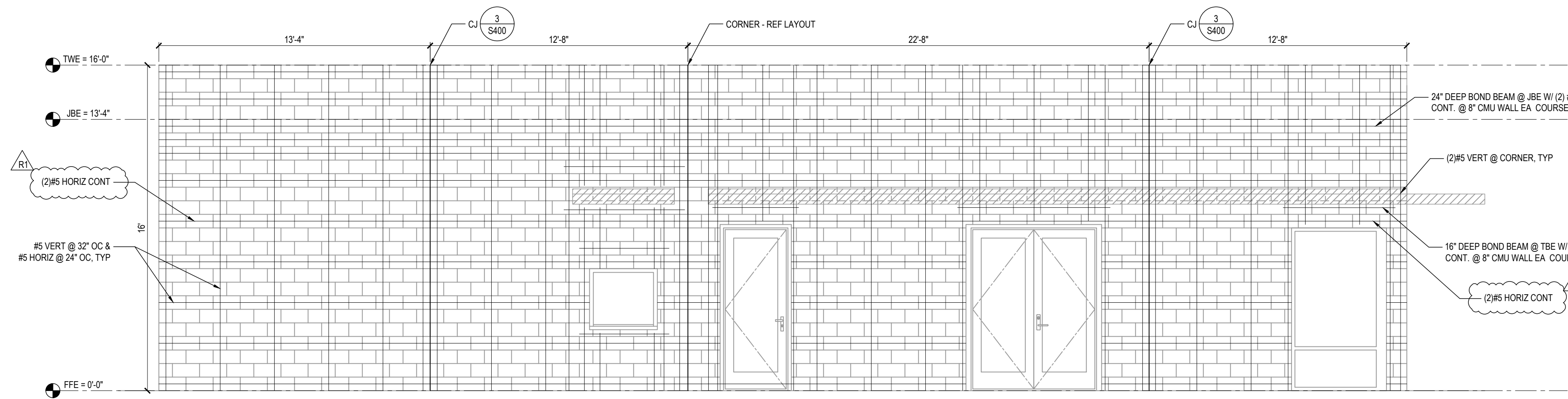
DATE
08-18-22

REVISION

SHEET IDENTIFIER
S204
OF



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



2 FRONT ELEVATION
SCALE: 1/4"=1'-0"

Cannatechnics
 CANNABIS DESIGN, SPECIALIZES, CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 51488
 Exp. 08/30/23

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

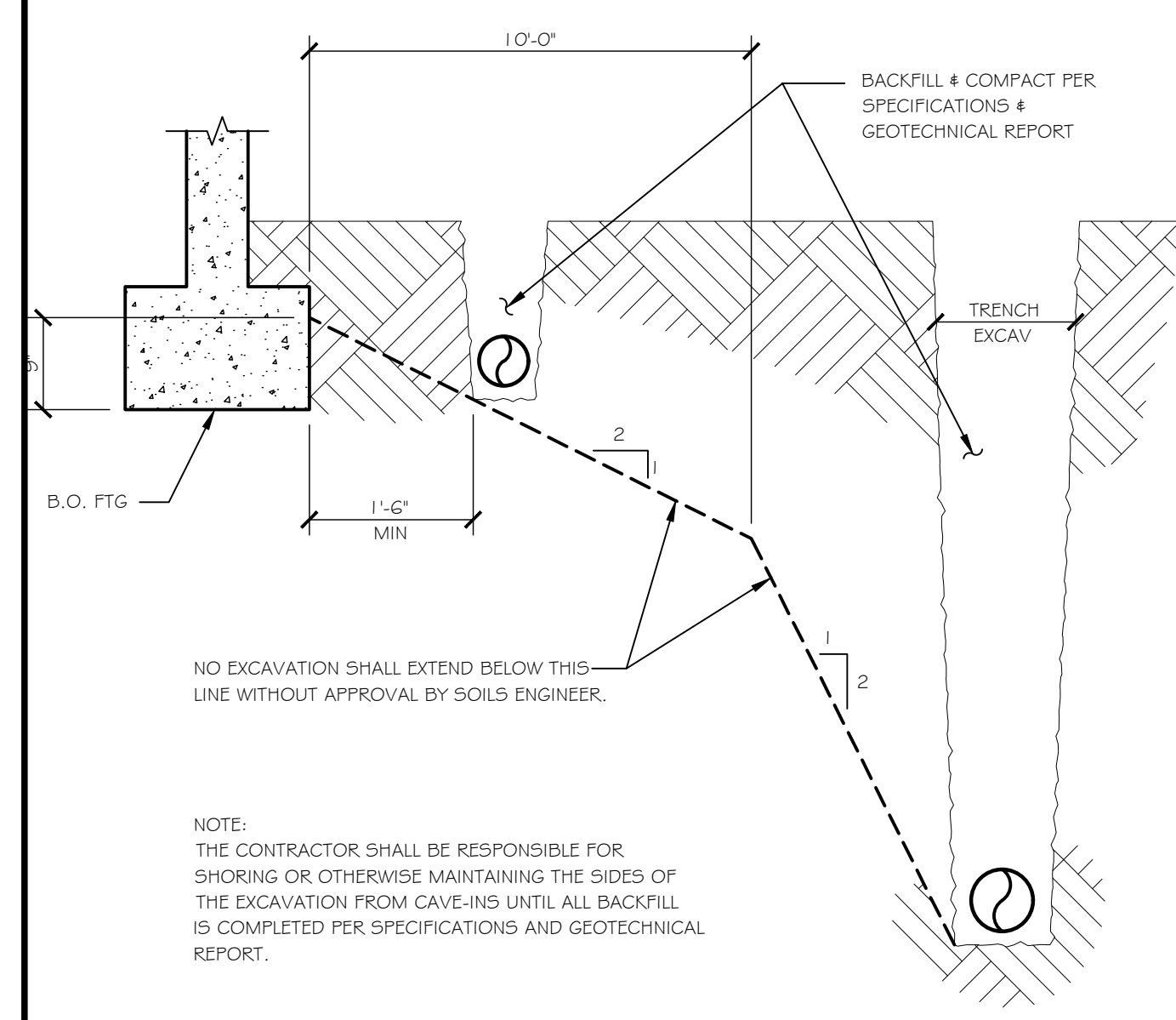
OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

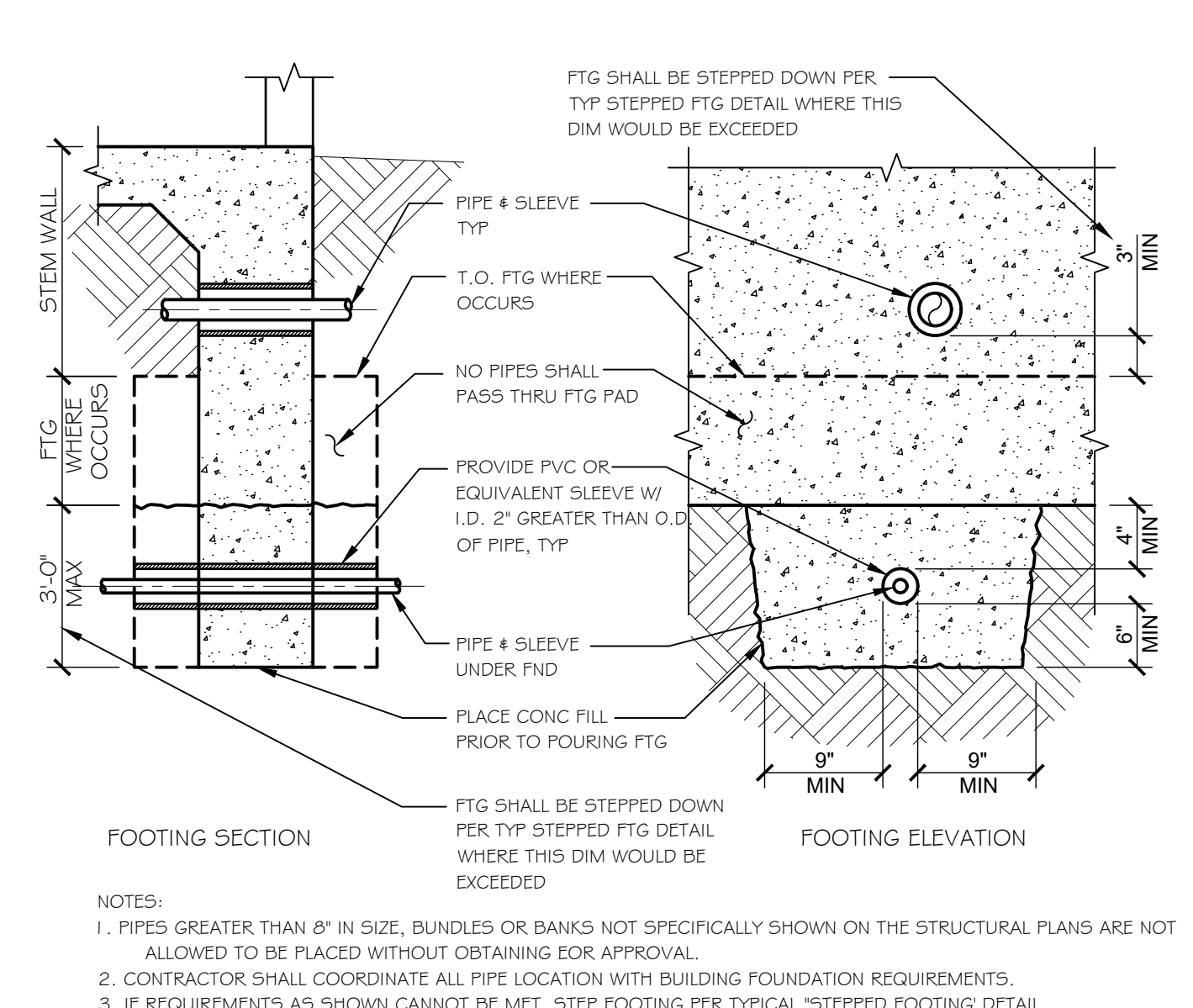
SHEET DESCRIPTION
 CMU WALL ELEVATION - 2

REV	BY	DATE	DESCRIPTION
R1		04-19-2023	REVISED AS PER COUNTY COMMENTS
R2		06-29-2023	REVISED AS PER COUNTY COMMENTS

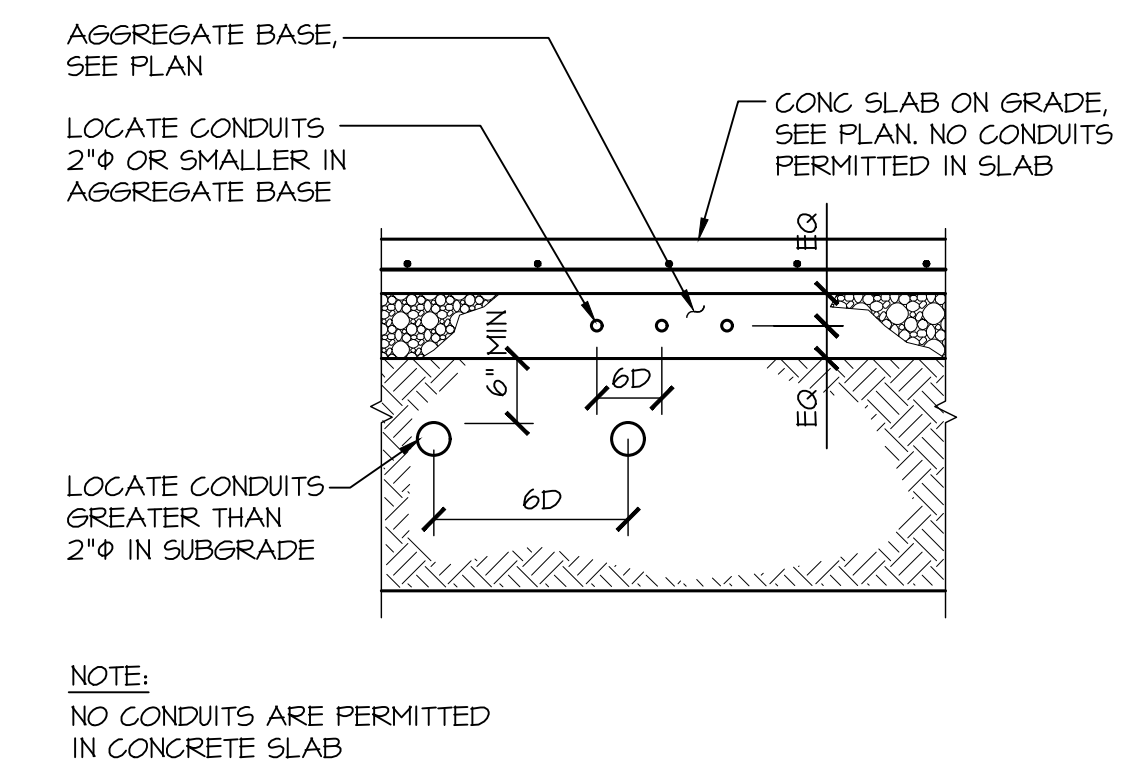
PROJECT NUMBER	22121
DRAWN BY	HPB
CHECKED BY	JHJ
DATE	08-18-22
REVISION	
SHEET IDENTIFIER	S205
SHEET	OF



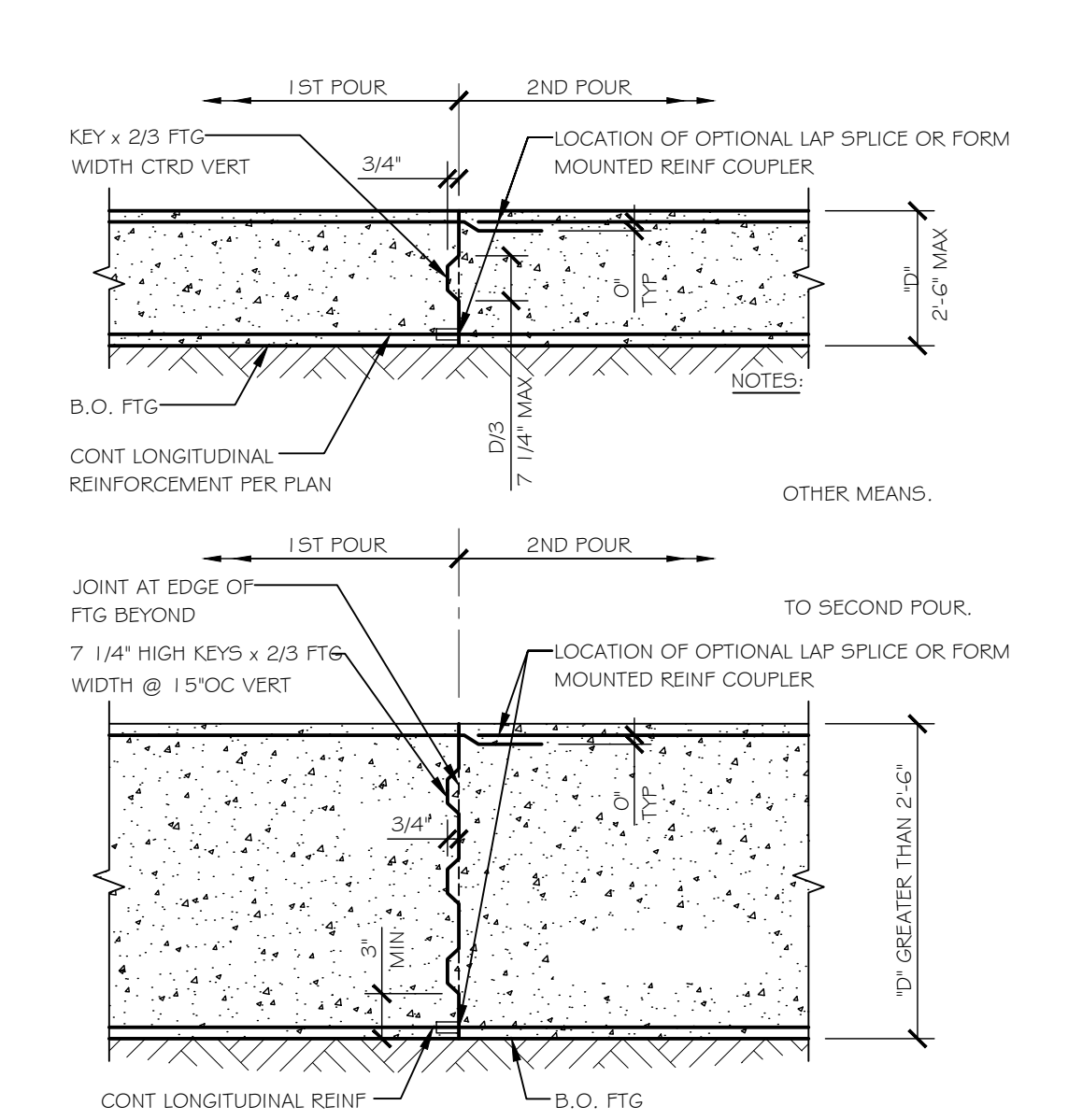
1 DETAIL - UTILITIES PARALLEL @ FOUNDATION
SCALE: NTS



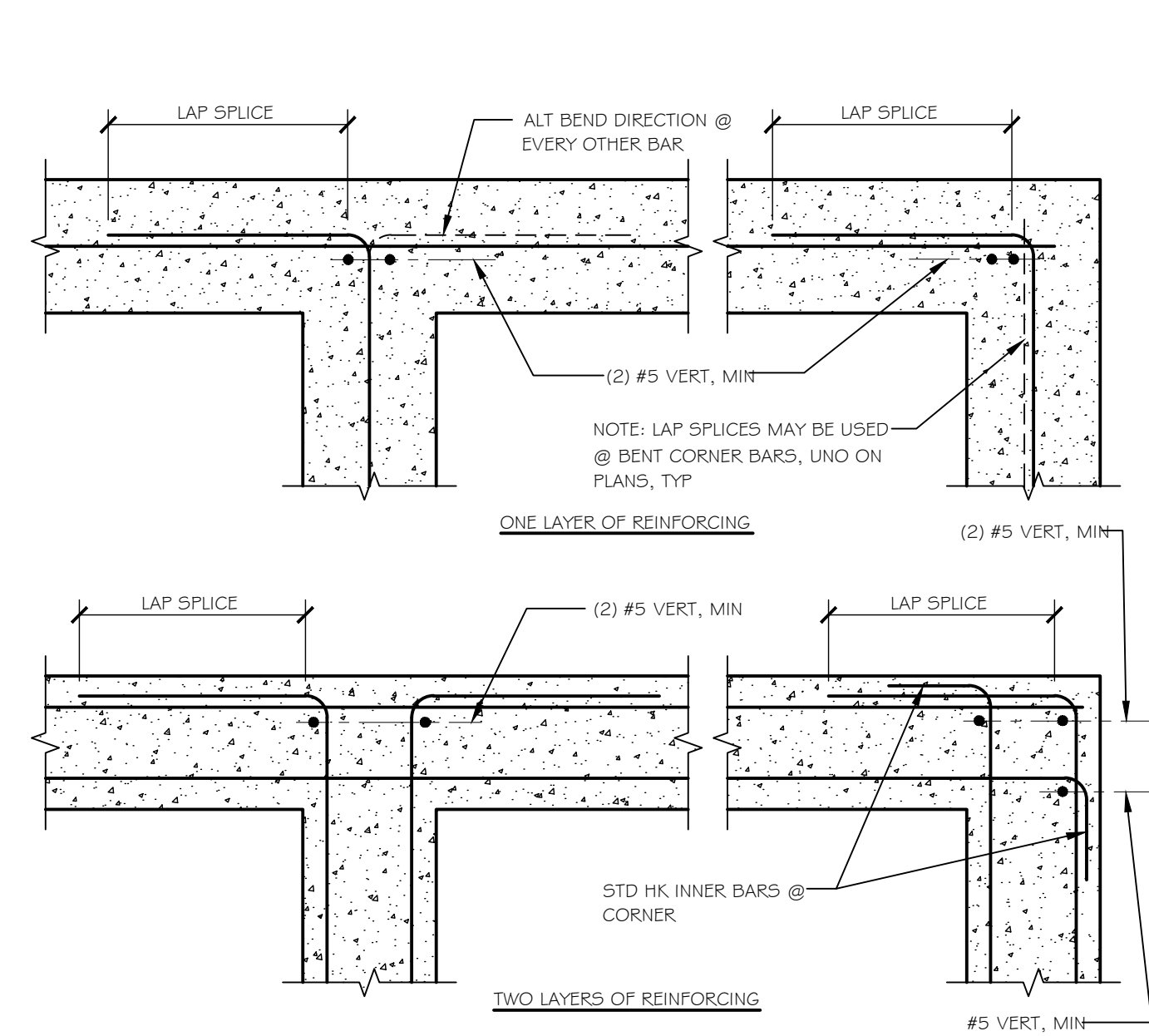
2 DETAIL - UTILITIES @ FOUNDATION
SCALE: NTS



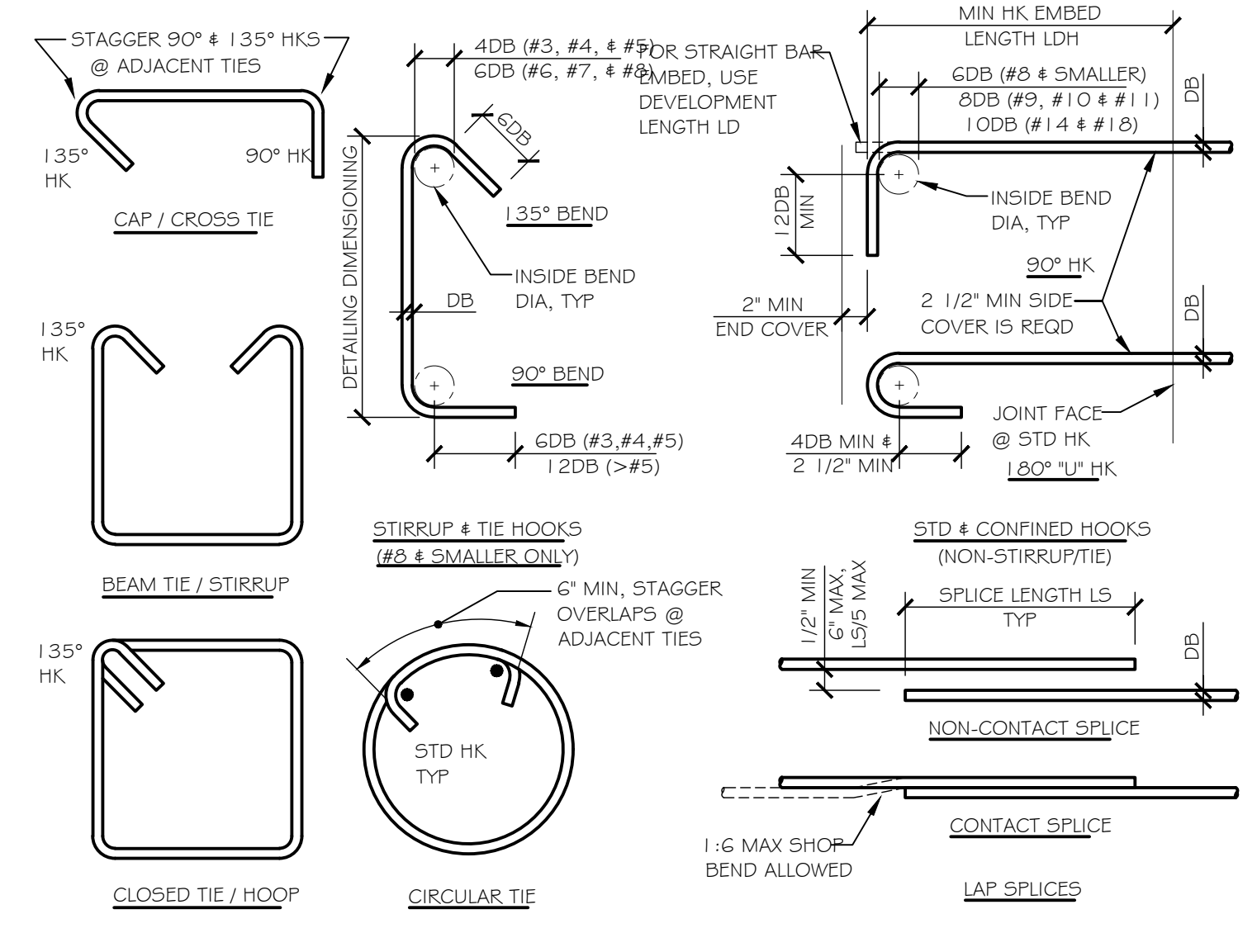
3 DETAIL - UTILITIES @ SLAB
SCALE: NTS



4 TYP FOOTING CONSTRUCTION JOINT
SCALE: NTS



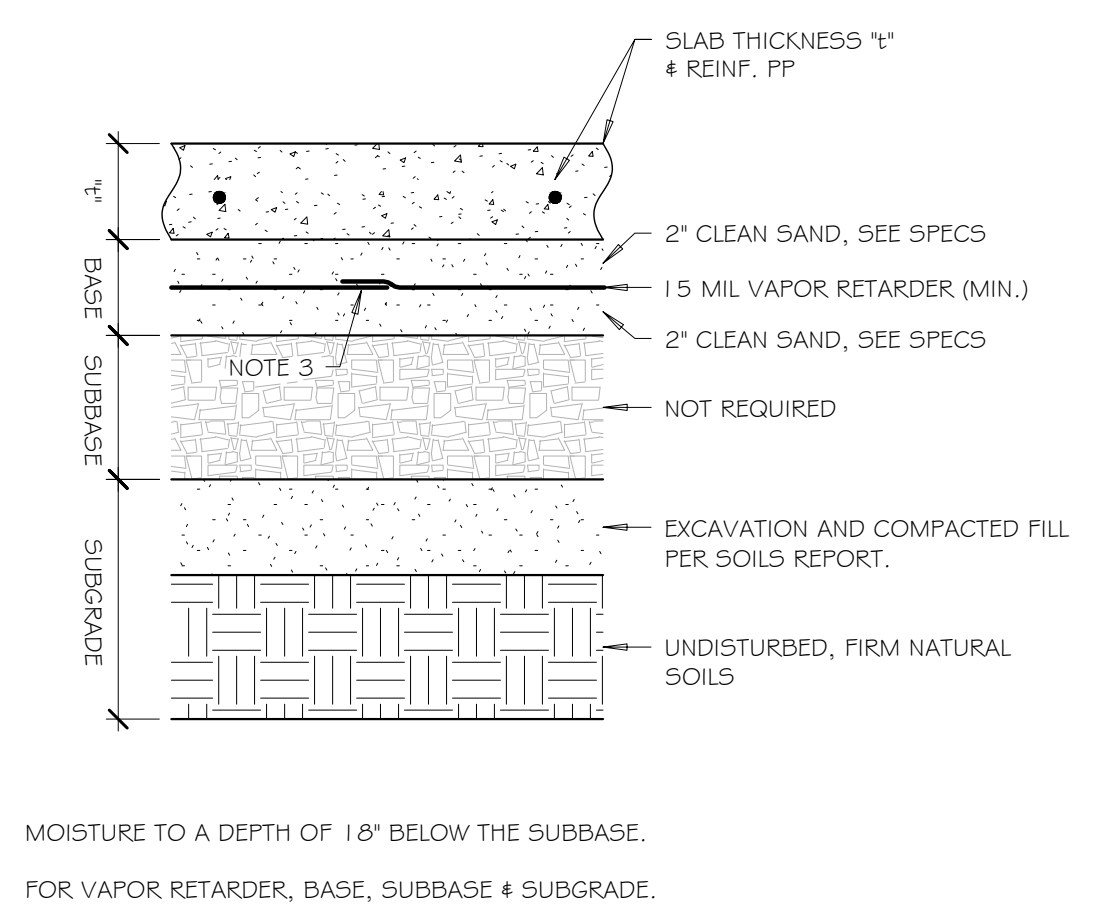
5 TYP FOOTING INTERSECTIONS
SCALE: NTS



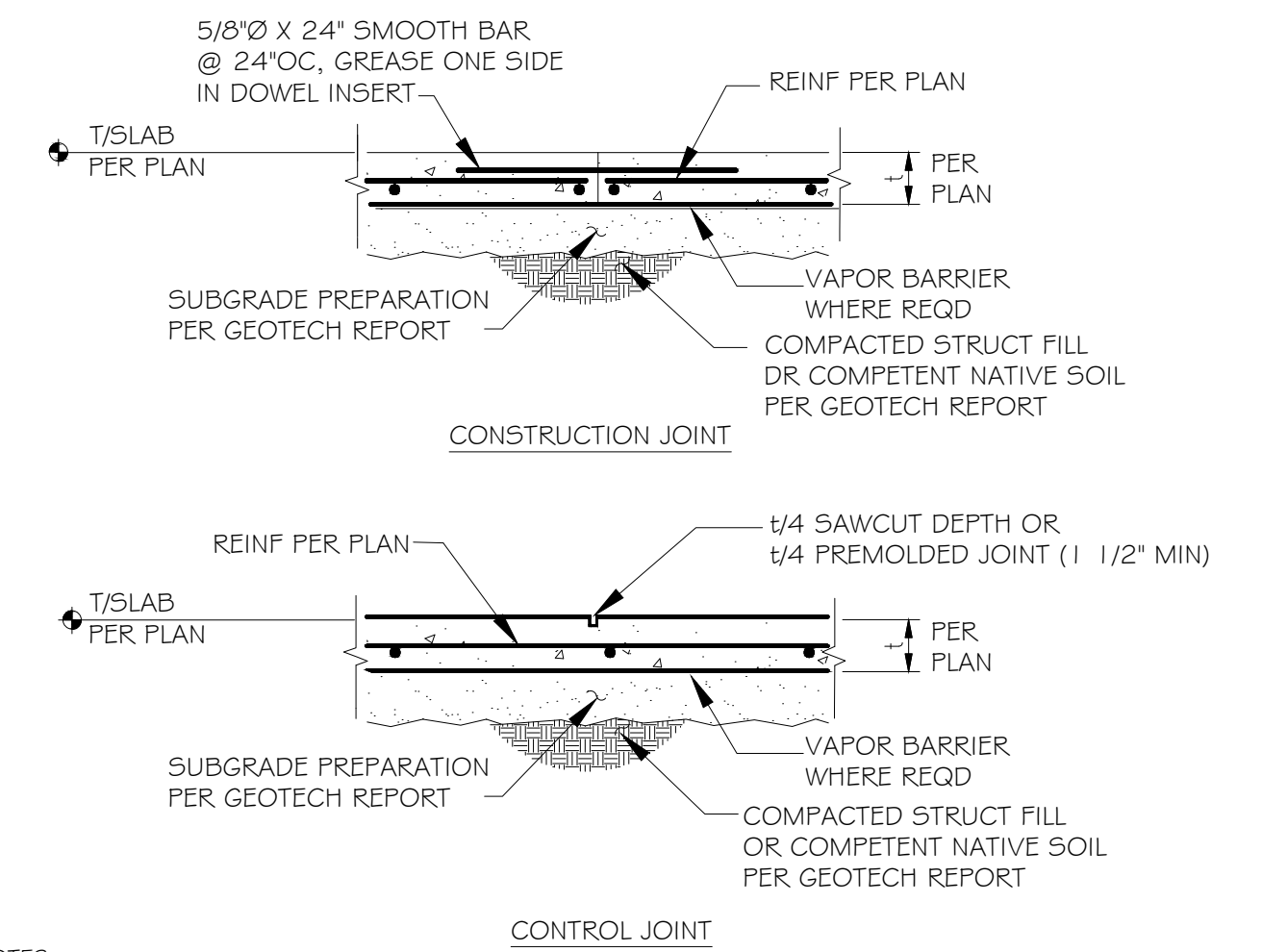
6 SCHEDULE - CONCRETE REINFORCEMENT BENDS
SCALE: NTS

BAR SIZE	STD HOOK DEVELOP. LENGTH LDH (IN)	CLASS B LAP SPLICE LS (IN)		DEVELOPMENT LENGTH LD (IN)	
		BOTT	TOP	BOTT	TOP
#3	6	22	28	17	22
#4	8	29	37	22	29
#5	10	36	47	28	36
#6	12	43	56	33	43
#7	14	63	81	48	63
#8	16	72	93	55	72
#9	18	81	105	62	81
#10	20	91	118	70	91
#11	22	101	131	78	101

- NOTES:
- SEE BUILDING CODE AND ACI LATEST VERSION FOR ALL REQUIREMENTS NOT NOTED.
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY
 - "TOP" BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS. ALL OTHER BARS ARE "BOTT" BARS.
 - WHERE REQUIRED LS CANNOT BE OBTAINED WITH STRAIGHT BARS, EXTEND REINFORCING AS FAR AS POSSIBLE (LDH MINIMUM) AND PROVIDE STANDARD HOOK, WHERE LDH CANNOT BE OBTAINED, CONSULT SEOR.
 - VALUES SHOWN ARE FOR GRADE 60 (FY=60 KSI) REINFORCEMENT.
 - SPLICE LENGTHS SHOWN ARE FOR CLEAR COVER NOT LESS THAN DB.
 - FOR EPOXY-COATED AND/OR BUNDLED REINFORCEMENT CONSULT SEOR.
 - WHERE BARS OF DIFFERENT SIZES ARE LAP SPICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF: LD OF THE LARGER BAR AND LS OF THE SMALLER BAR.

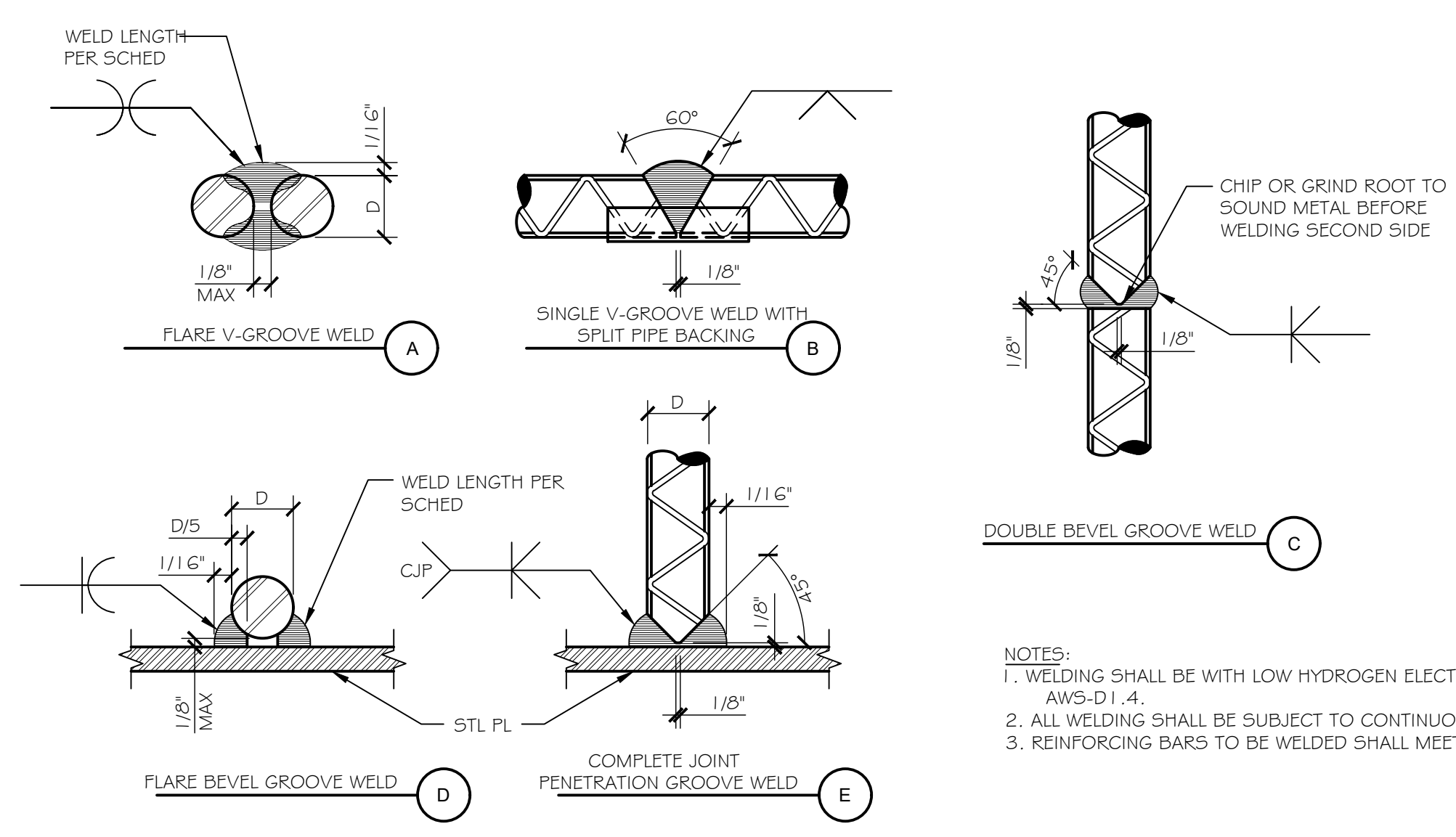


7 DETAIL - SOG PREPARATION
SCALE: NTS



- NOTES:
- USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
 - ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
 - PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH A MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
 - CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO ENGINEER OF RECORD FOR REVIEW/APPROVAL.

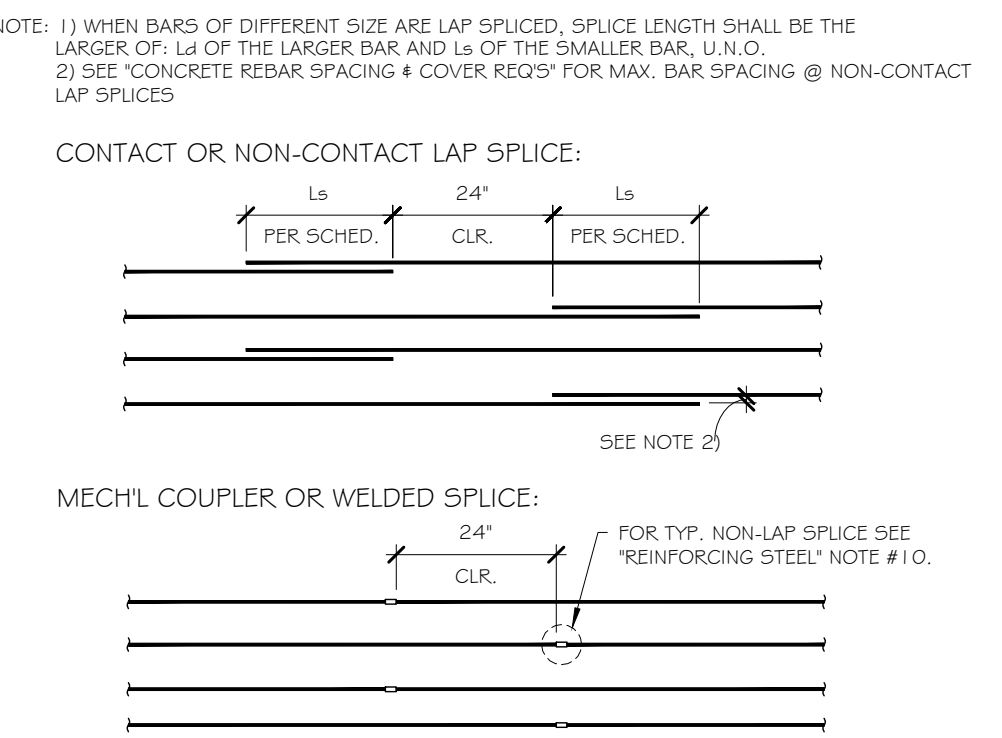
8 DETAIL - SLAB ON GRADE CONTROL JOINTS
SCALE: NTS



- NOTES:
- WELDING SHALL BE WITH LOW HYDROGEN ELECTRODES E90X AND SHALL CONFORM TO AWS-D 1.4.
 - ALL WELDING SHALL BE SUBJECT TO CONTINUOUS INSPECTION.
 - REINFORCING BARS TO BE WELDED SHALL MEET THE REQUIREMENT OF ASTM A706.

9 DETAIL - TYP REINFORCING BAR WELDING
SCALE: NTS

BAR SIZE	MIN WELD LENGTH
#3	3"
#4	3"
#5	3"
#6	4"
#7	5"
#8	5"
#9	6"
#10	6"



10 DETAIL - CONCRETE REINF LAP SPLICE STAGGER
SCALE: NTS

Cannatechnics
 CANAVAS DESIGN SPECIALISTS • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
 ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
 2791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA 92590 (951) 927-7140
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 51-000023

R.C.E. NO. 83984
 DATE 07/15/2022

PREPARED / SUPERVISED BY: JOHN H. JOHNSON

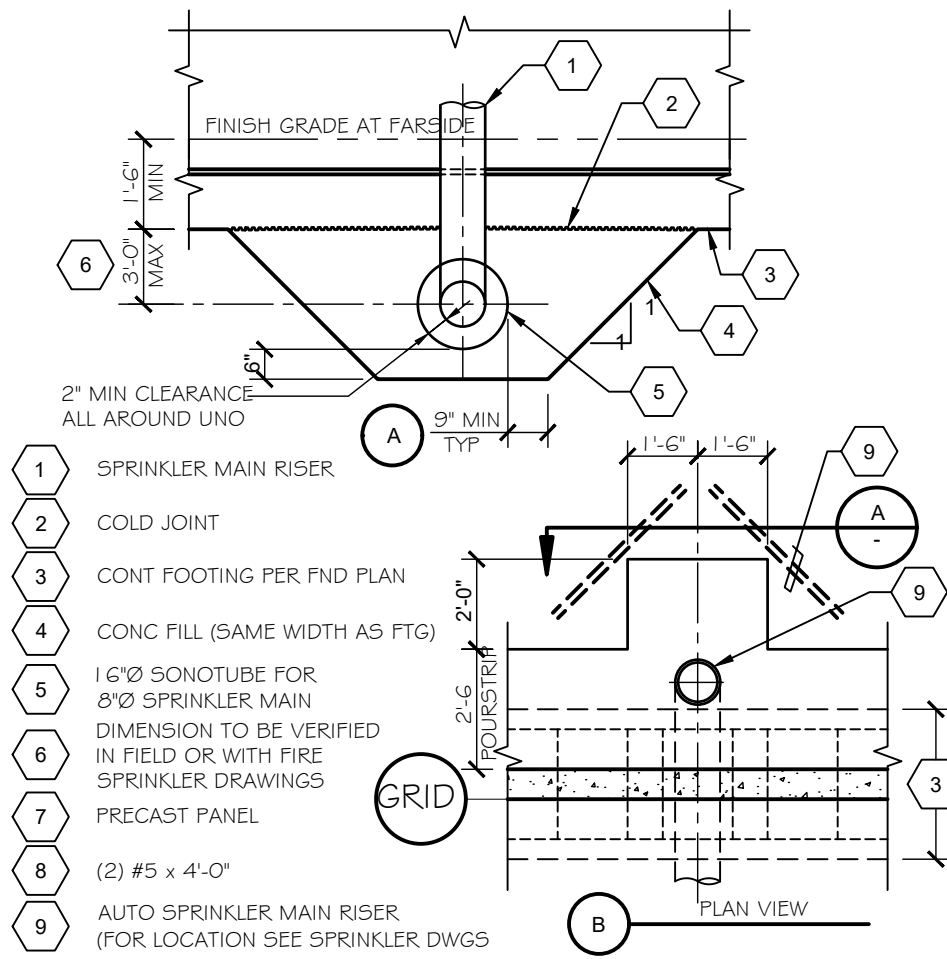
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

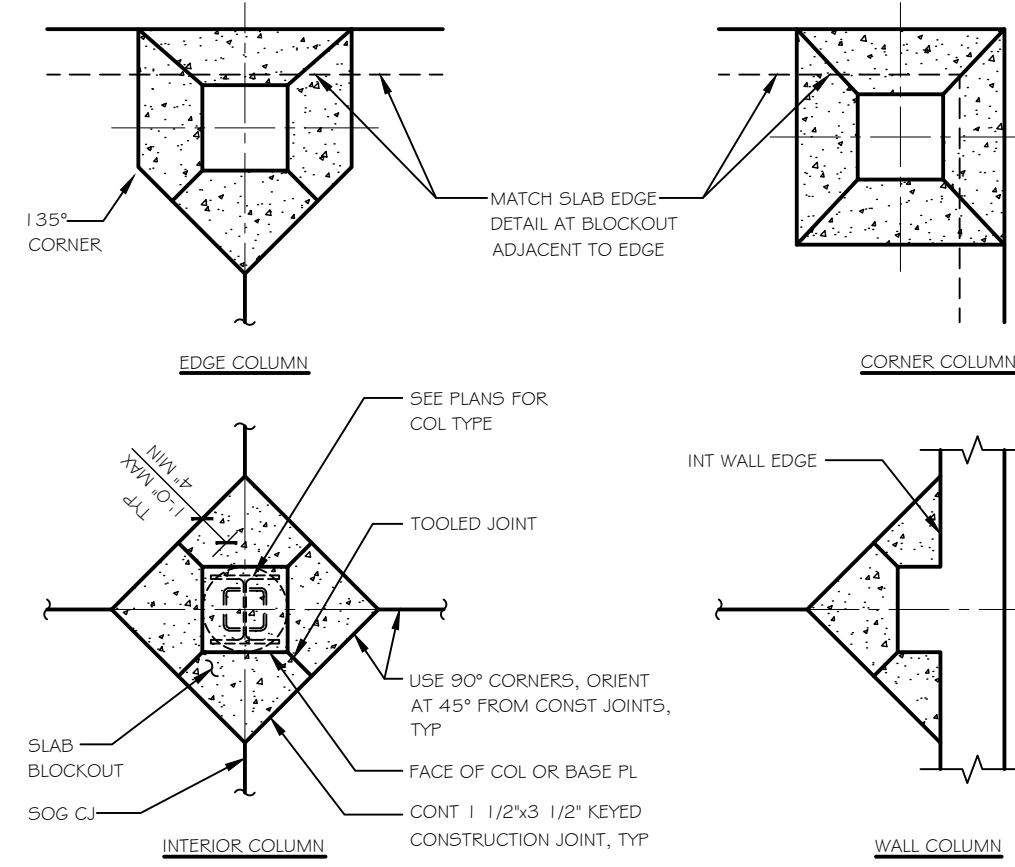
SHEET DESCRIPTION: **FOUNDATION DETAILS**

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

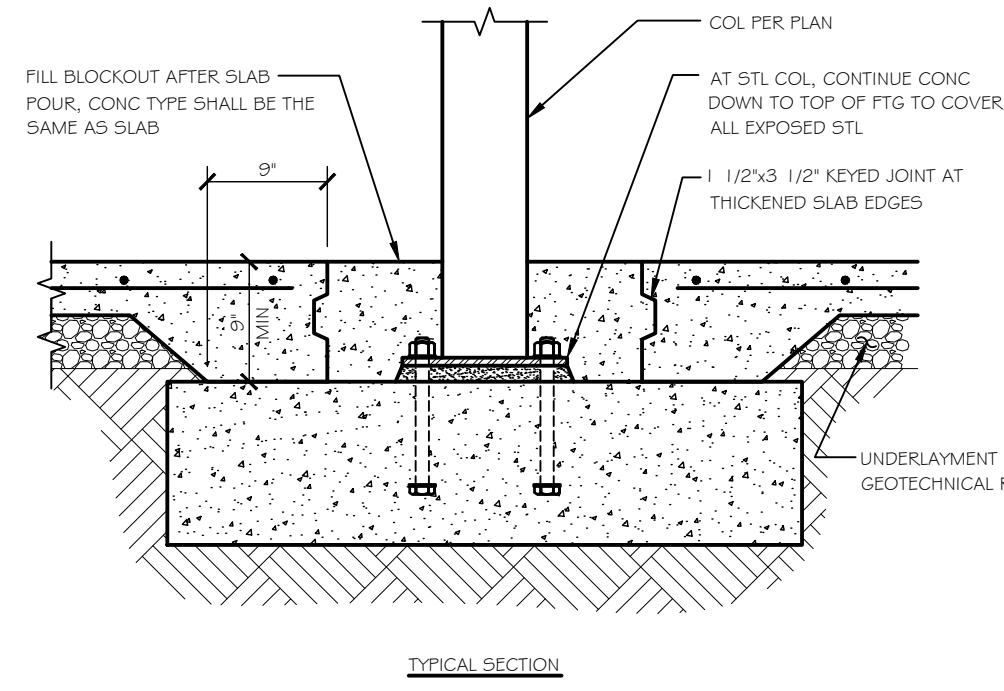
PROJECT NUMBER: 22121
 DRAWN BY: HPB
 CHECKED BY: JHJ
 DATE: 08-18-22
 REVISION:
 SHEET IDENTIFIER: **S300**
 SHEET OF



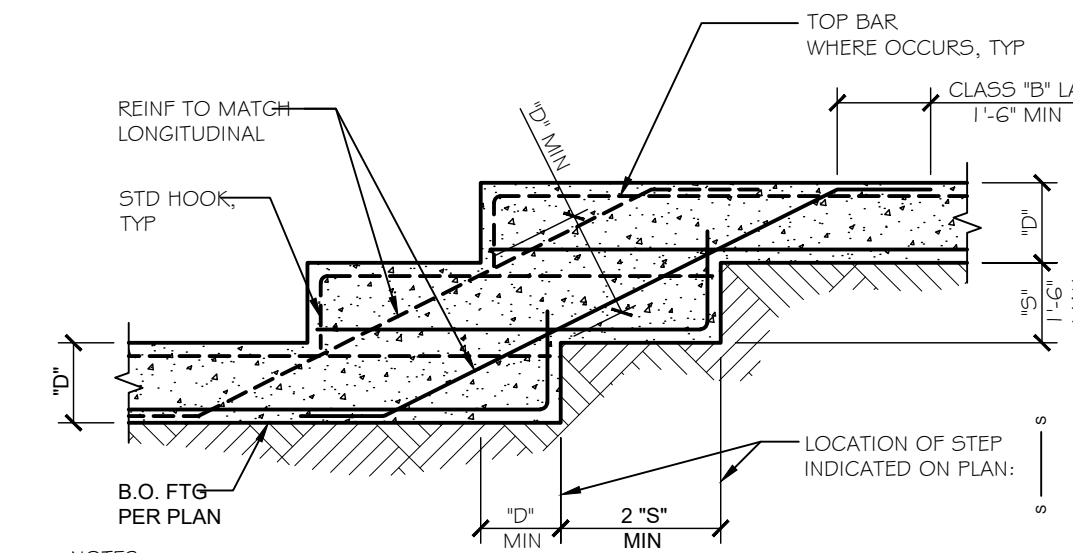
1 DETAIL - TYP FIRE SPRINKLER RISER
SCALE: NTS



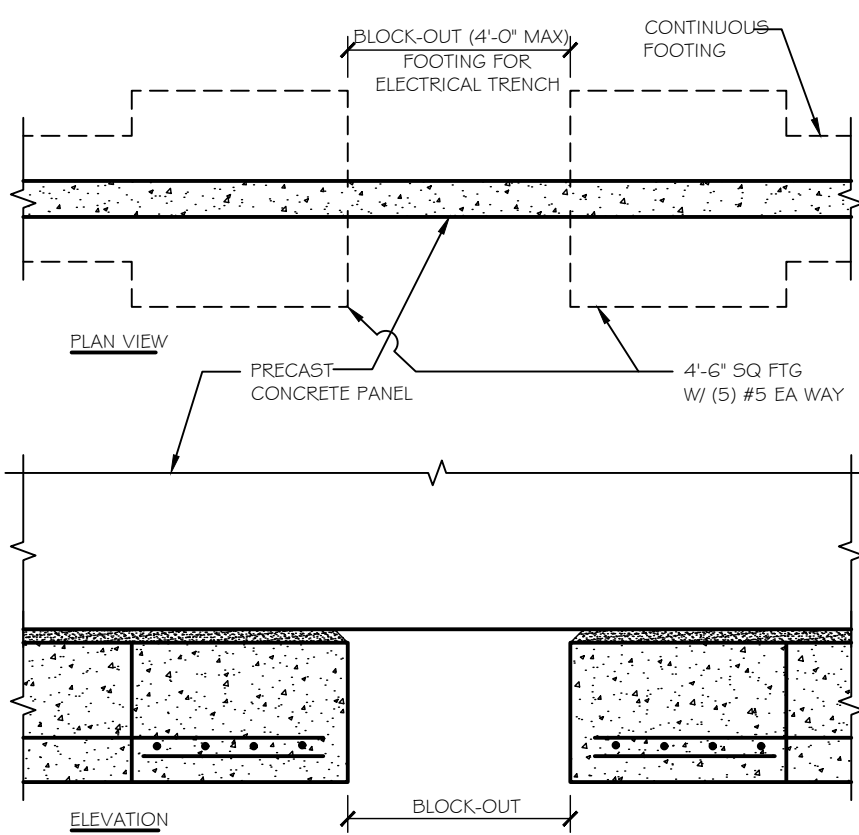
2 DETAIL - TYP SLAB BLOCKOUT AT COLUMNS
SCALE: NTS



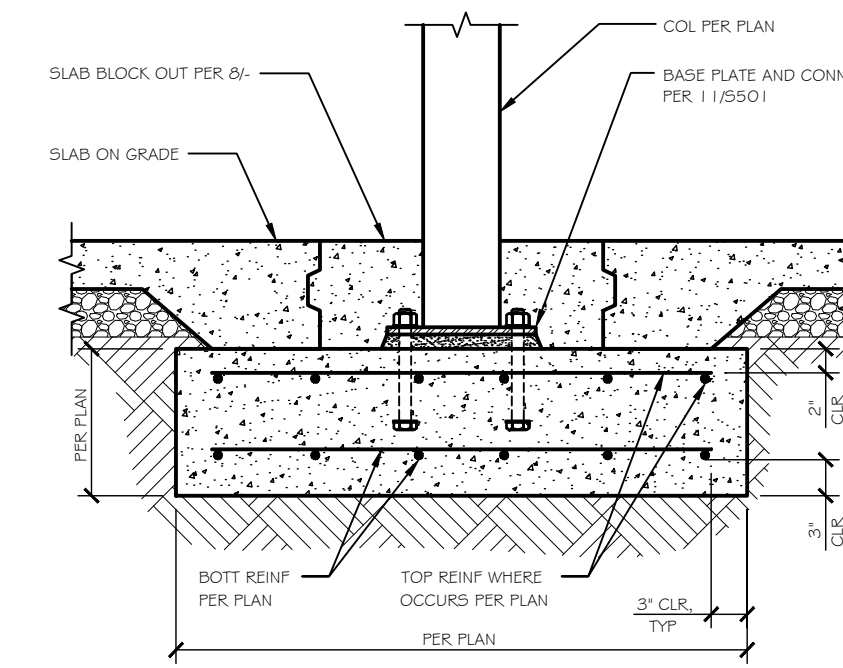
TYPICAL SECTION



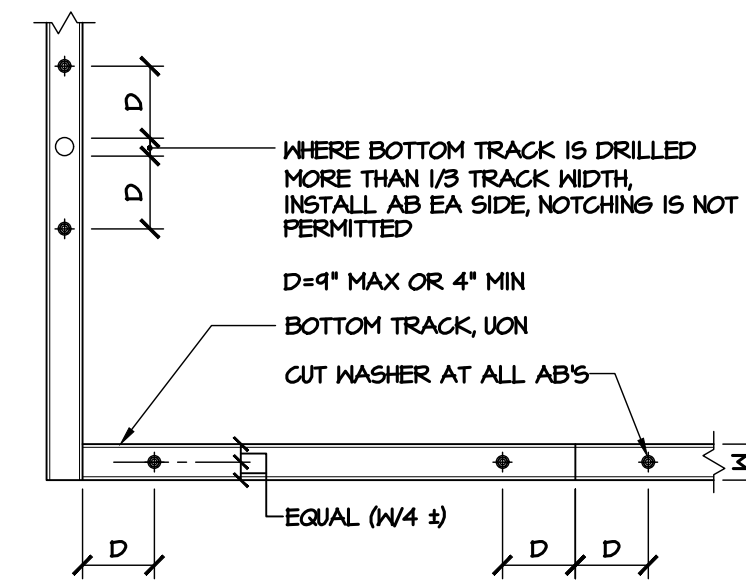
3 DETAIL - STEPPED FOOTING
SCALE: N.T.S.



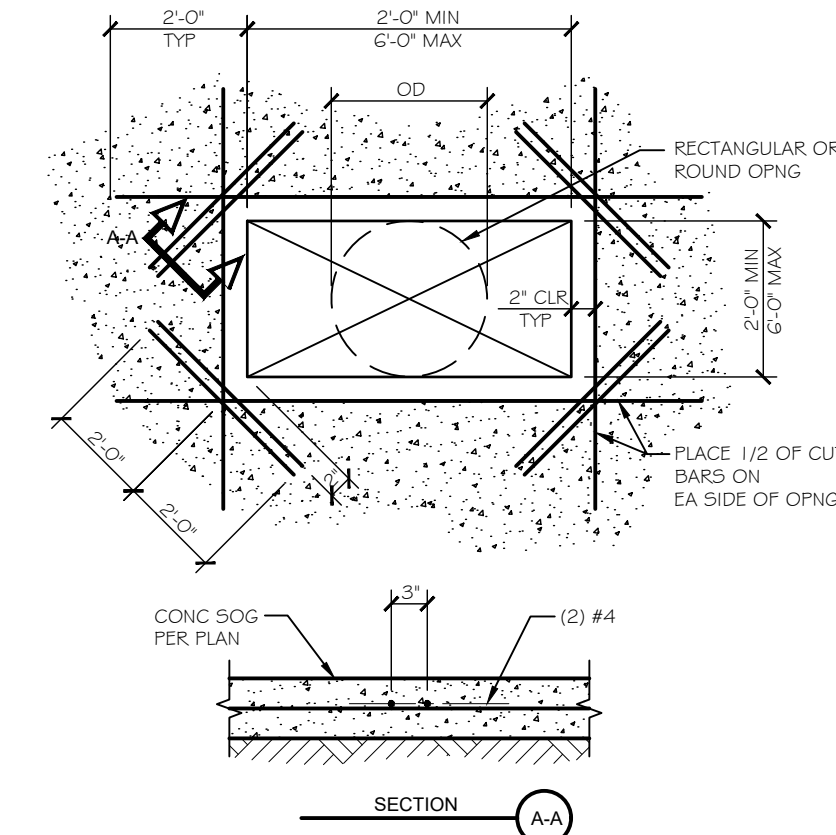
4 DETAIL - TYP ELECTRICAL TRENCH
SCALE: NTS



5 DETAIL - TYP GRAVITY COLUMN
SCALE: NTS



6 DETAIL - BOTTOM TRACK BOLTING
SCALE: N.T.S.



7 DETAIL - OPENING IN SLAB ON GRADE
SCALE: N.T.S.

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 54-063023
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83984
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
FOUNDATION DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
 22121

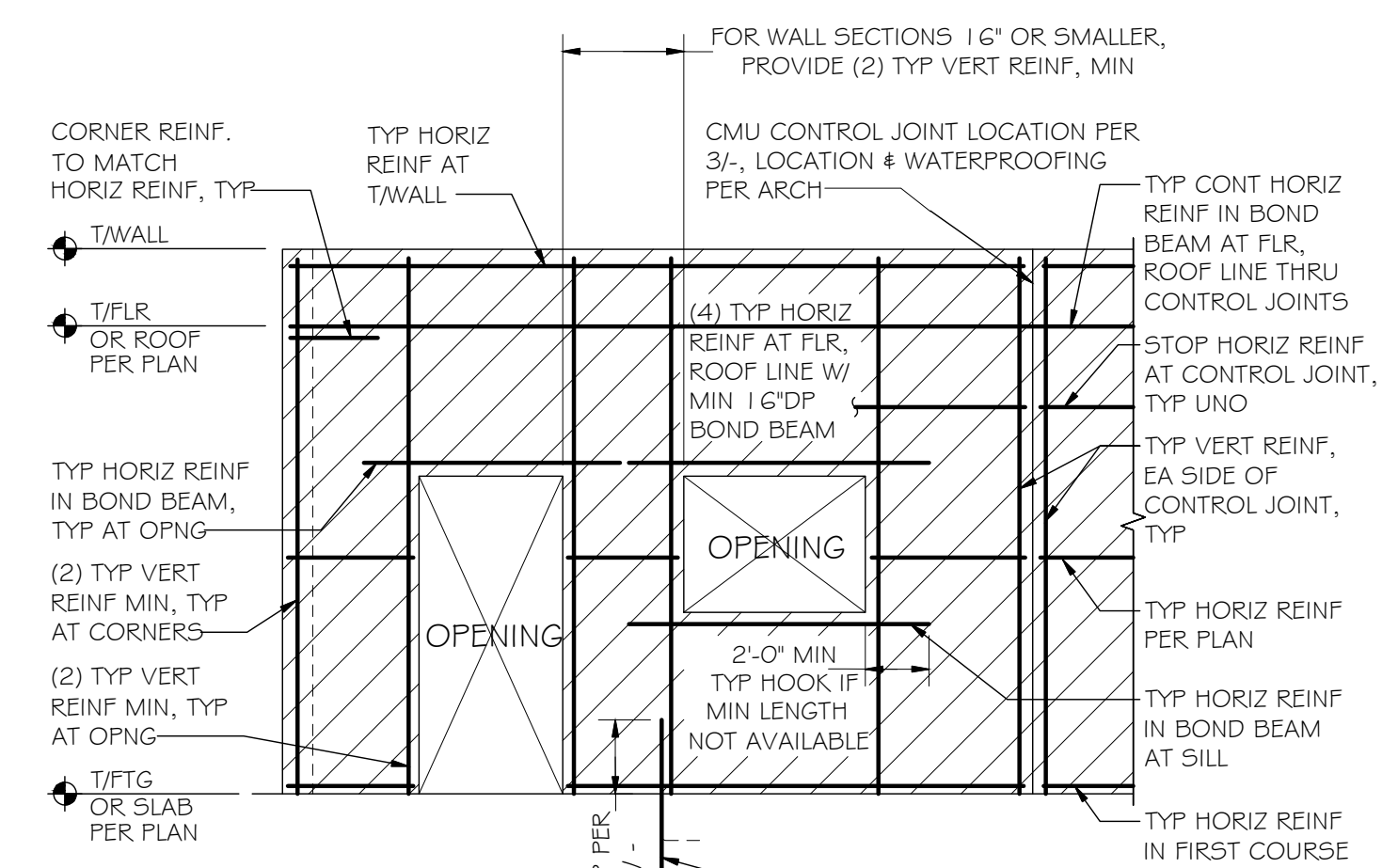
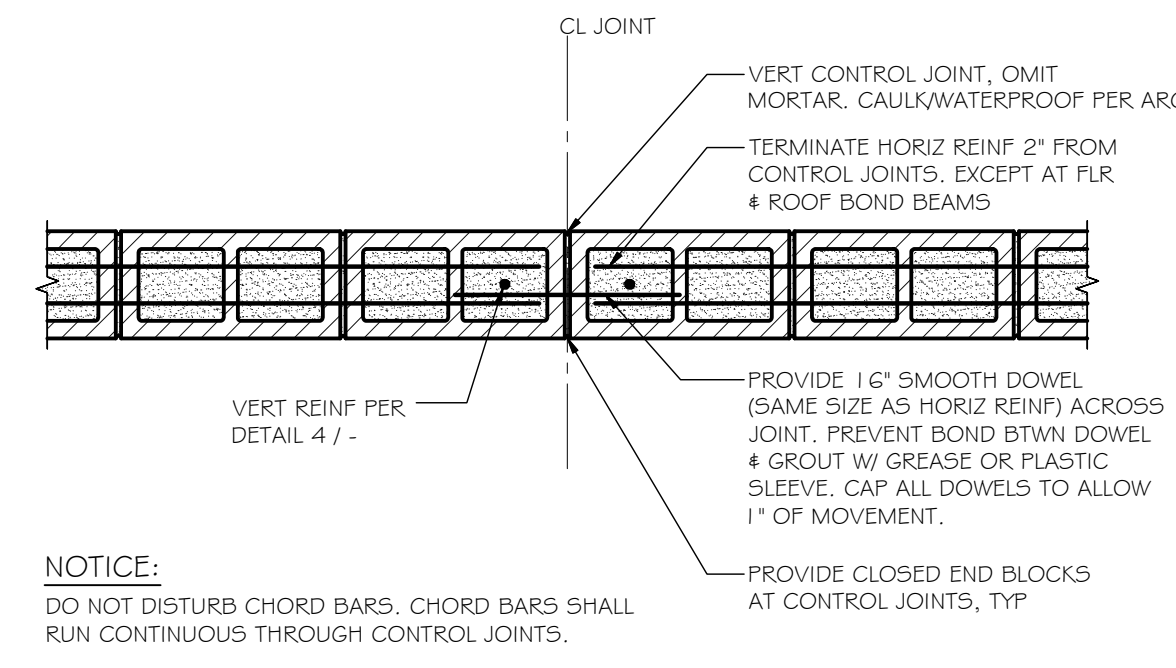
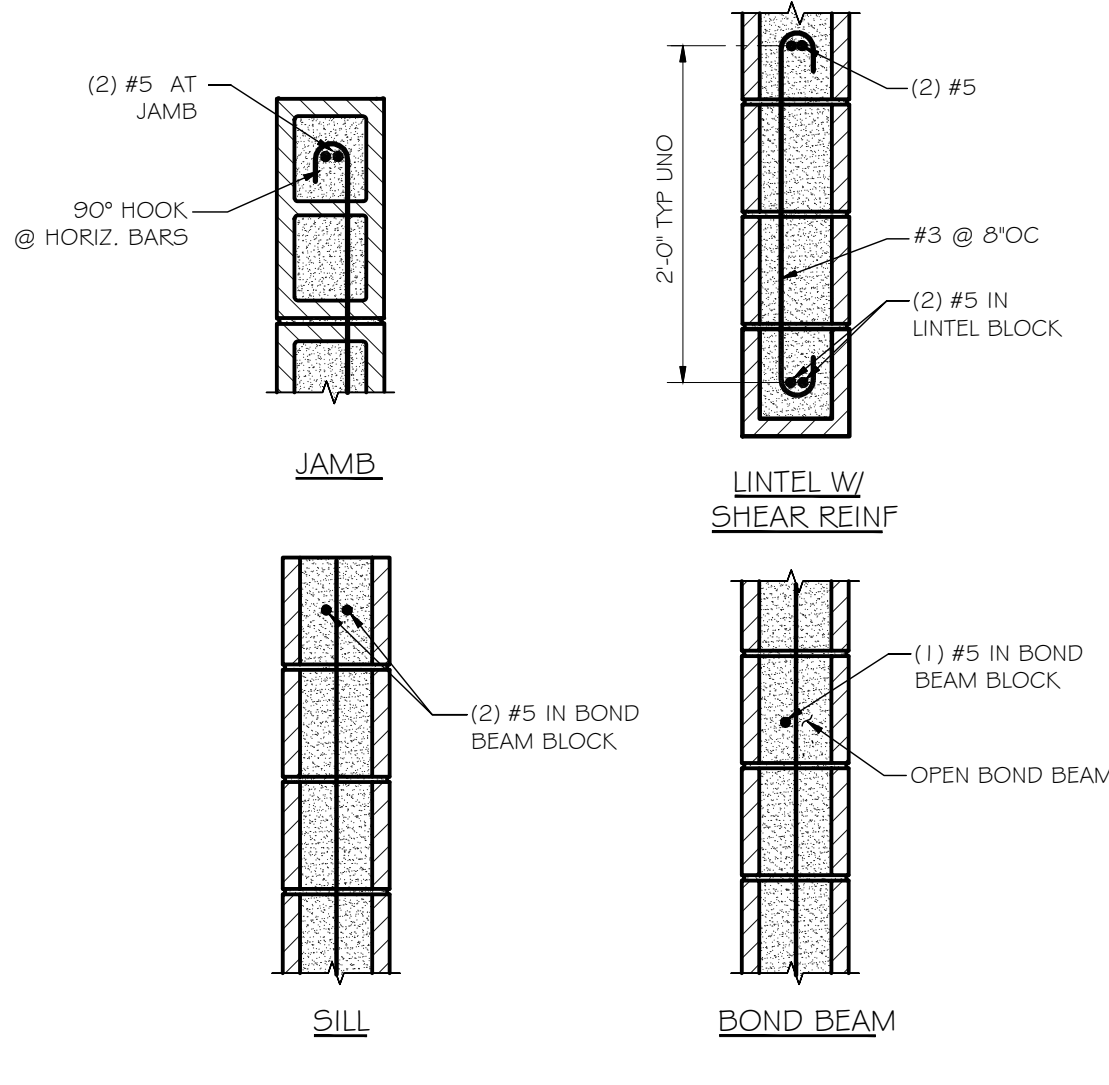
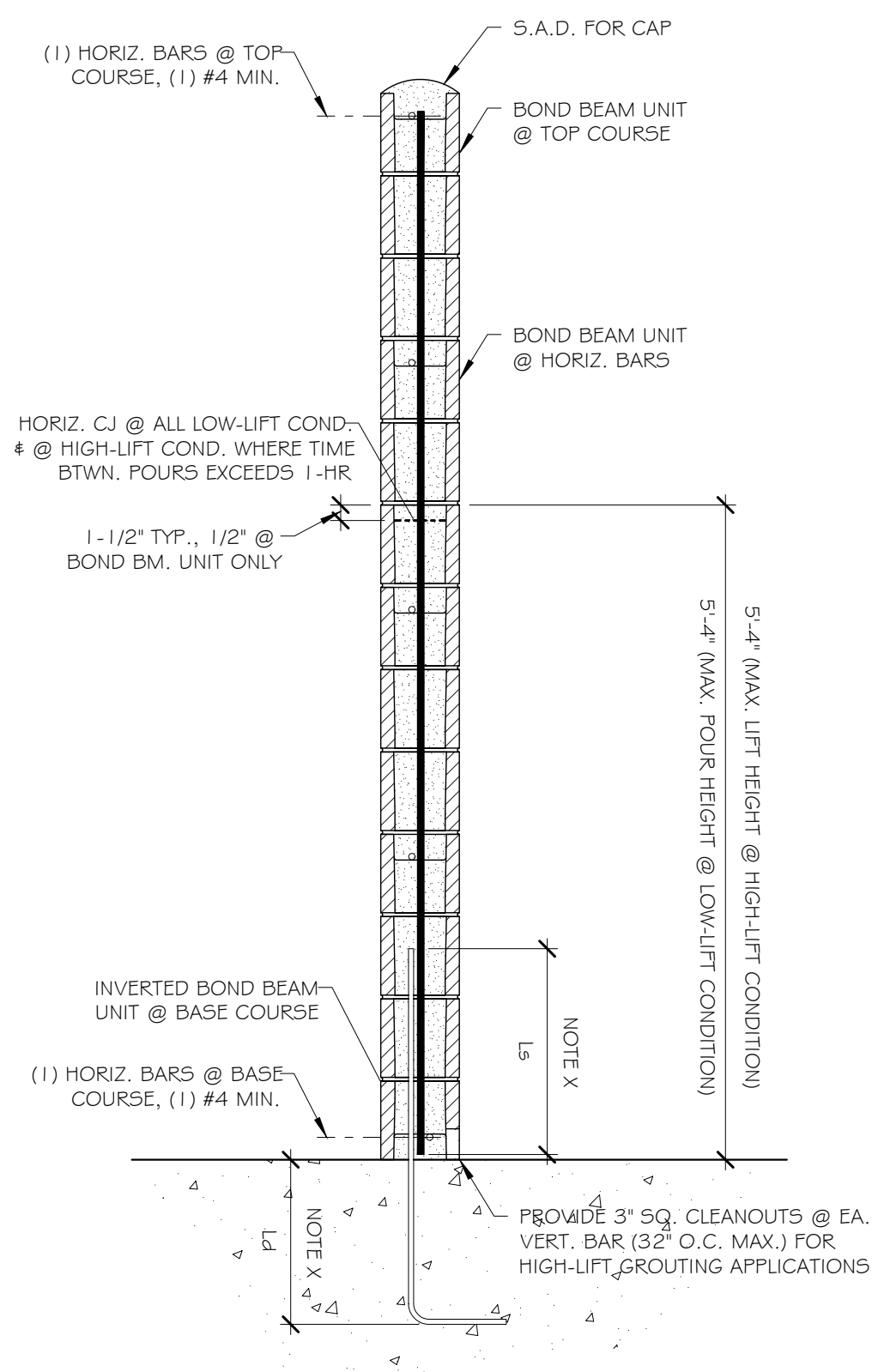
DRAWN BY
 HPB

CHECKED BY
 JHJ

DATE
 08-18-22

REVISION

SHEET IDENTIFIER
S301
 OF



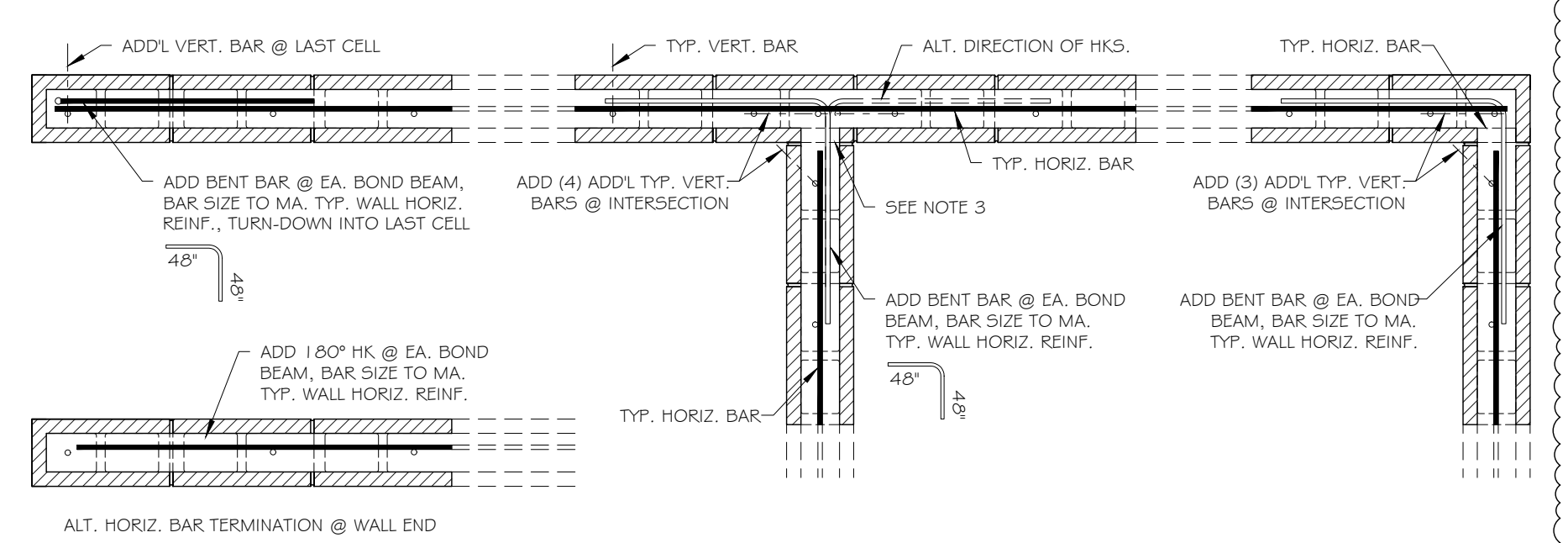
NOTICE:
DO NOT DISTURB CHORD BARS, CHORD BARS SHALL RUN CONTINUOUS THROUGH CONTROL JOINTS.

CONTROL JOINT LOCATION CRITERIA PER STRUCTURAL PLANS & NOTES. CONTRACTOR SHALL COORDINATE LOCATION OF JOINT WITH ARCHITECT AND STRUCTURAL ENGINEER.

NOTES:
1. TYPICAL REINFORCING PER STRUCTURAL GENERAL NOTES.
2. INFORMATION NOT SHOWN PER TYPICAL SECTIONS.
3. CMU WALLS ARE SOLID GROUTED.

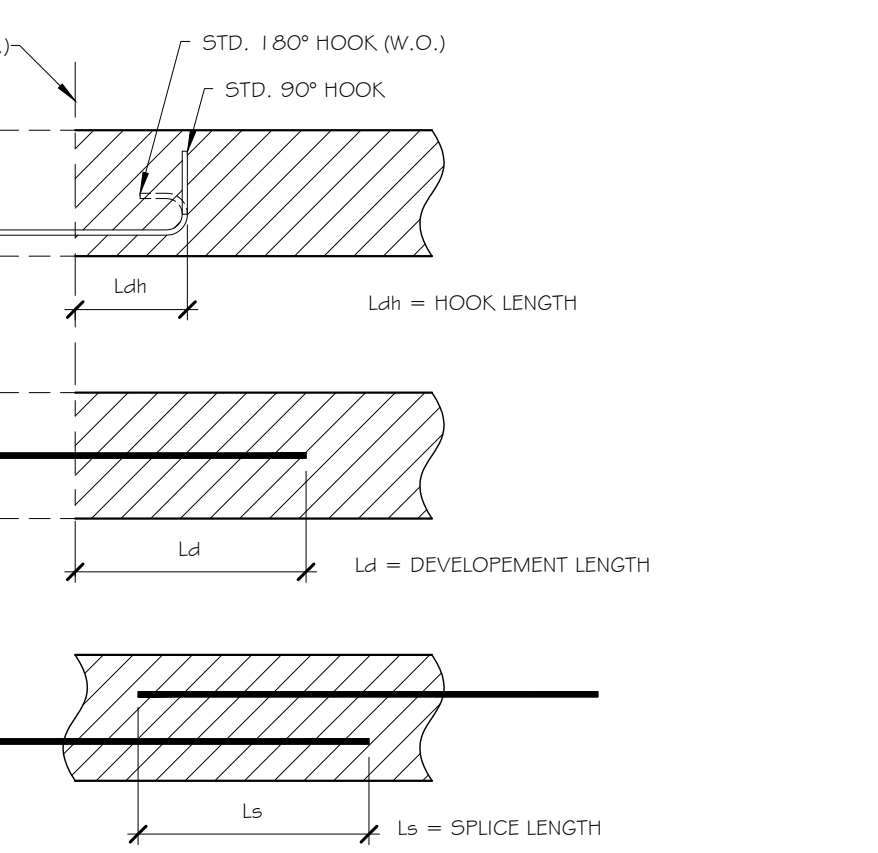
NOTE: 1) SEE REINFORCED MASONRY GENERAL NOTES FOR ADDITIONAL INFO & REQUIREMENTS.
2) SEE "MASONRY REINFORCEMENT BENDS" & "MASONRY REINFORCEMENT DEVELOPMENT, LAPS & HOOKS" FOR ADDITIONAL INFO & REQUIREMENTS.
WARNING - WHEN HIGH-LIFT GROUTING CONSTRUCTION IS UTILIZED, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING OF THE WALL UNTIL SUCH TIME THAT THE WALL HAS ACHIEVED FULL DESIGN STRENGTH, AND ALL PERMANENT SUPPORTING STRUCTURES HAVE BEEN ERECTED, AND INSPECTED BY THE BUILDING OFFICIAL. EXERCISE CARE AND CAUTION.

1 ELEVATION - GENERAL MAS WALL REQS
SCALE: NTS



6 DETAIL - MASONRY WALL SINGLE LAYER REINF. CORNER, END & INTERSECTIONS
SCALE: NTS

5 MASONRY REINF SPACING & COVER REQS
SCALE: NTS

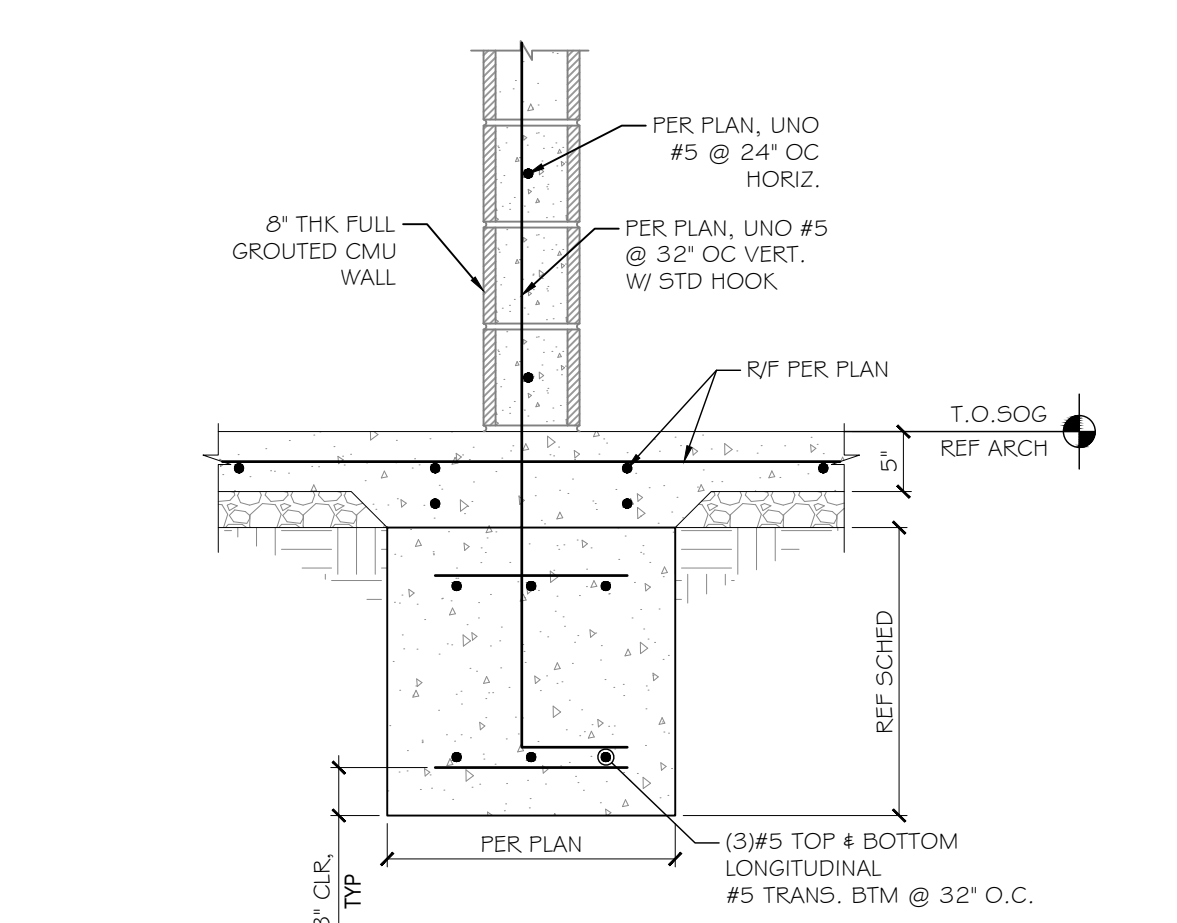


REINFORCING SIZE	GRADE 40	GRADE 60
#4	20	24
#5	25	30
#6	30	36
#7	35	42
#8	40	48

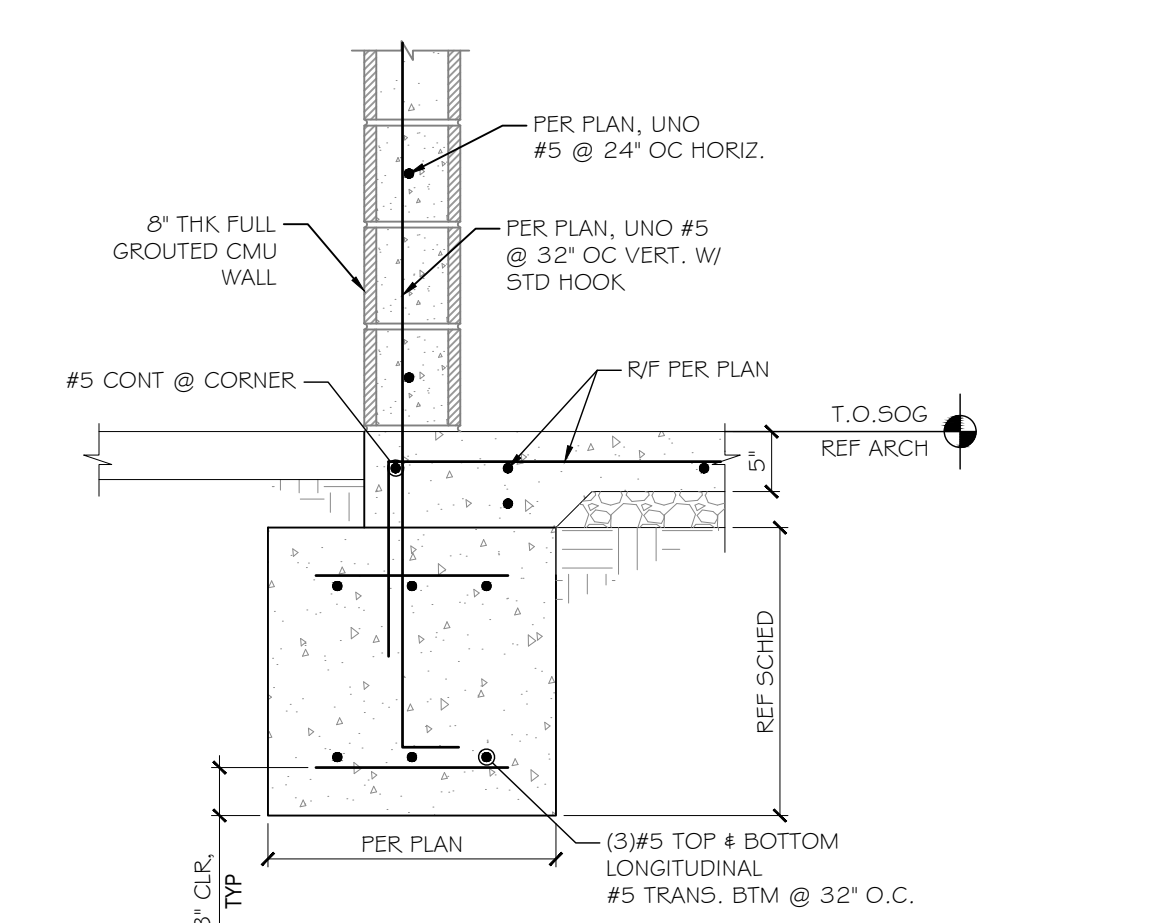
NOTES:
1. DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED SHALL BE USED UNLESS SPECIFICALLY NOTED ON DRAWINGS.
2. REINFORCING MAY BE CONSIDERED TO BE SPLICED WHEN PLACED IN ADJACENT GROUTED CELLS AND IF THE BARS ARE SPACED NO FARTHER APART THAN 1/5 THE REQUIRED LENGTH INDICATED AND NEVER FURTHER APART THAN 8\"/>

9 DETAIL - DEVELOPMENT, LAP & HK EXAMPLES
SCALE: NTS

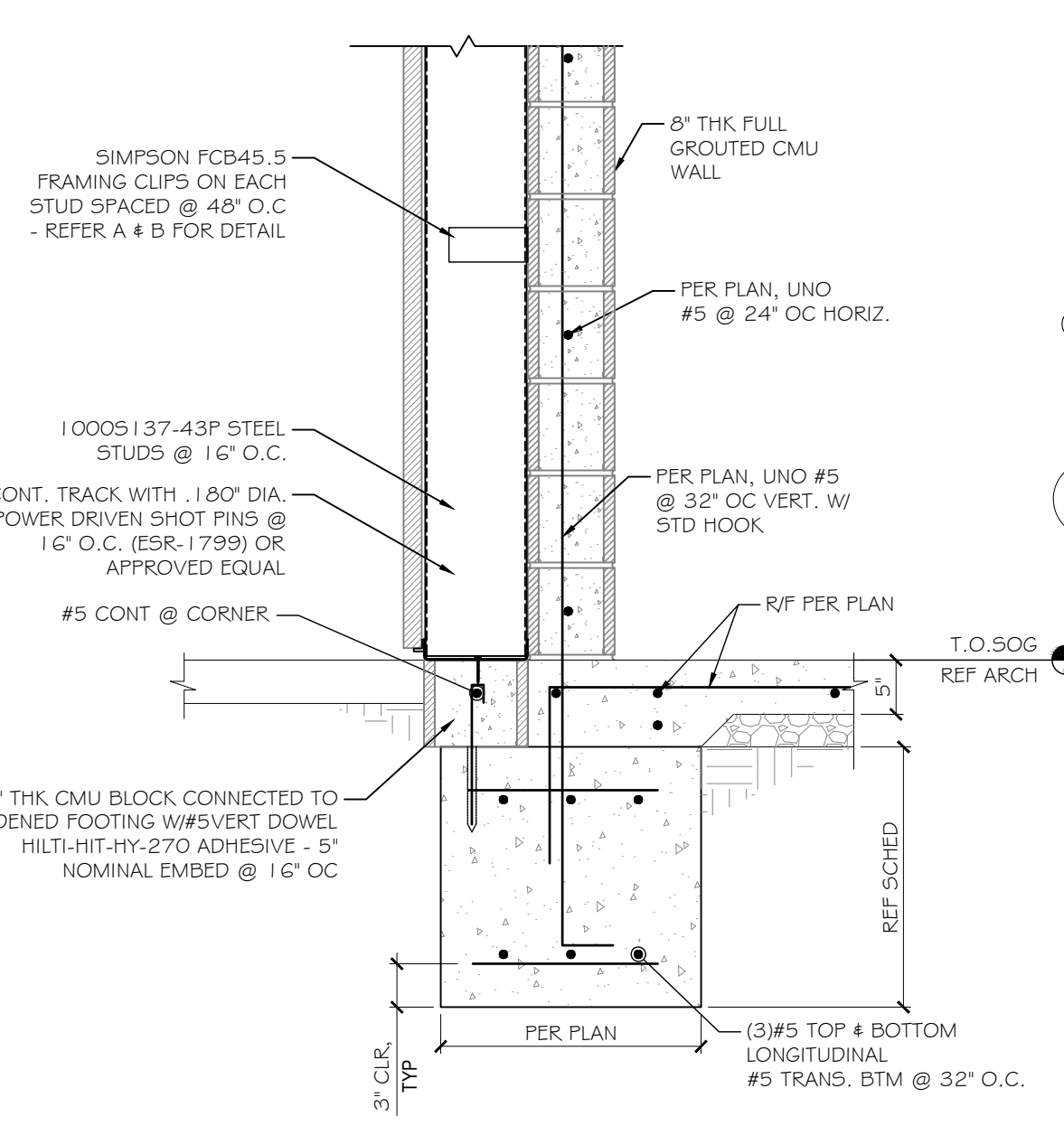
10 SCHEDULE - MASONRY REINF DEVELOPMENT, LAPS & HKS
SCALE: NTS



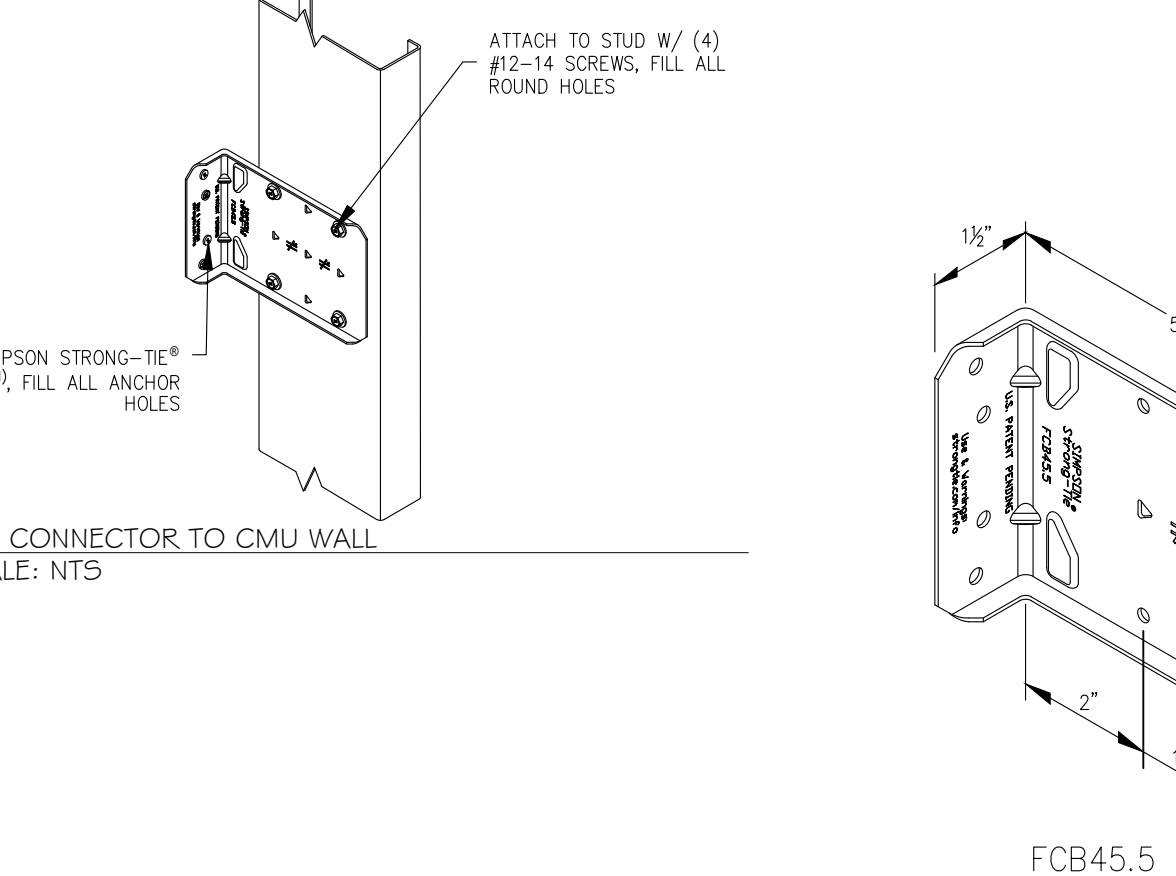
7 DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



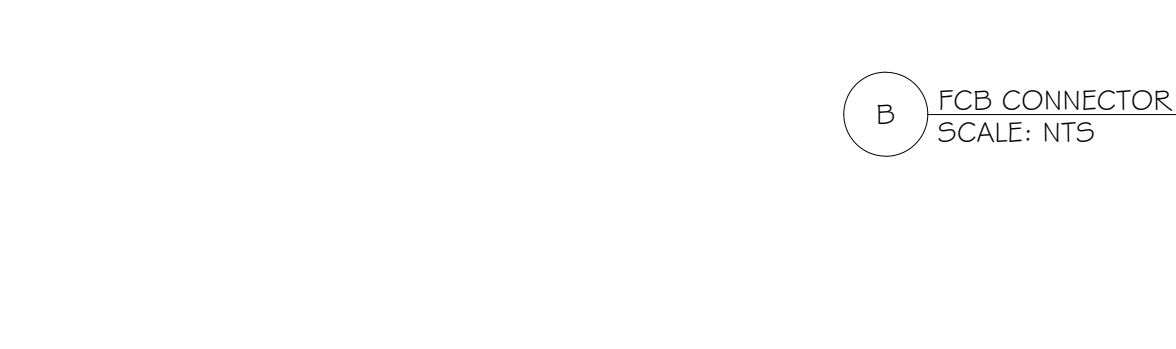
8 DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



8A DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



A FCB CONNECTOR TO CMU WALL
SCALE: NTS



B FCB CONNECTOR TO CMU WALL
SCALE: NTS

Cannatechnics
CANABAS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27391 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (800) 927-7140 FAX: (800) 927-9724
EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 44363
STATE OF CALIFORNIA
05-03-2023

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
CMU WALL DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

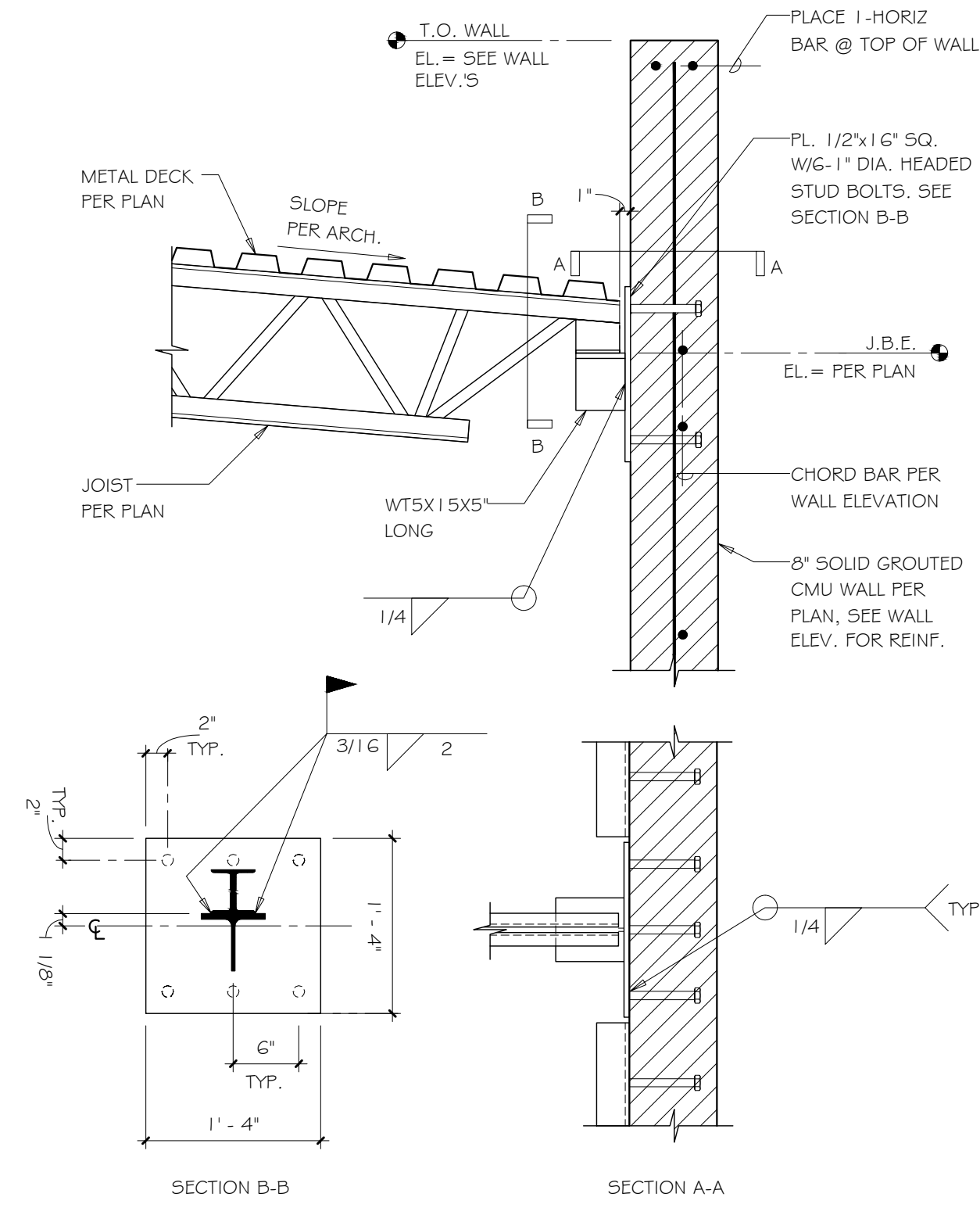
DRAWN BY
HPB

CHECKED BY
JHJ

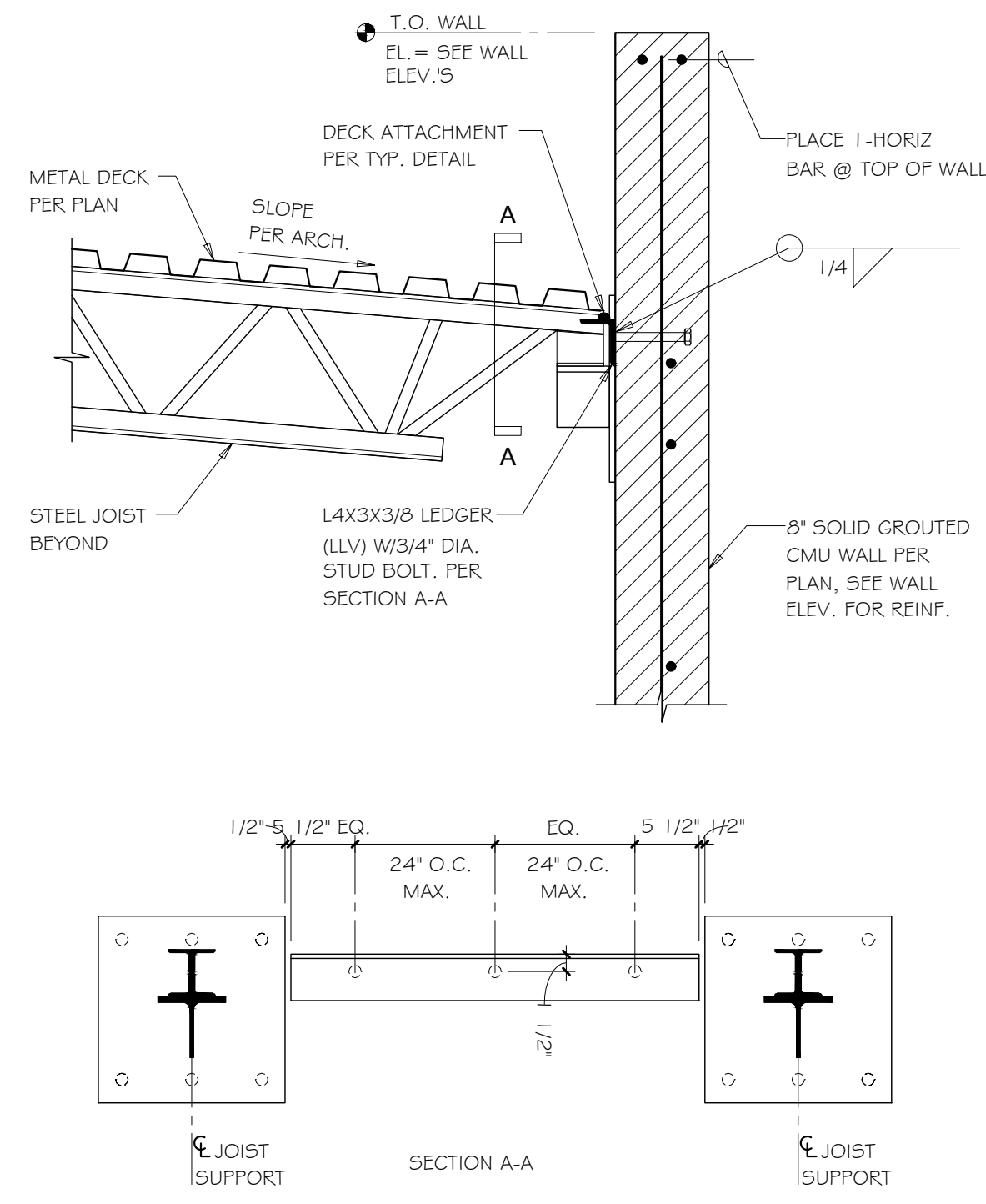
DATE
08-18-22

REVISION

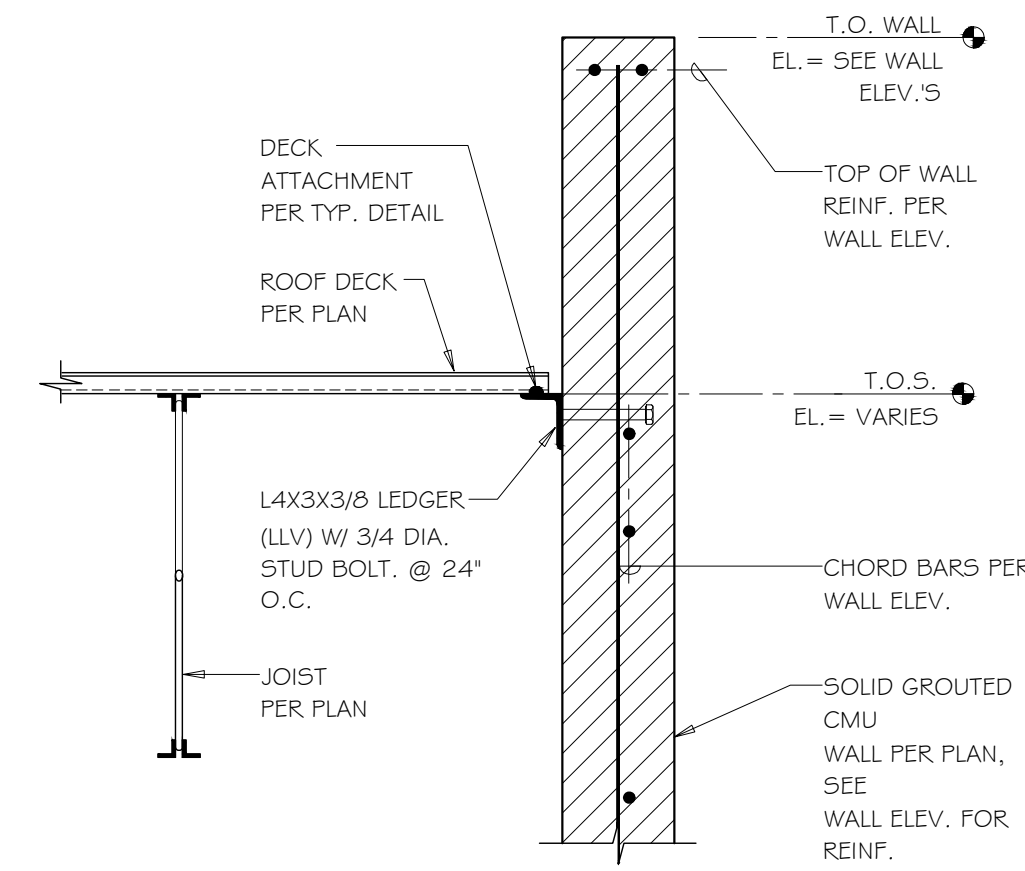
SHEET IDENTIFIER
S400
OF



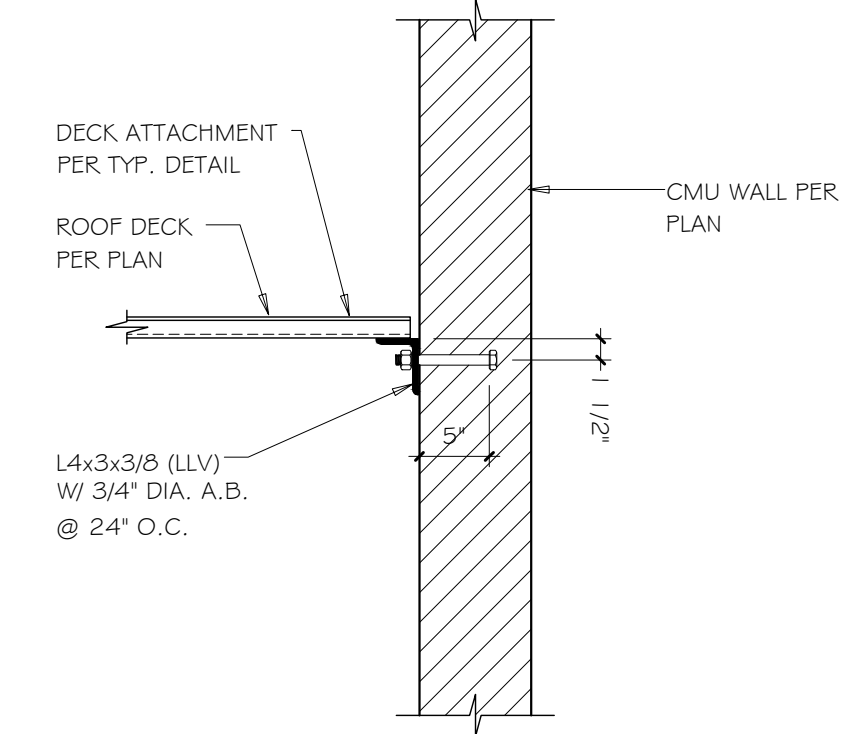
1 DETAILS - TYP. K SERIES JOIST CONNECTION
SCALE: NTS



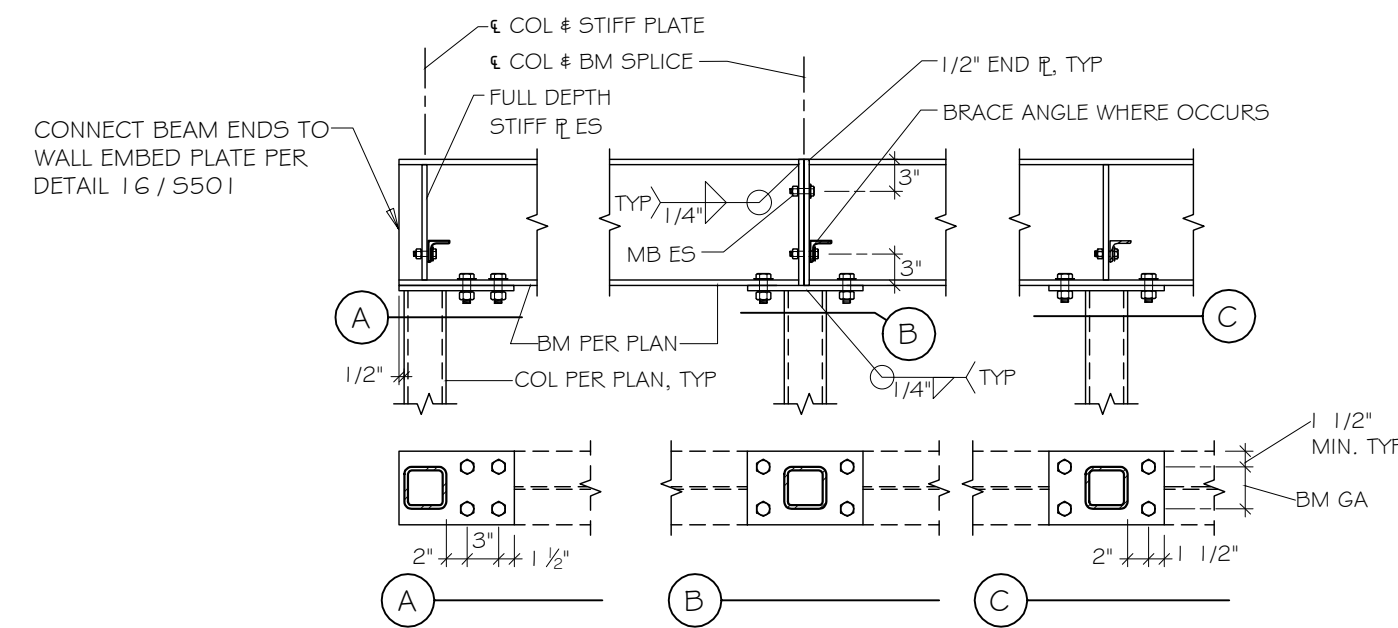
2 DETAILS - TYP. K SERIES JOIST & LEDGER CONNECTION
SCALE: NTS



3 DETAILS - DECK LEDGER TO CMU WALL CONNECTION
SCALE: NTS



4 DETAILS - DECK LEDGER TO CMU WALL CONNECTION
SCALE: NTS



BEAM SIZE	NUMBER OF BOLTS	BOLTS AT FLOOR	STIFF PLATE THICKNESS
C2-C12, W8-W10	2 EA SIDE	3/4" DIA.	3/8"
C13-C15, W12-W14	3 EA SIDE	3/4" DIA.	3/8"
C18, W16	4 EA SIDE	3/4" DIA.	3/8"
W18, W21	5 EA SIDE	3/4" DIA.	3/8"
W24	6 EA SIDE	3/4" DIA.	1/2"

- NOTES:
1. ALL COL CAP PLATES SHALL BE THE SAME WIDTH AS BEAM FLANGE (OR COL DIM + 1/2", WHICHEVER IS GREATER), THICKNESS SAME AS BEAM FLANGE, 1/2" MIN.
 2. ALL FASTENERS TO BE 3/4" Ø MB.
 3. COLUMN TOP PLATE SHALL HAVE 4 BOLTS AS SHOWN.
 4. BEAM TO BEAM CONNECTIONS SHALL BE PER TABLE SHOWN.

5 DETAILS - TYP. COLUMN CONNECTIONS
SCALE: NTS

Cannatechnics
 CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B LEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

PERFORMANCE
 EQUITY
 COMMUNITY

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 69023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
FRAMING DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

DRAWN BY
HPB

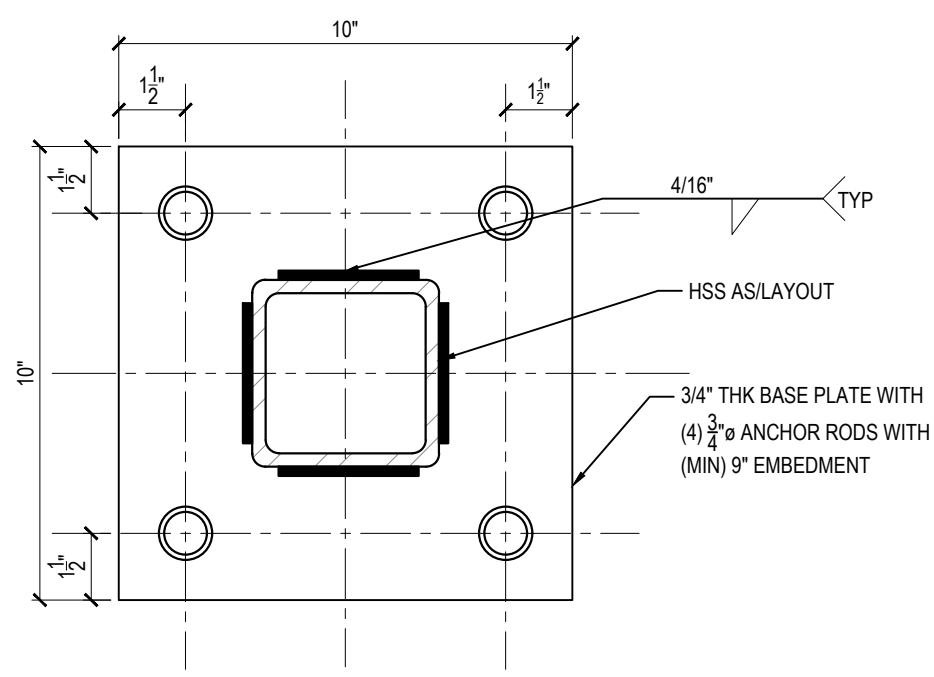
CHECKED BY
JHJ

DATE
08-18-22

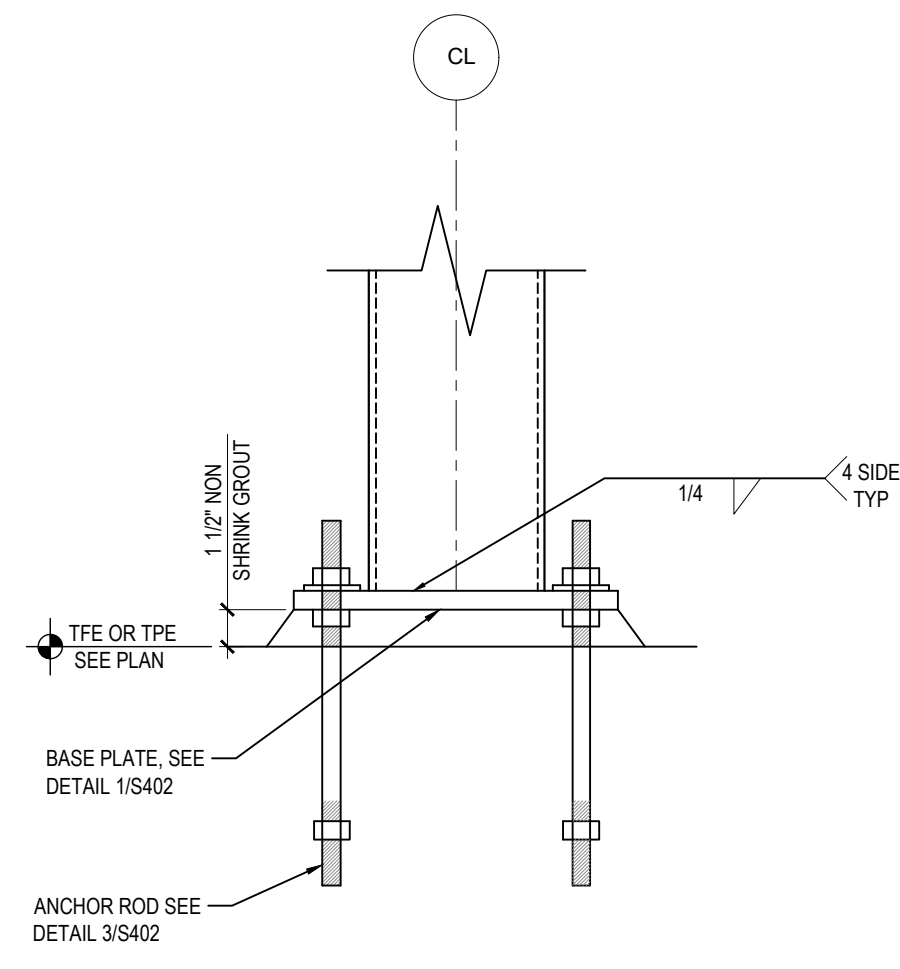
REVISION

SHEET IDENTIFIER
S401

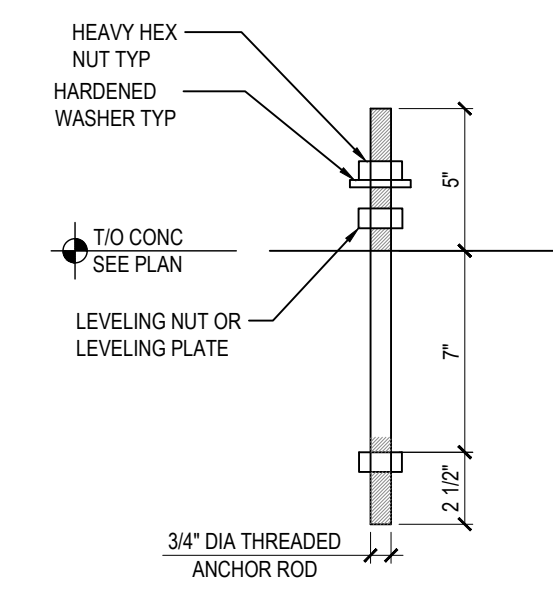
SHEET OF



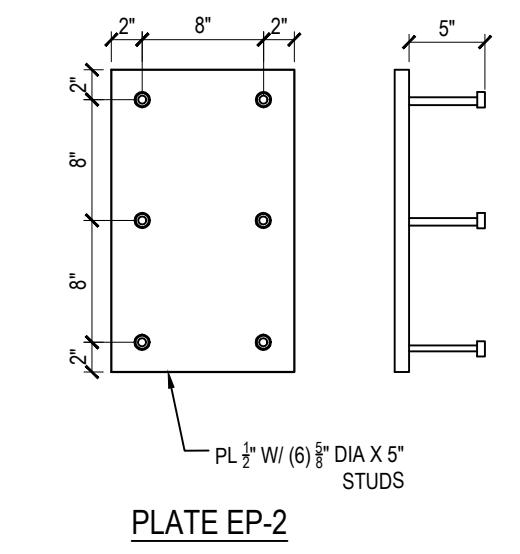
1 DETAILS - TYP. BASE PLATES
SCALE: NTS



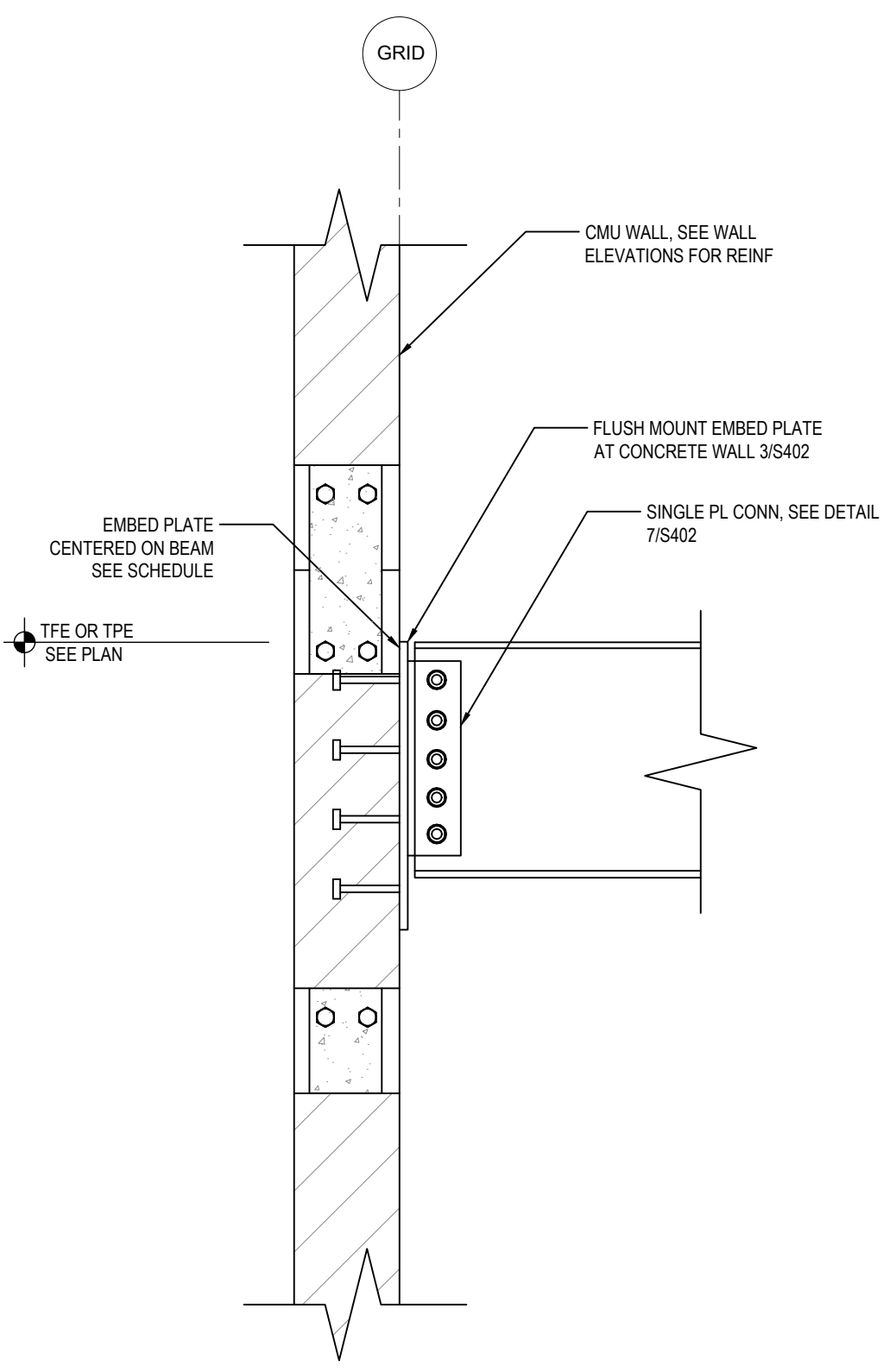
2 DETAILS - TYP. COLUMN BASE PLATE
SCALE: NTS



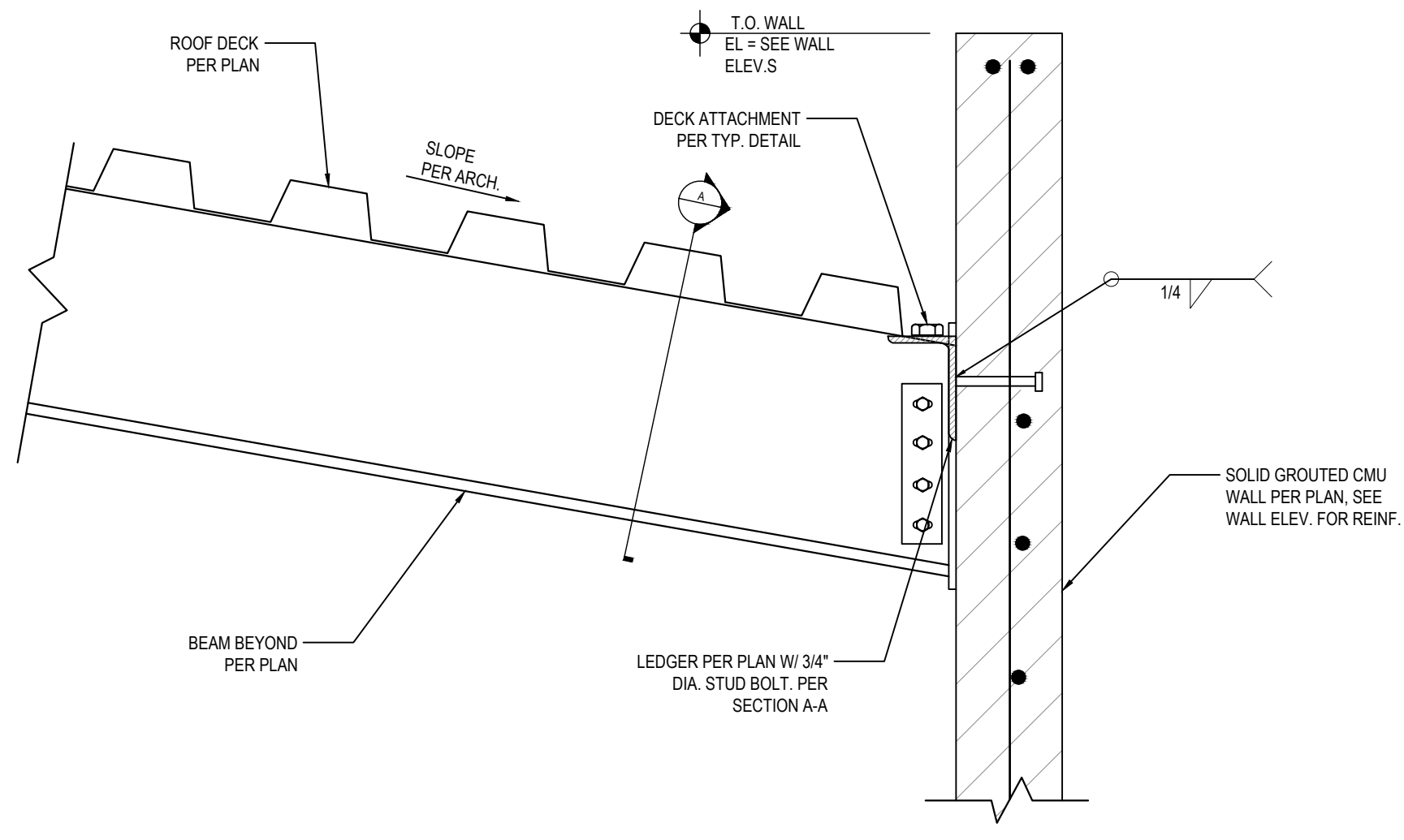
3 DETAILS - TYP. ANCHOR ROD
SCALE: NTS



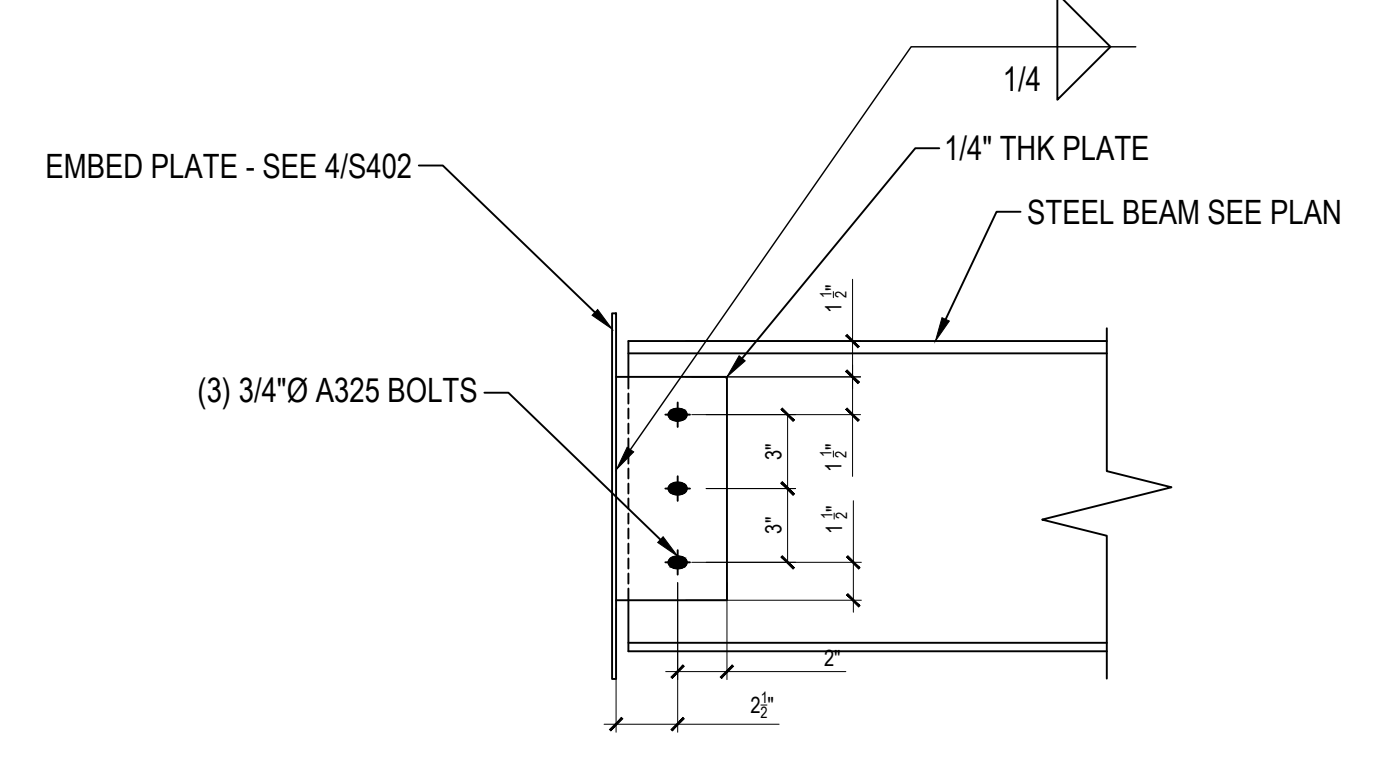
4 DETAILS - TYP. EMBED PLATE TO CMU WALL
SCALE: NTS



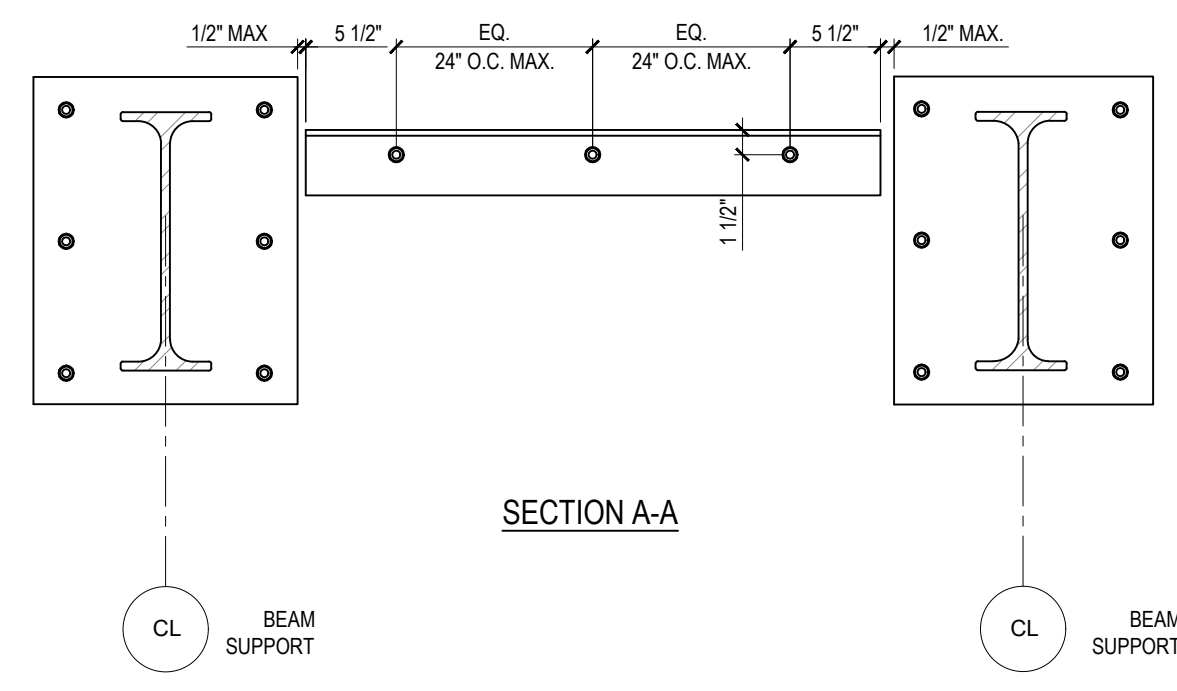
5 DETAILS - TYP. BEAM TO CMU WALL
SCALE: NTS



6 DETAILS - TYP. DRAG & EQUIP. SUPPORT BEAM TO CMU WALL
SCALE: NTS



7 DETAILS - TYP. SHEAR PLATE
SCALE: NTS



6 DETAILS - TYP. DRAG & EQUIP. SUPPORT BEAM TO CMU WALL
SCALE: NTS

Cannatechnics
 CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 68302

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
FRAMING DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

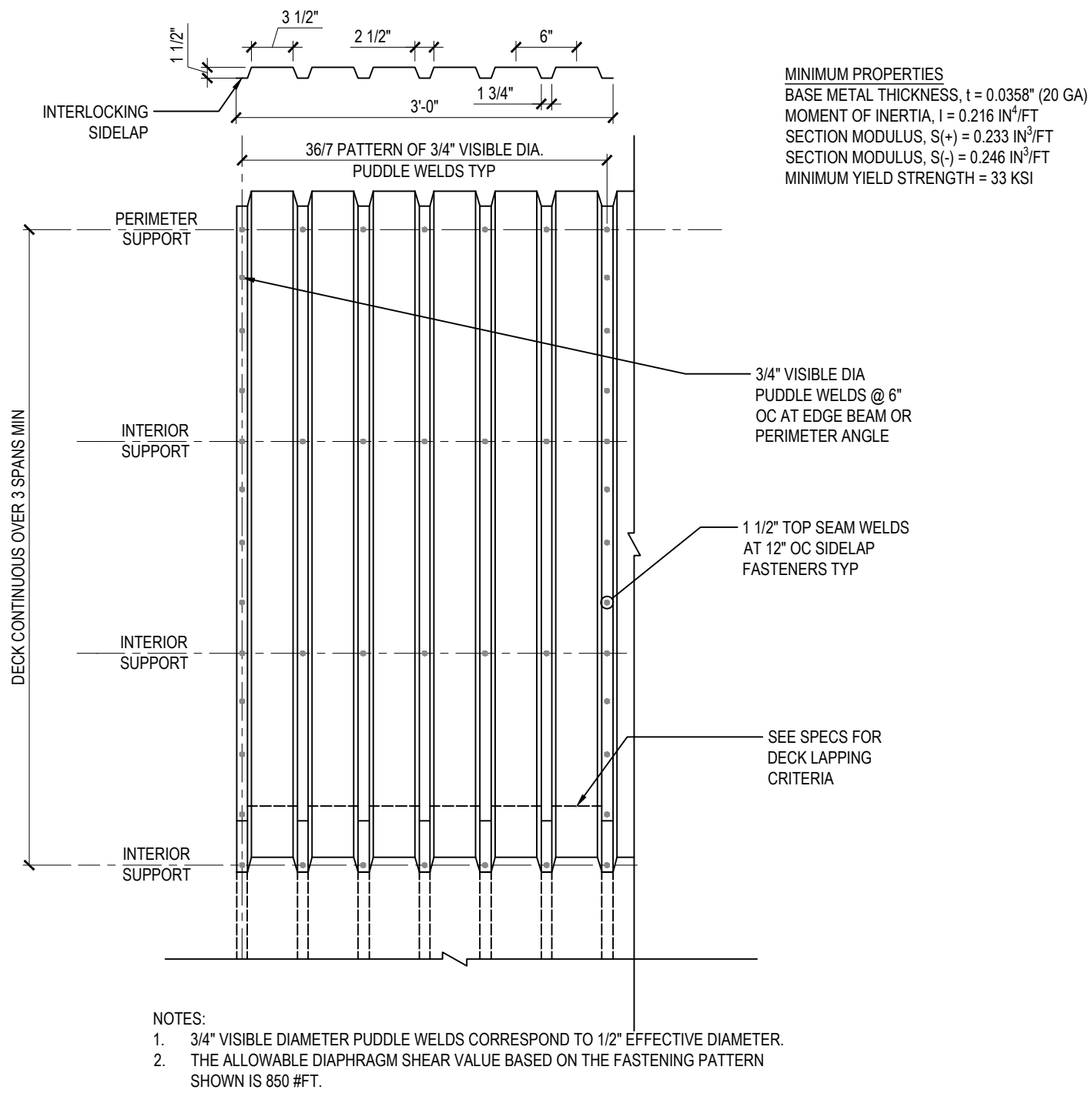
DRAWN BY
HPB

CHECKED BY
JHJ

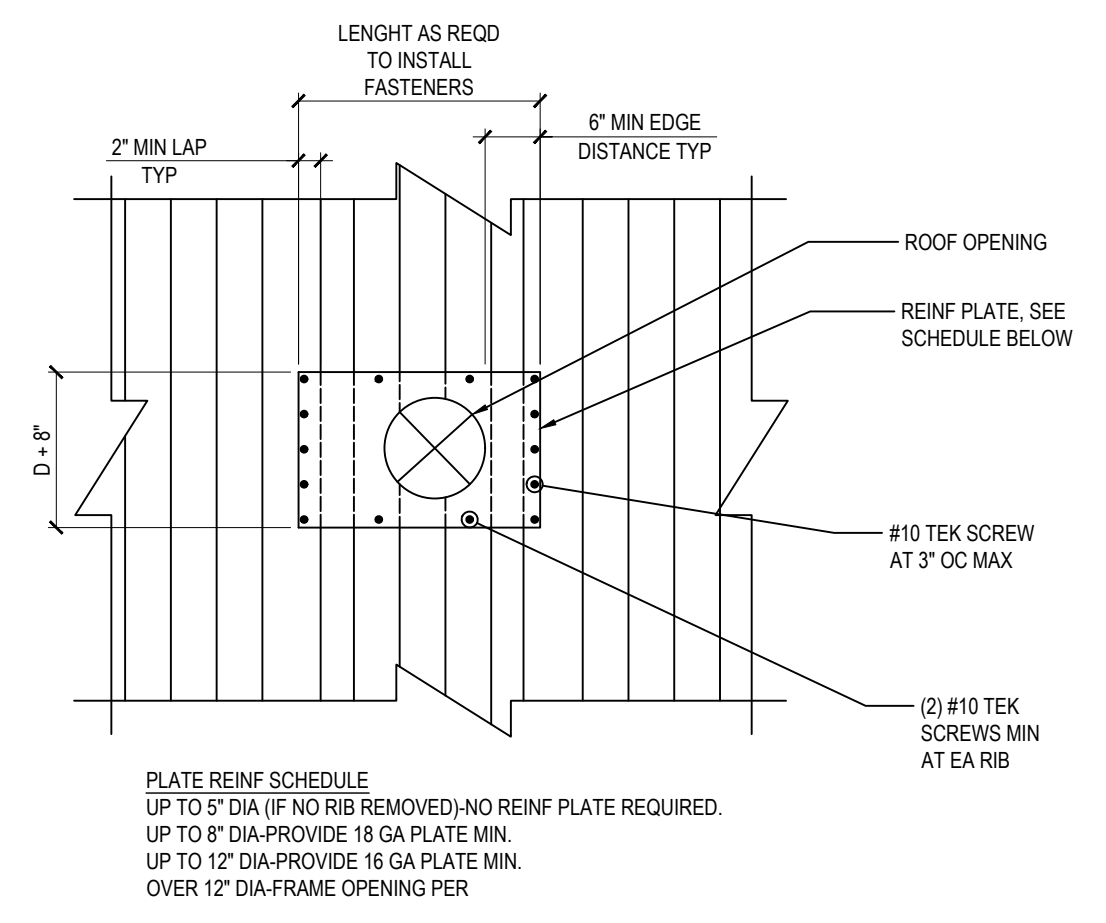
DATE
08-18-22

REVISION

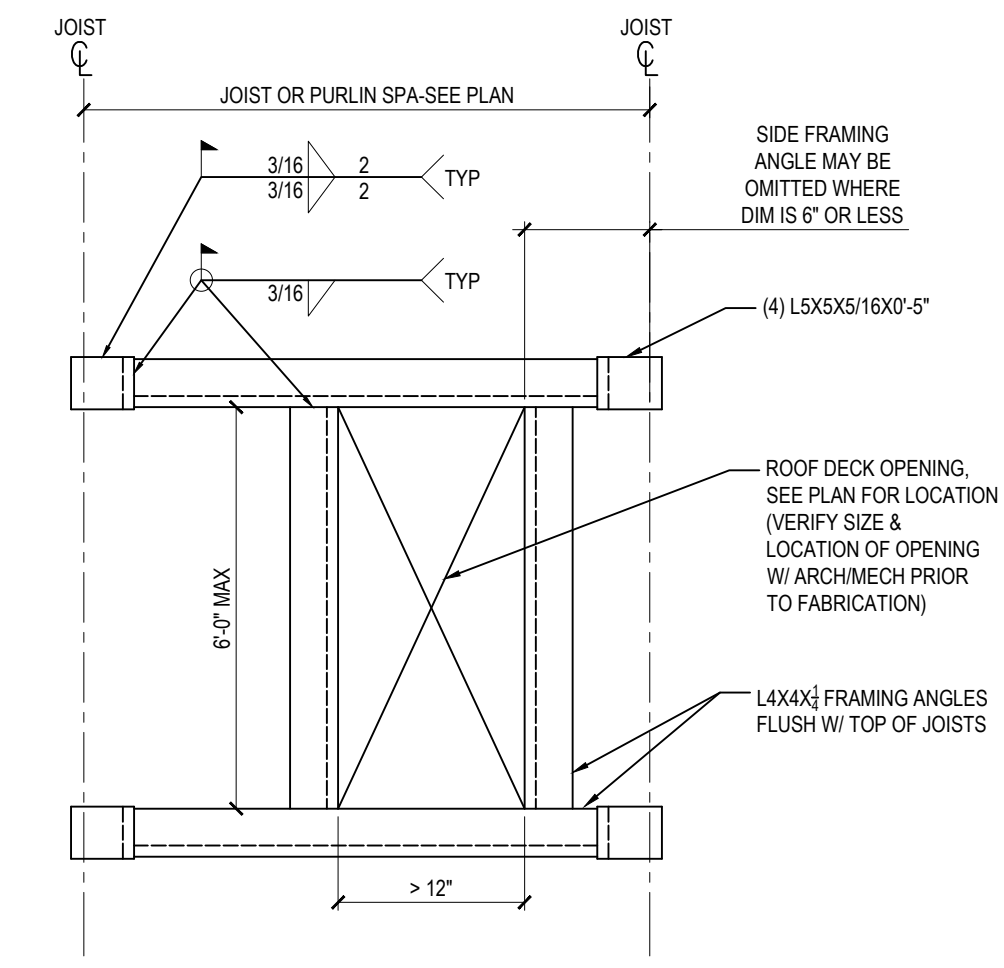
SHEET IDENTIFIER
S402
 OF



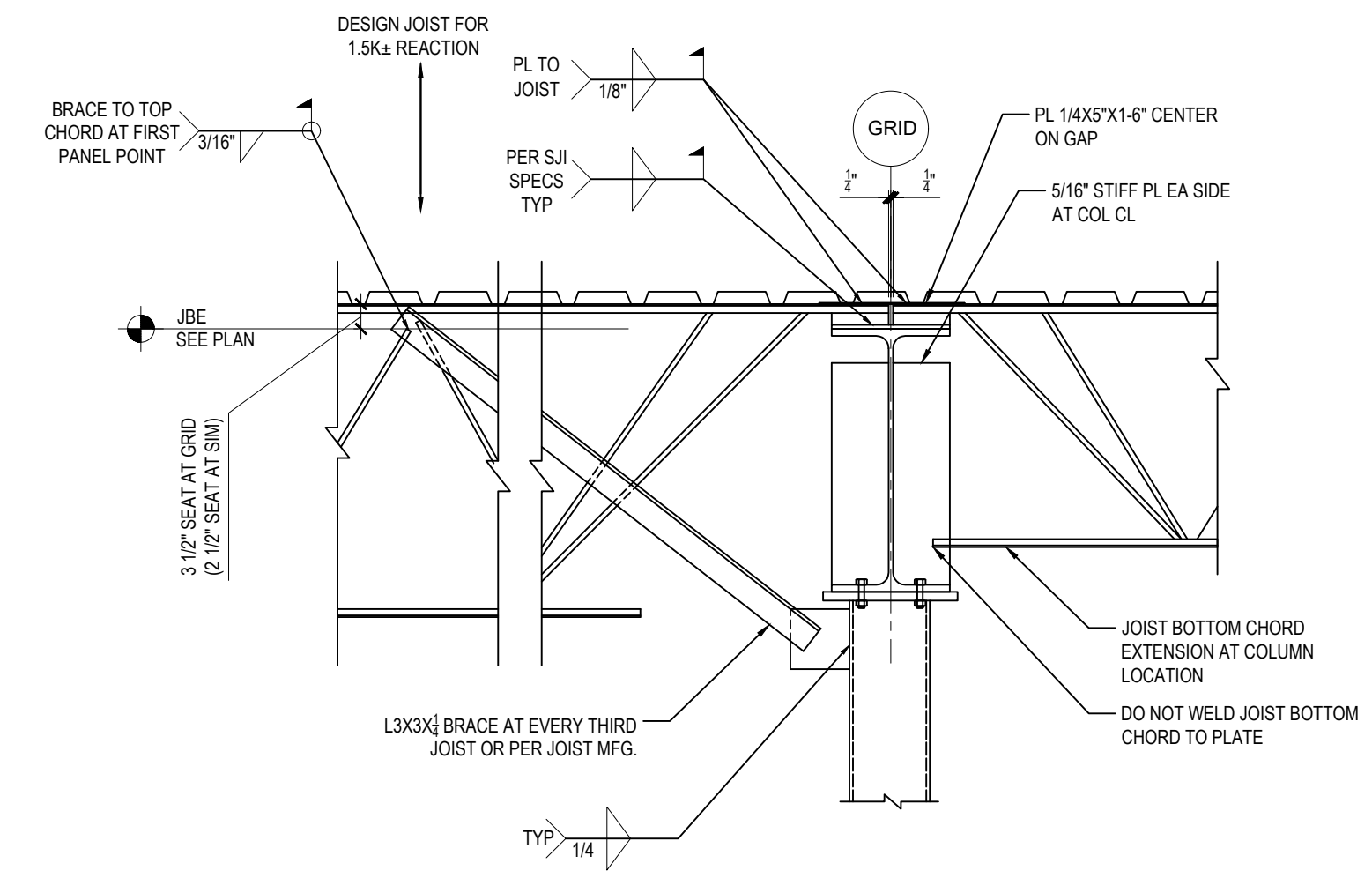
1 DETAILS - TYP. ROOF DECKING AND ATTACHMENT
 SCALE: NTS



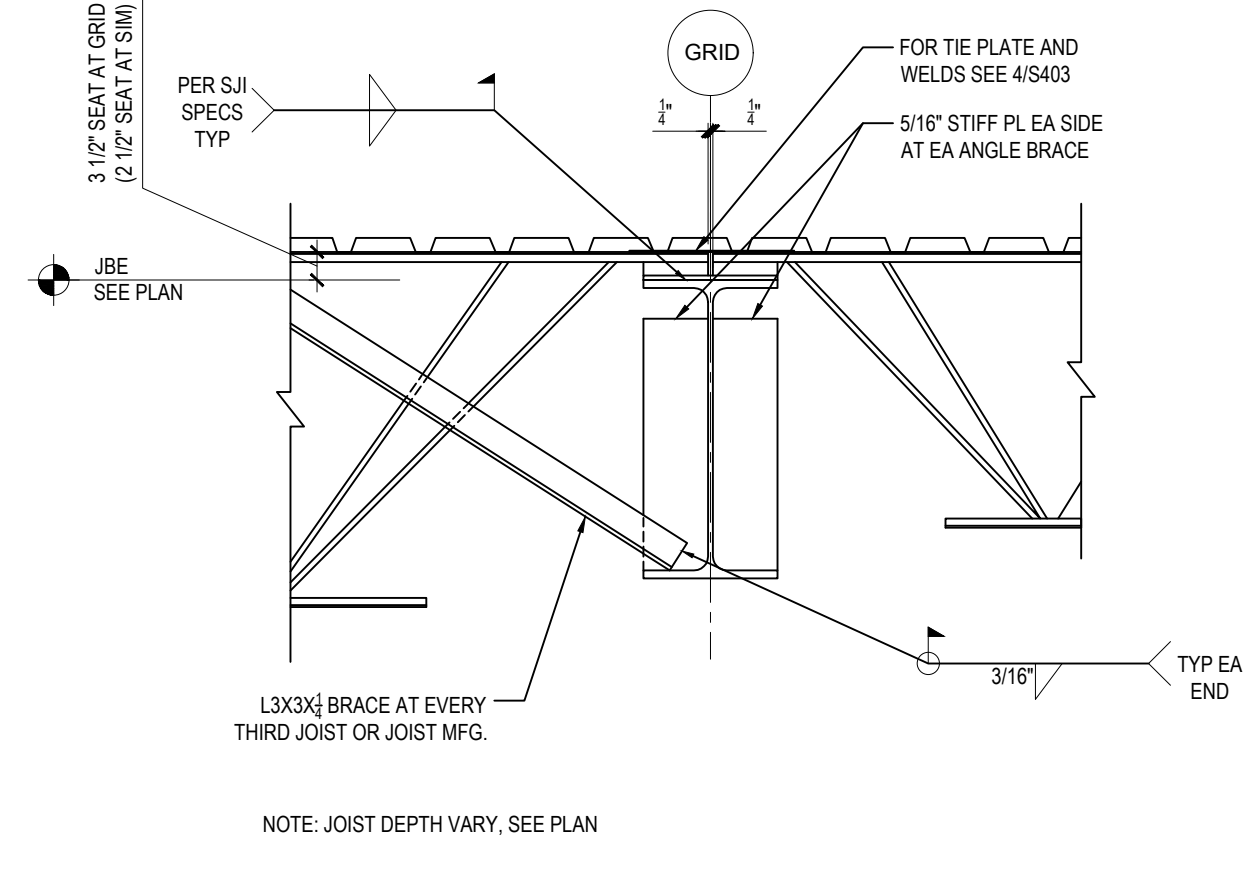
2 DETAILS - TYP. ROOF DECK OPENING THROUGH 12 INCHES
 SCALE: NTS



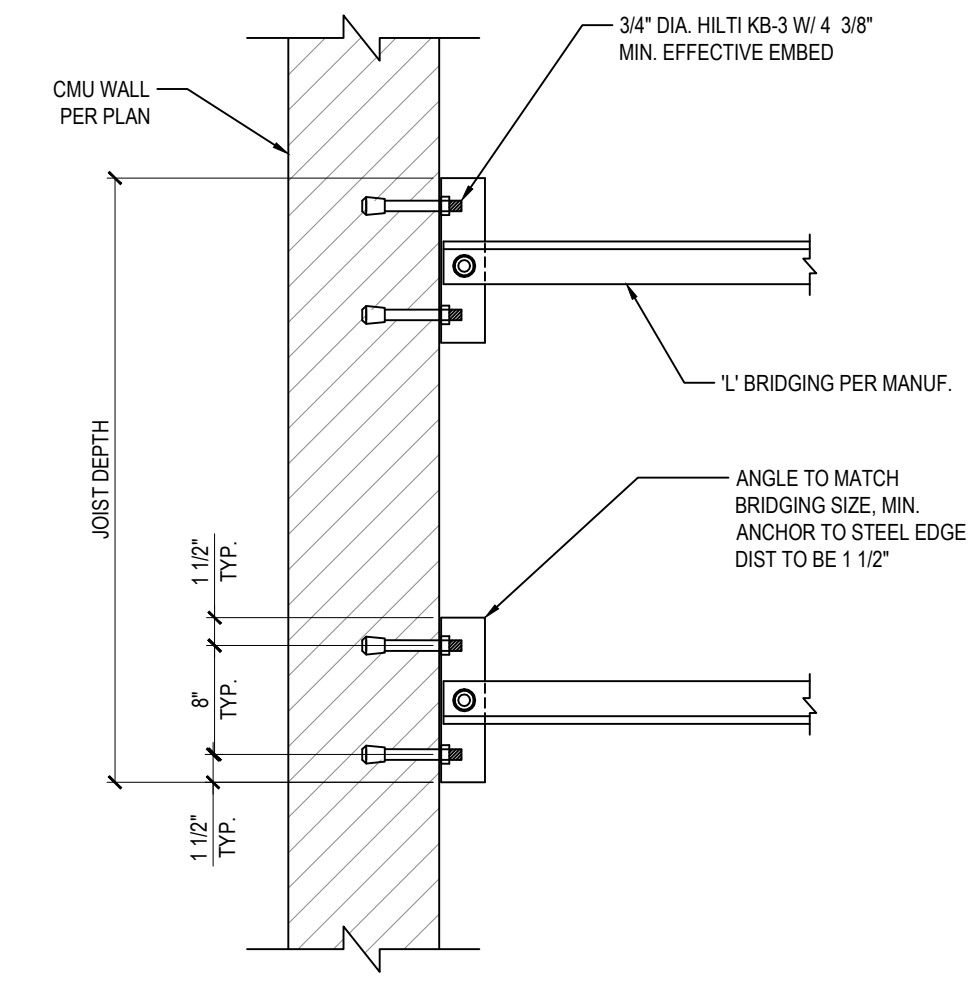
3 DETAILS - TYP. ROOF DECK OPENING > 12 INCHES
 SCALE: NTS



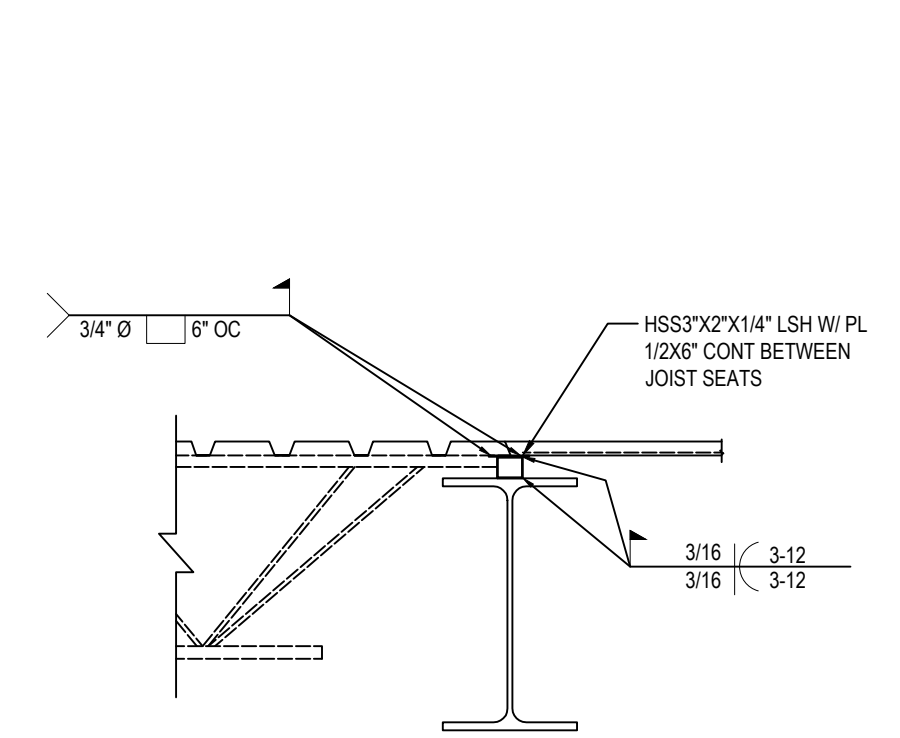
4 DETAILS - TYP. JOIST BRACING AT COLUMN
 SCALE: NTS



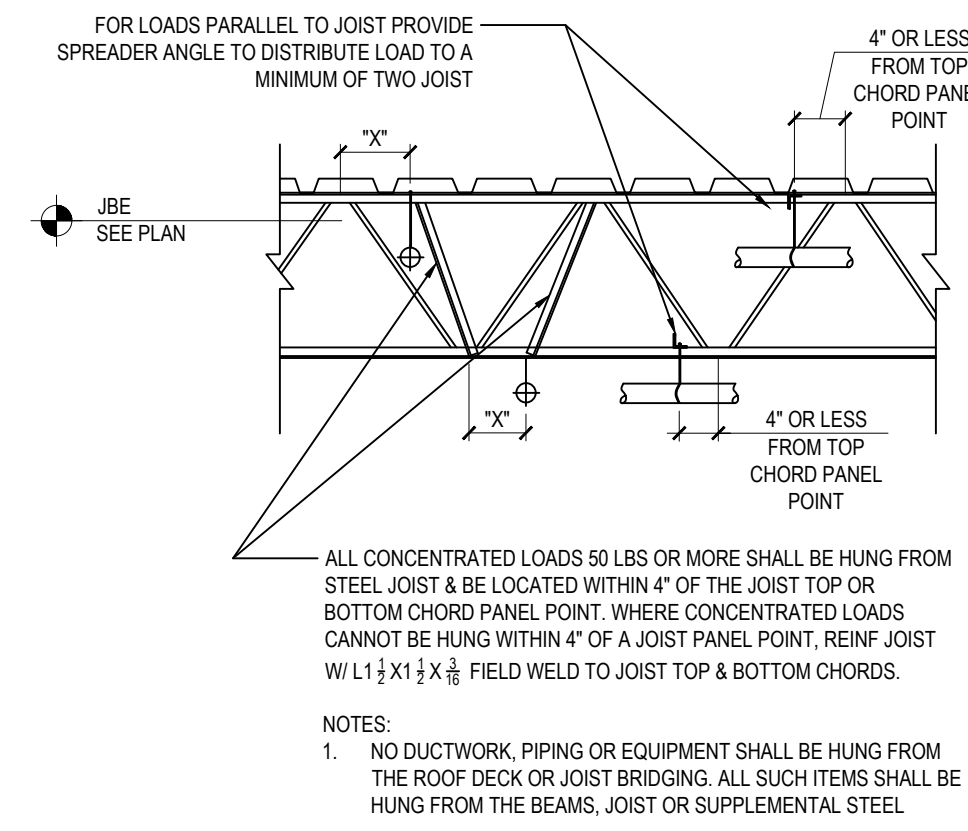
5 DETAILS - TYP. JOIST BRACING AT BEAM
 SCALE: NTS



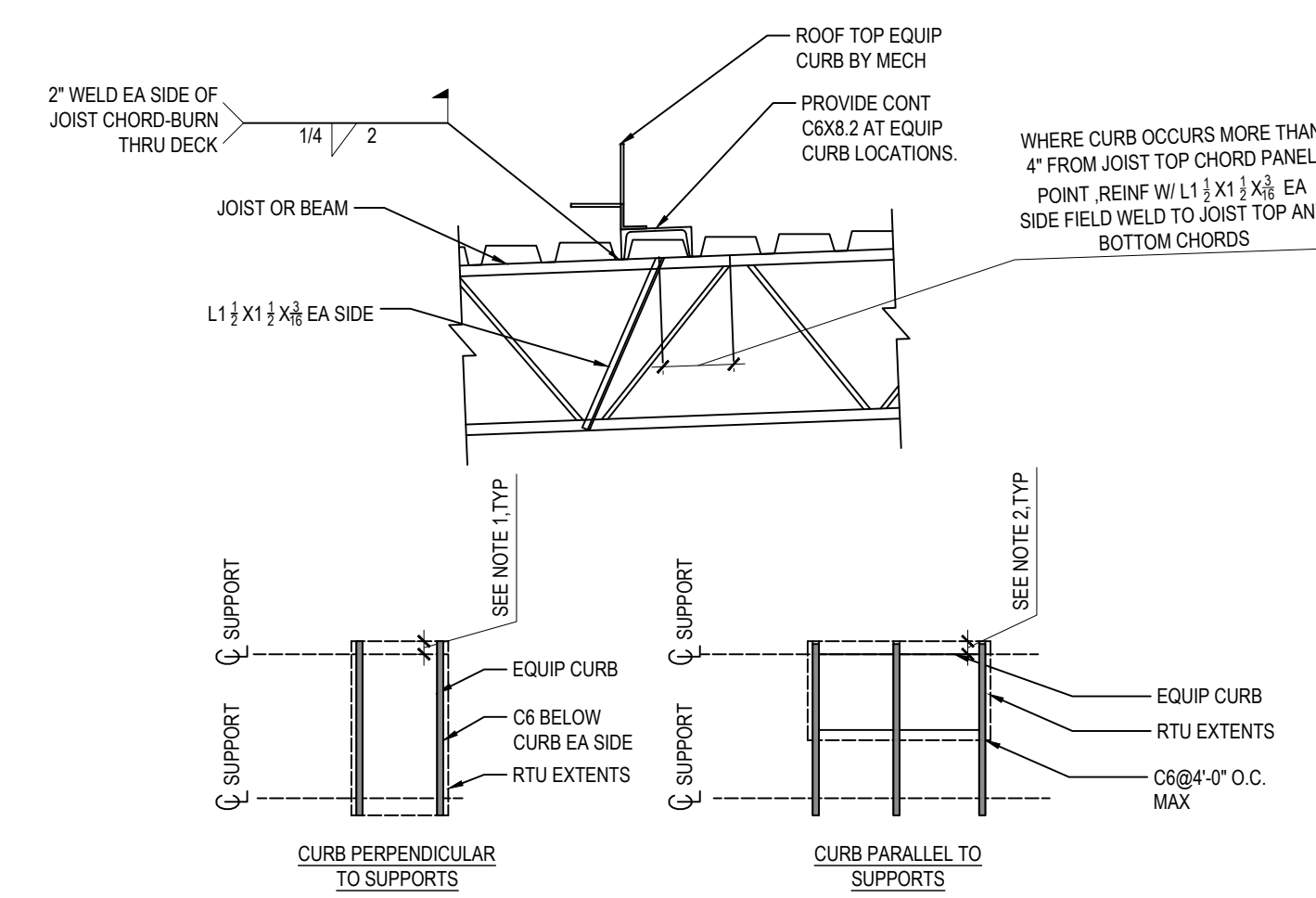
6 DETAILS - TYP. JOIST BRIDGING TO WALL CONNECTION
 SCALE: NTS



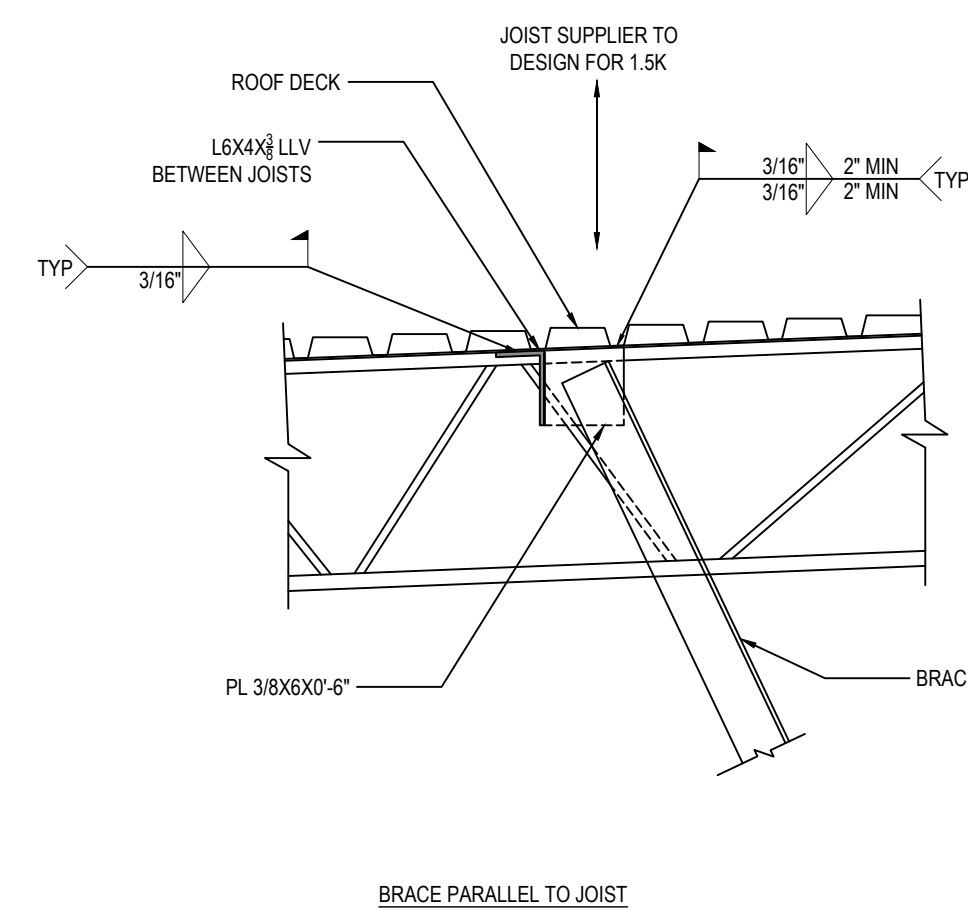
7 DETAILS - TYP. ROOF DECK SUPPORT BETWEEN JOIST SEATS
 SCALE: NTS



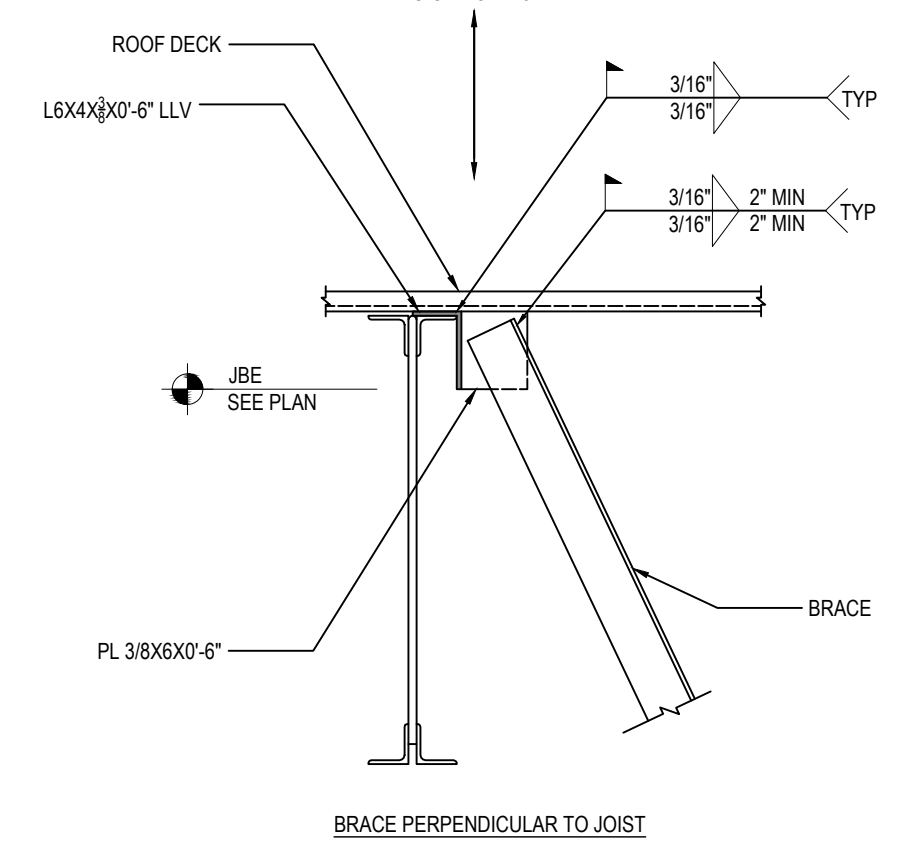
8 DETAILS - TYP. HANGING SUPPORTS FOR M.E.P. & EQUIP.
 SCALE: NTS



9 DETAILS - TYP. CURB SUPPORT AT ROOF EQUIP.
 SCALE: NTS



10 DETAILS - TYP. CURB SUPPORT AT ROOF EQUIP.
 SCALE: NTS



Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 2791 B JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 51-063023

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
FRAMING DETAILS

REV	BY	DATE	DESCRIPTION
R1		04-19-2023	REVISED AS PER COUNTY COMMENTS
R2		06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
 22121

DRAWN BY
 HPB

CHECKED BY
 JHJ

DATE
 08-18-22

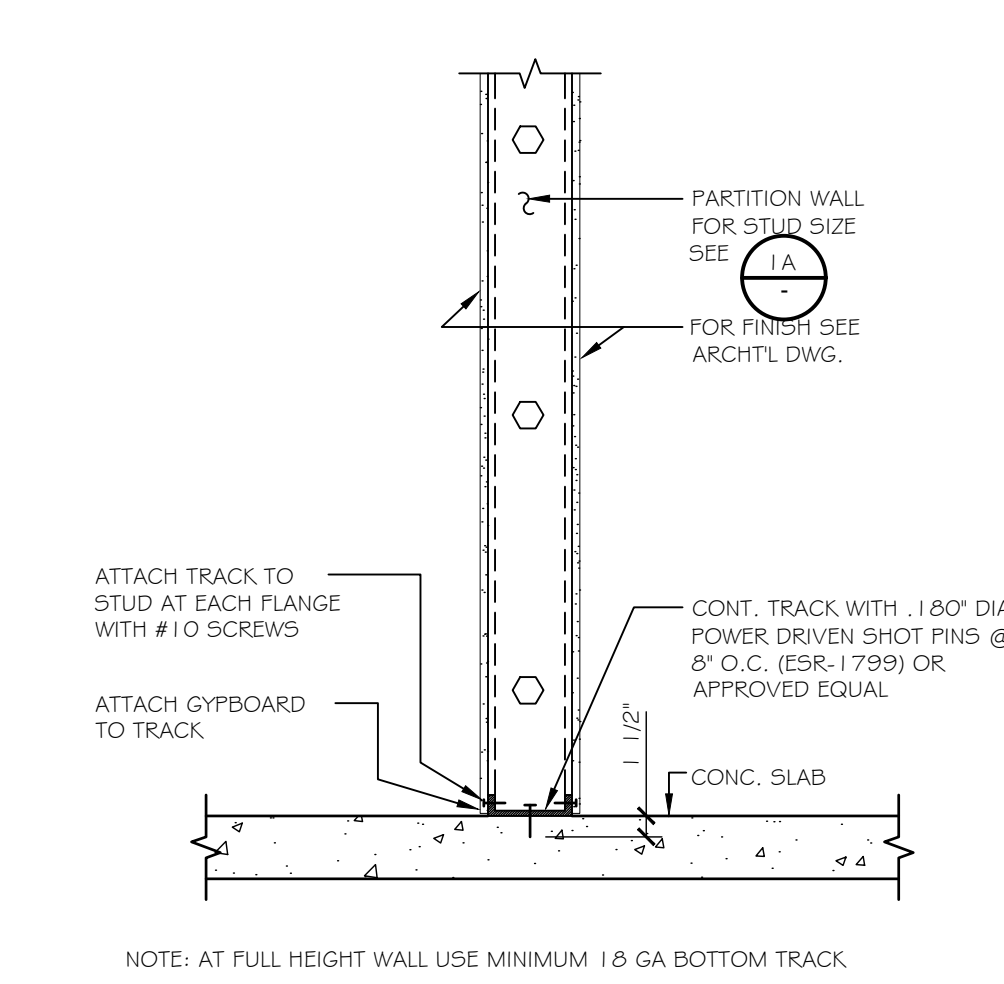
REVISION

SHEET IDENTIFIER
S403
 OF

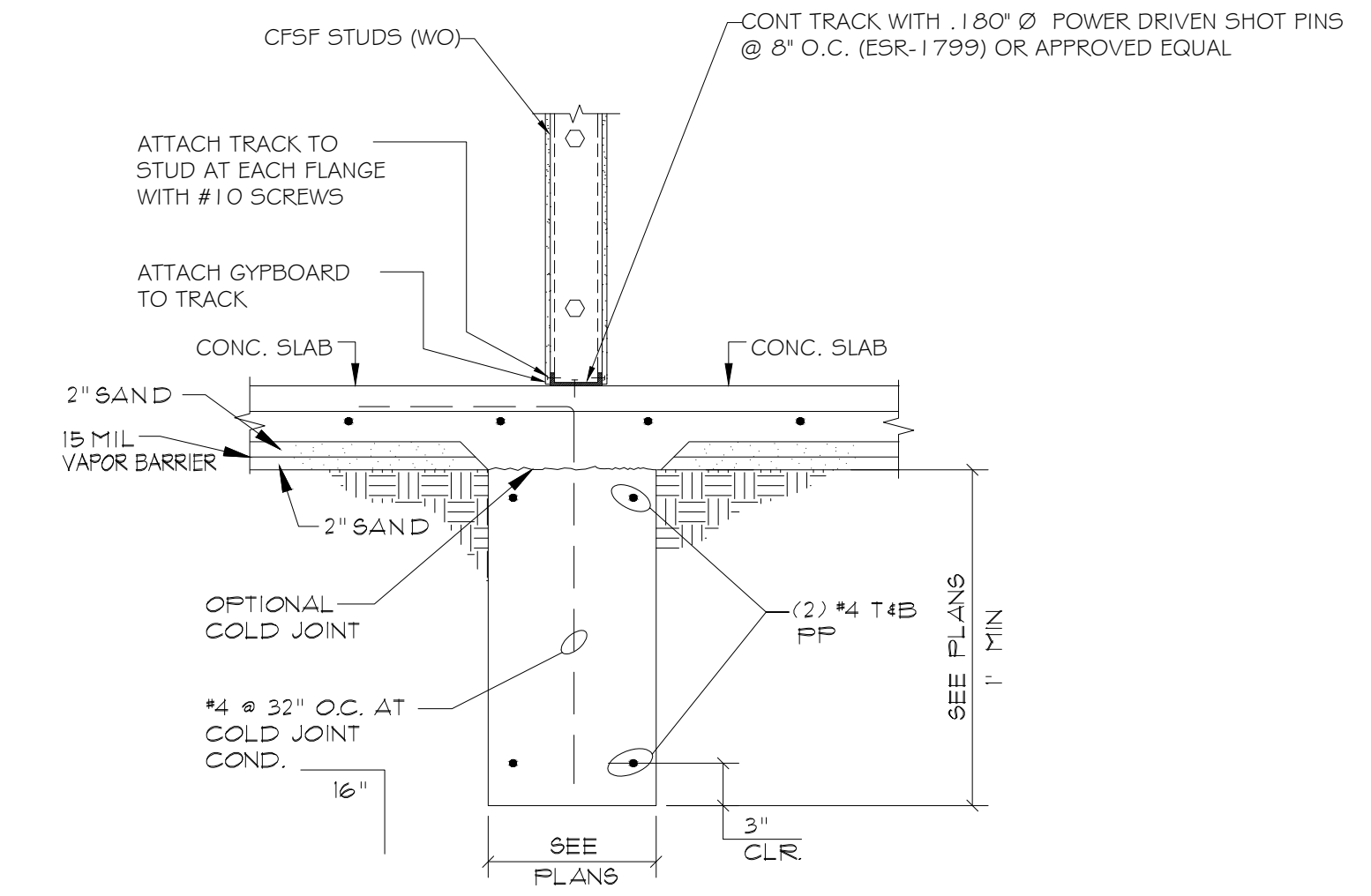
METAL STUD WALLS

- BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUFACTURERS ASSOC., (SSMA) ICS-ESR 3064#
- THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- DRYWALL (GYPBOARD) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.N.O., BLOCKED/STRAPPED AT BACK WALLS ADJACENT TO CMU WALL.
- UNLESS OTHERWISE NOTED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
- TOP & BTM TRACK SIZE SHALL BE MIN. 43 MIL U.N.O.
- DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/360

METAL STUDS	SIZE (SSMA DESIGNATION)	MAXIMUM	
		SPACING	HEIGHT
4" X 20 GA	400S137-33	16"	15'-10"
6" X 20 GA	600S137-33	16"	21'-8"



2 PARTITION WALL DETAIL
NTS



4 DETAIL - TYP INTERIOR FOOTING
SCALE: NTS

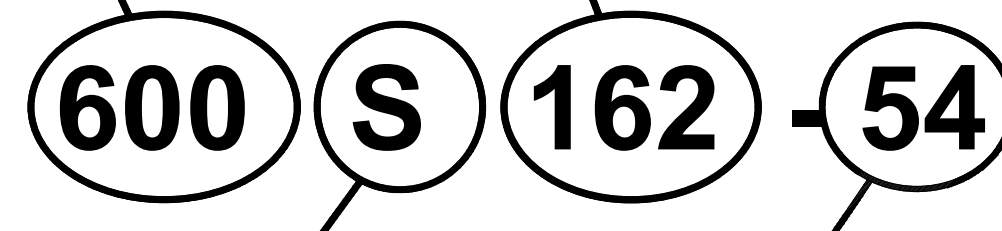
CEILING JOISTS (GYPBOARD CEILING)

- BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
- STUD TOP & BTM TRACKS SHALL BE UNPUNCHED STUDS OF 1/8GA MIN. UNLESS NOTED OTHERWISE.
- 3/62T125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #6 SCREWS AT EACH JOIST.
- GYPBOARD IS ON ONE SIDE OF CEILING U.N.O.
- DESIGN LOAD: DEAD LOAD = 10 PSF & LIVE LOAD = 12 PSF => 22 PSF USE DESIGN LOAD 10PSF DEAD + 20 PSF LIVE, TOTAL DEFLECTION LIMIT = L/240, LIVE LOAD DEFLECTION LIMIT = L/360 NO STORAGE LOAD ALLOWED

SIZE (SSMA DESIGNATION)	MAXIMUM		CEILING TIES (BRACING) MAX. SPACING
	SPACING	SPAN	
600S137-33 (20 GA)	16"	11'-5"	4'-0"
** 600S200-33 (20 GA)	16"	13'-2"	4'-0"
600S200-43 (1/8 GA)	16"	15'-9"	4'-0"
800S250-43 (1/8 GA)	16"	18'-11"	4'-0"
800S250-54 (1/6 GA)	16"	22'-11"	4'-0"
800S300-60 (1/8 GA)	16"	25'-6"	4'-0"

** WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 1/8GA. CLIP ANGLE.

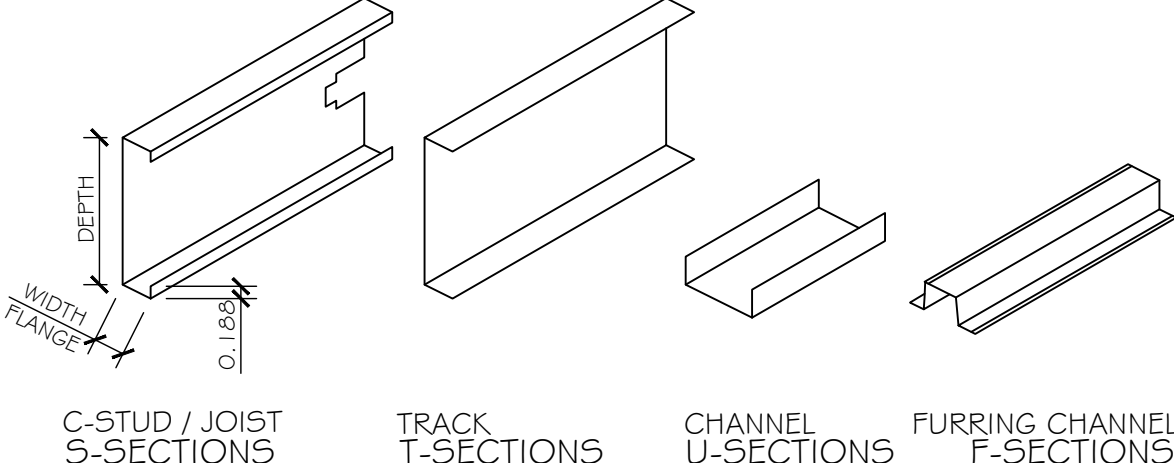
EXAMPLE: MEMBER DEPTH: (Example: C=600 x 1/100 inches)
All member depths are taken in 1/100 inches
For all "T" sections member depth is the inside to insided dimension.
FLANGE WIDTH: (Example: 1 5/8" = 1.625" = 162 x 1/100 inches)
All flange widths are taken in 1/100 inches



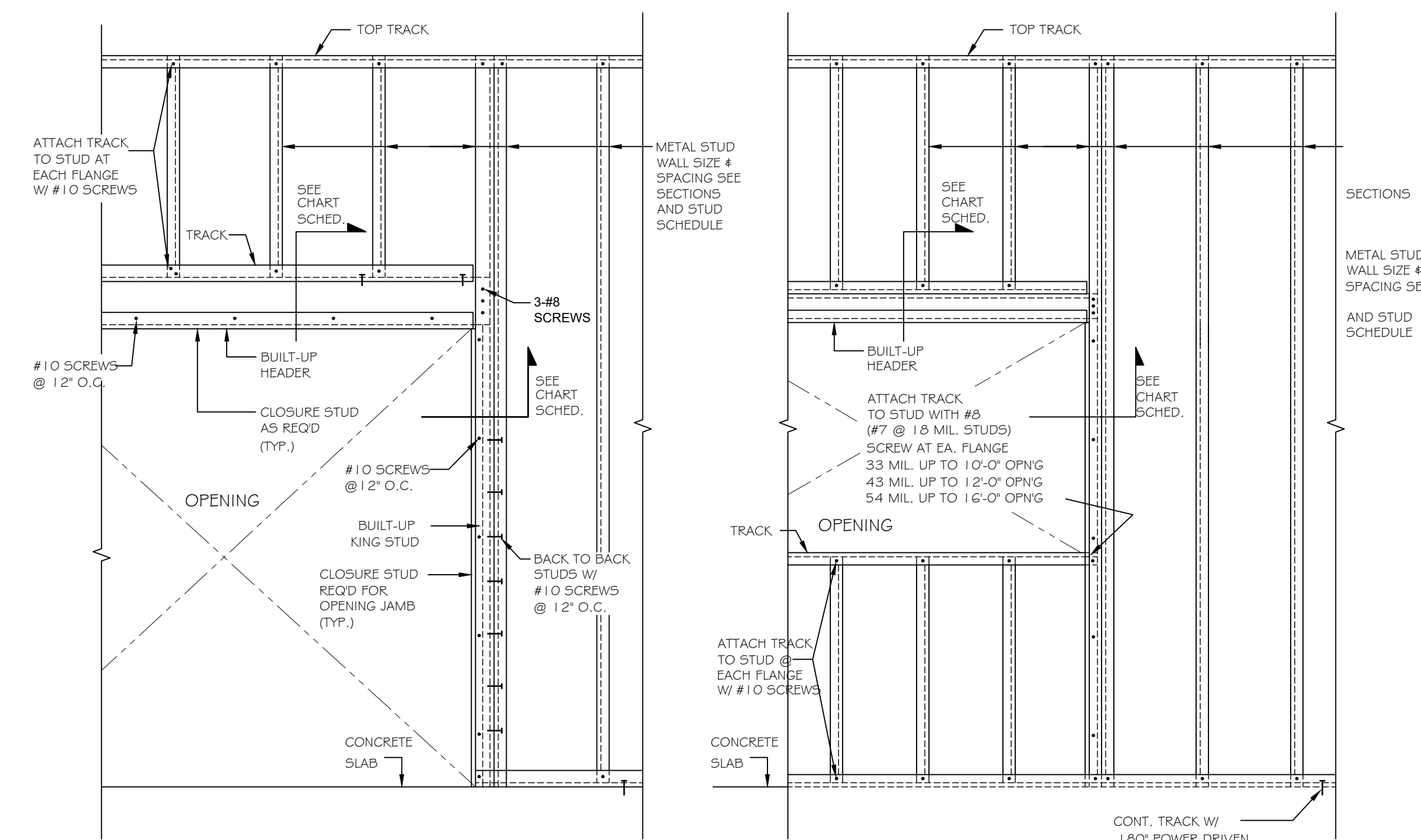
STYLE: (Example: Stud or Joist section = S)
The four alpha characters utilized by the designator system are:
S = Stud or Joist Sections
T = Track Sections
U = Channel Sections
F = Furring Channel Sections

MATERIAL THICKNESS: (Example: 0.054 in. = 54 mils; 1 mil = 1/1000 in.)
Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 95% of the design thickness.

Note: For those sections where two different yield strengths (33 ksi and 50 ksi) are shown, the yield strength use in the design, if greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e., 600S162-54 (50ksi))



1 METAL STUD DETAIL
NTS



3 PARTIAL HEADER DETAIL
NTS

KING STUDS	SPAN	HEADER SIZE	
2	3'-0"	400S 162-43	SIZE OF WALL AND 43 MILS
2	4'-0"	600S 137-43	SIZE OF WALL AND 43 MILS
2	6'-0"	600S 162-43	SIZE OF WALL AND 43 MILS
2	8'-0"	600S 162-54	SIZE OF WALL AND 54 MILS
3	12'-0"	800S 162-54 (50 KSI)	SIZE OF WALL AND 54 MILS

Cannatechnics
CANNATECHNICS SPECIALIZES IN: CONSULTATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201, TEMECULA, CA
PHONE: (951) 927-7140 FAX: (951) 927-9724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

PERFORMANCE EXCELLENCE
SEAL-ENGINEER: JOHN H. JOHNSON, REGISTERED PROFESSIONAL ENGINEER, CIVIL, STATE OF CALIFORNIA, LICENSE NO. 68032

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 07/15/2022

OWNER: **HANGAR 420**
30375 AULD RD., MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY**
30375 AULD RD., MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION: **FRAMING DETAILS**

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER: 22121
DRAWN BY: HPB
CHECKED BY: JHJ
DATE: 08-18-22
REVISION:
SHEET IDENTIFIER: **S404**
SHEET OF

BASIS OF DESIGN

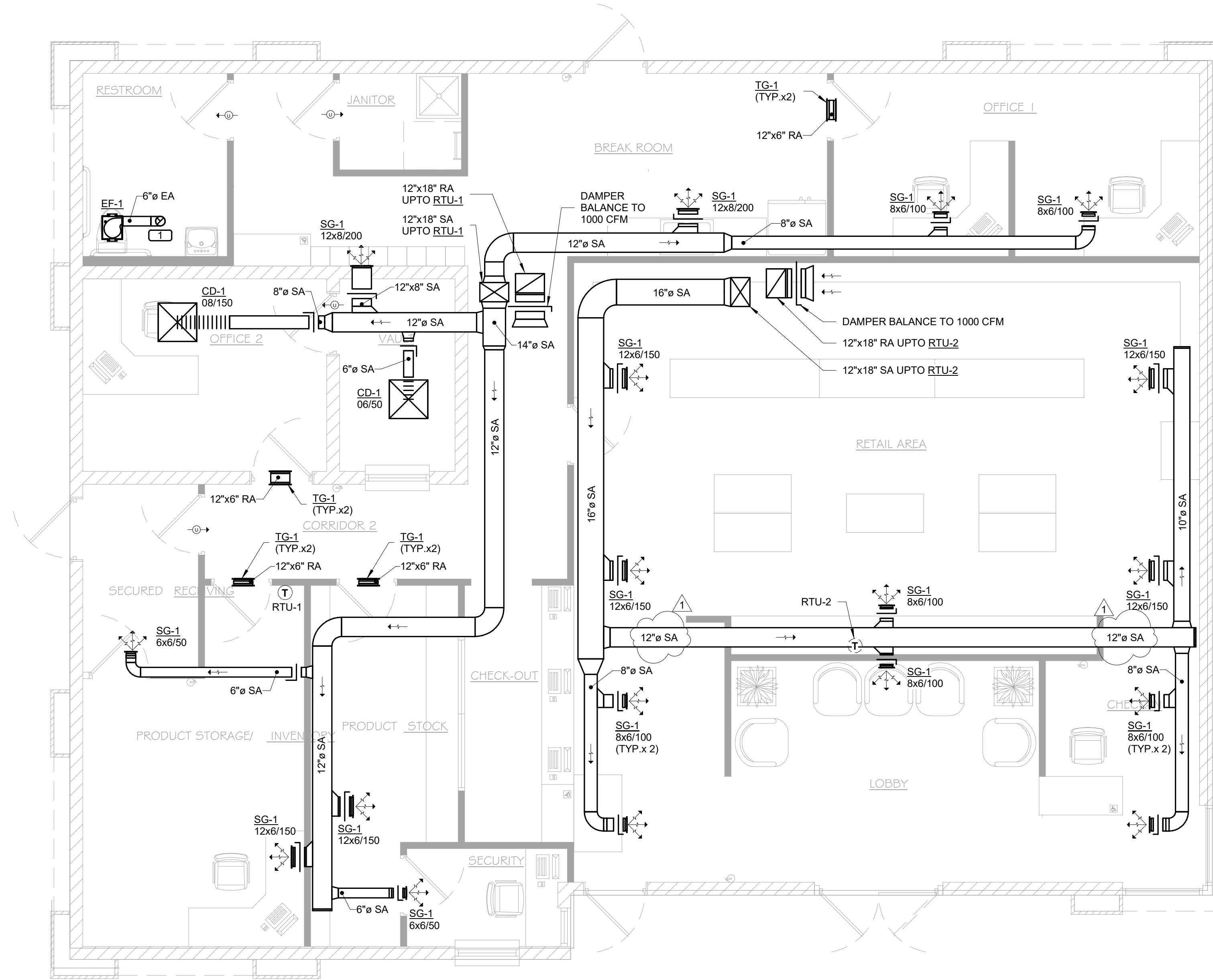
1. THE ENGINEER ASSUMES THAT AT LEAST 24" CLEAR SPACE WILL BE AVAILABLE FOR DUCT RUNOUT. CONTRACT TO VERIFY IN FIELD AND SHALL LIAISE WITH ARCHITECT/OWNER FOR THE SAME.

GENERAL NOTES:

1. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION.
2. ALL PENETRATIONS NEED TO BE PROPERLY FILLED AND SEALED. PENETRATIONS TO EXTERNAL WALLS OR ROOF SHALL BE SEALED WEATHER TIGHT.
3. INSTALL ALL EQUIPMENT AND ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER LOCAL CODE.
4. MAKE TRANSITIONS IN SUPPLY OR RETURN AIR DUCT WHEREVER NECESSARY. THE TRANSITIONED DUCT SHALL NOT HAVE PRESSURE DROP GREATER THAN 0.08" W.C./100 FEET.
5. ALL RESTROOMS AND JANITOR CLOSETS SHALL HAVE DOOR UNDERCUT TO ALLOW AIRFLOW FROM ROOM TO EXHAUST FAN.
6. CONTRACTOR SHALL COORDINATE ROUTING OF DUCTWORK WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK AND ALSO COORDINATE BUILDOUTS OR LOWERING OF CEILINGS WITH ARCHITECT IF NECESSARY.
7. THERMOSTAT SHALL BE MOUNTED ON WALL AT 4 FEET ABOVE FINISH FLOOR LEVEL OR AS SPECIFIED BY MANUFACTURER.
8. ENSURE DUCTWORK AS SPECIFIED DOES NOT CONFLICT WITH LIGHT FIXTURE HEIGHT AND LOCATION. REFERENCE ARCHITECTURAL SET OF DOCUMENTS FOR CEILING HEIGHTS AND LIGHT FIXTURE MOUNTING HEIGHTS PRIOR TO INSTALLATION OF HVAC DUCTWORK.
9. OPEN AREA DUCTWORK SHALL BE PAINTED FINISH TO MATCH WITH SURROUNDING ARCHITECTURE.

KEYNOTES: [#]

1. ROUTE 6"Ø EXHAUST DUCT FROM CEILING-MOUNTED EXHAUST FAN TO ROOF TERMINATION CAP. VERIFY EXACT ROUTING IN FIELD.



1 MECHANICAL PLAN - LEVEL 1
1/4" = 1'-0"

Cannatech
 CANABIS DESIGN SERVICES, CONSULTING, CONSTRUCTION, RESTAURATION, ARCHITECTURE, ENGINEERING, SURVEYING, DEVELOPMENT, MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-9724
 EMAIL: INFO@CANNATECH.COM WEB: WWW.CANNATECH.COM

SEAL-ENGINEER: [Professional Engineer Seal for John H. Johnson, State of California, License No. 68863]

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. B3934
 DATE 07/19/2022

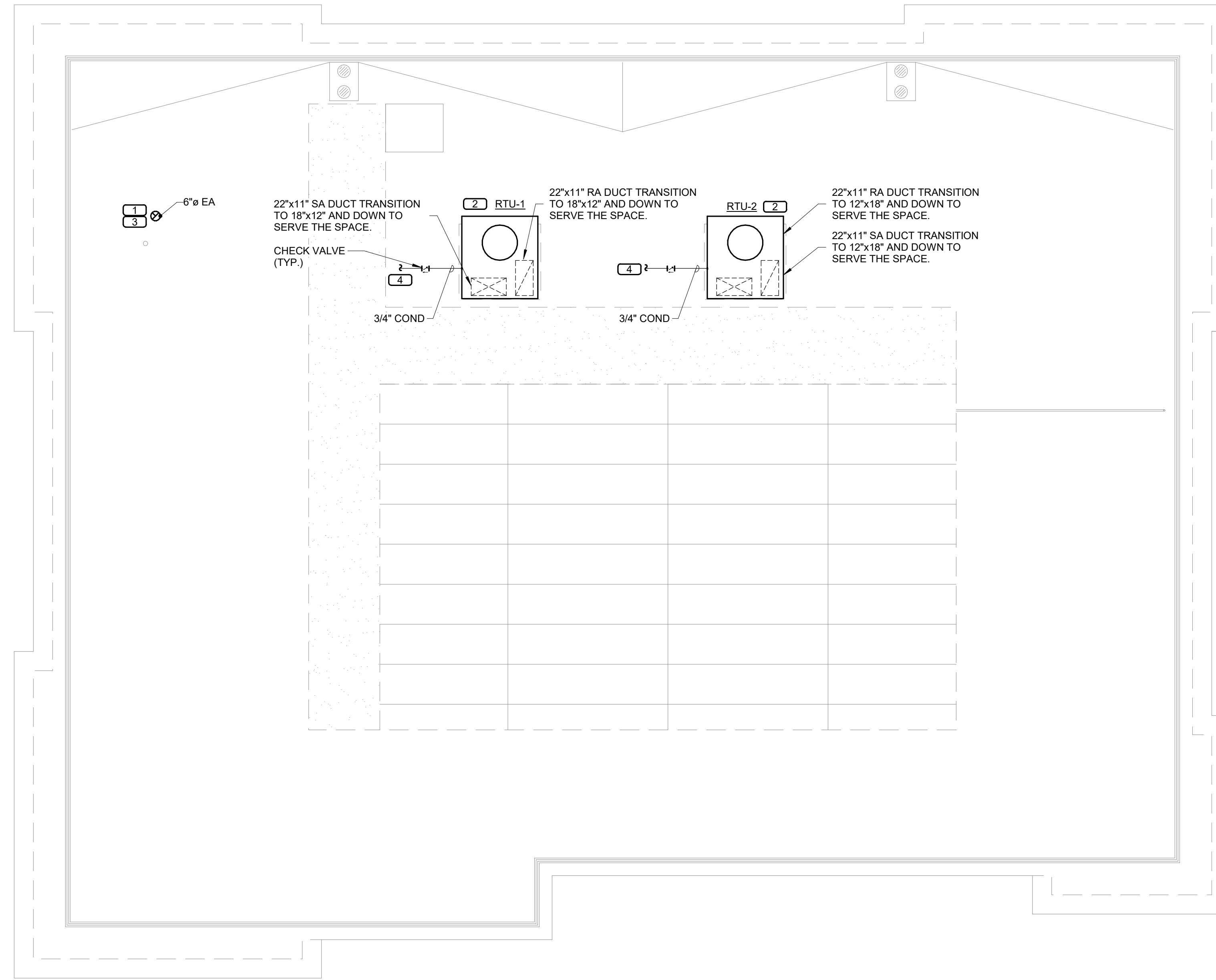
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

SHEET DESCRIPTION: **MECHANICAL FLOOR PLAN**

REV BY	DATE	DESCRIPTION
01	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	AP
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M1.0



1 MECHANICAL ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

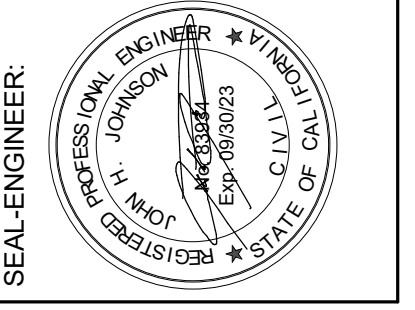
- REFER TO COVER SHEET FOR ADDITIONAL INFORMATION.
- ALL PENETRATIONS NEED TO BE PROPERLY FILLED AND SEALED. PENETRATIONS TO EXTERNAL WALLS OR ROOF SHALL BE SEALED WEATHER TIGHT.
- INSTALL ALL EQUIPMENT AND ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER LOCAL CODE.
- MAKE TRANSITIONS IN SUPPLY / RETURN / EXHAUST AIR DUCT WHEREVER NECESSARY. THE TRANSITIONED DUCT SHALL NOT HAVE PRESSURE DROP GREATER THAN 0.08" W.C/100 FEET.
- CONTRACTOR SHALL COORDINATE ROUTING OF DUCTWORK WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK AND ALSO COORDINATE BUILDOUTS OR LOWERING OF CEILINGS WITH ARCHITECT IF NECESSARY.
- ROOF TOP UNITS ARE TO BE MOUNTED ON FLAT ROOF USING MANUFACTURER RECOMMENDED ROOF CURB AND OTHER RELATED ACCESSORIES.

KEYNOTES: #

- ROUTE 6"Ø EXHAUST DUCT DOWN TO EXHAUST FAN. TERMINATE MINIMUM 18" ABOVE ROOF WITH ROOF CAP AND MESH SCREEN.
- MAINTAIN NECESSARY SERVICE CLEARANCE AROUND THE ROOF TOP UNIT AS SPECIFIED BY MANUFACTURER.
- MAINTAIN 10'-0" CLEARANCE BETWEEN MECHANICAL VENTILATION INTAKES AND ANY FLUES, EXHAUST TERMINATIONS, OR PLUMBING VENTS. COORDINATE WITH OTHER TRADES.
- TERMINATE COOLING COIL CONDENSATE DRAIN TO NEAREST ROOF DRAIN OR APPROVED RECEPTOR. PROVIDE CONDENSATE DRAIN PUMP IF NECESSARY. REFER TO PLUMBING PLANS FOR EXACT LOCATION OF ROOF DRAINS OR APPROVED RECEPTOR. SIZE PER MANUFACTURER'S REQUIREMENTS AND PER CODE.

Cannatechnics
CANNABIS DESIGN SERVICES, CONSULTING, OPERATION, RETAIL, REGISTRATION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
279319 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-9724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. B3934
DATE 07/15/2022



OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

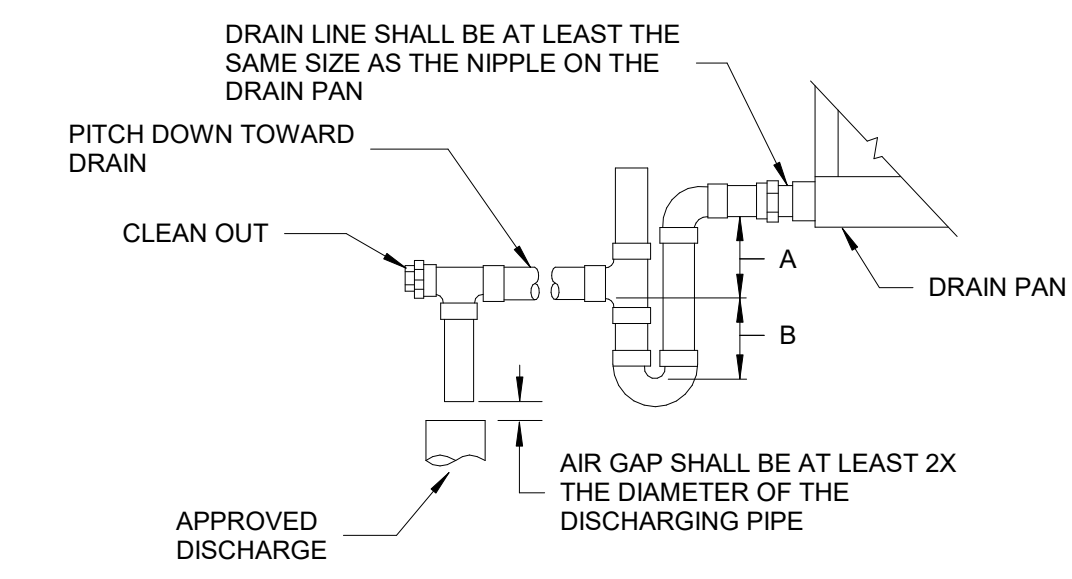
SHEET DESCRIPTION
MECHANICAL ROOF PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	Author
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M1.1

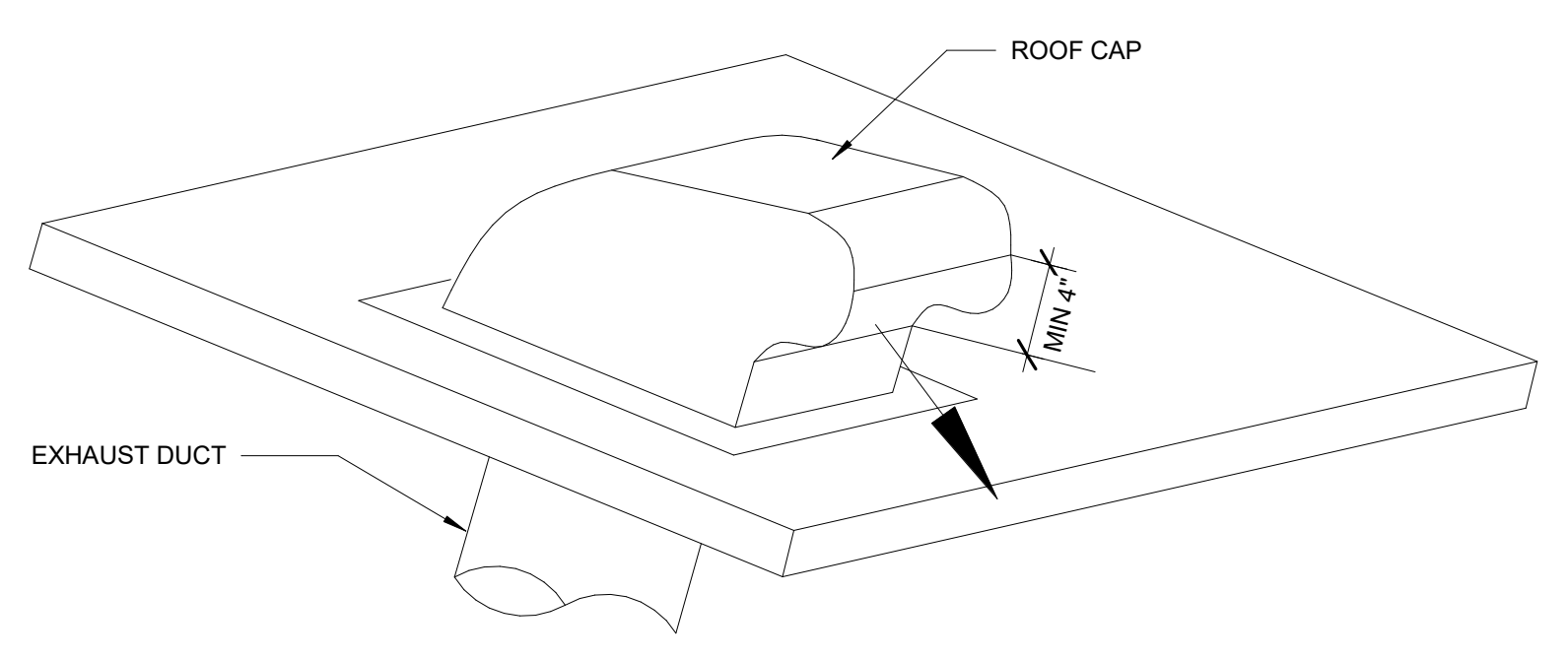
UNIT TYPE	A	B
DRAW THRU	2" (50 MM) PLUS X	X
BLOW THRU	1" (25 MM) MINIMUM	2X

WHERE X = STATIC PRESSURE IN PAN

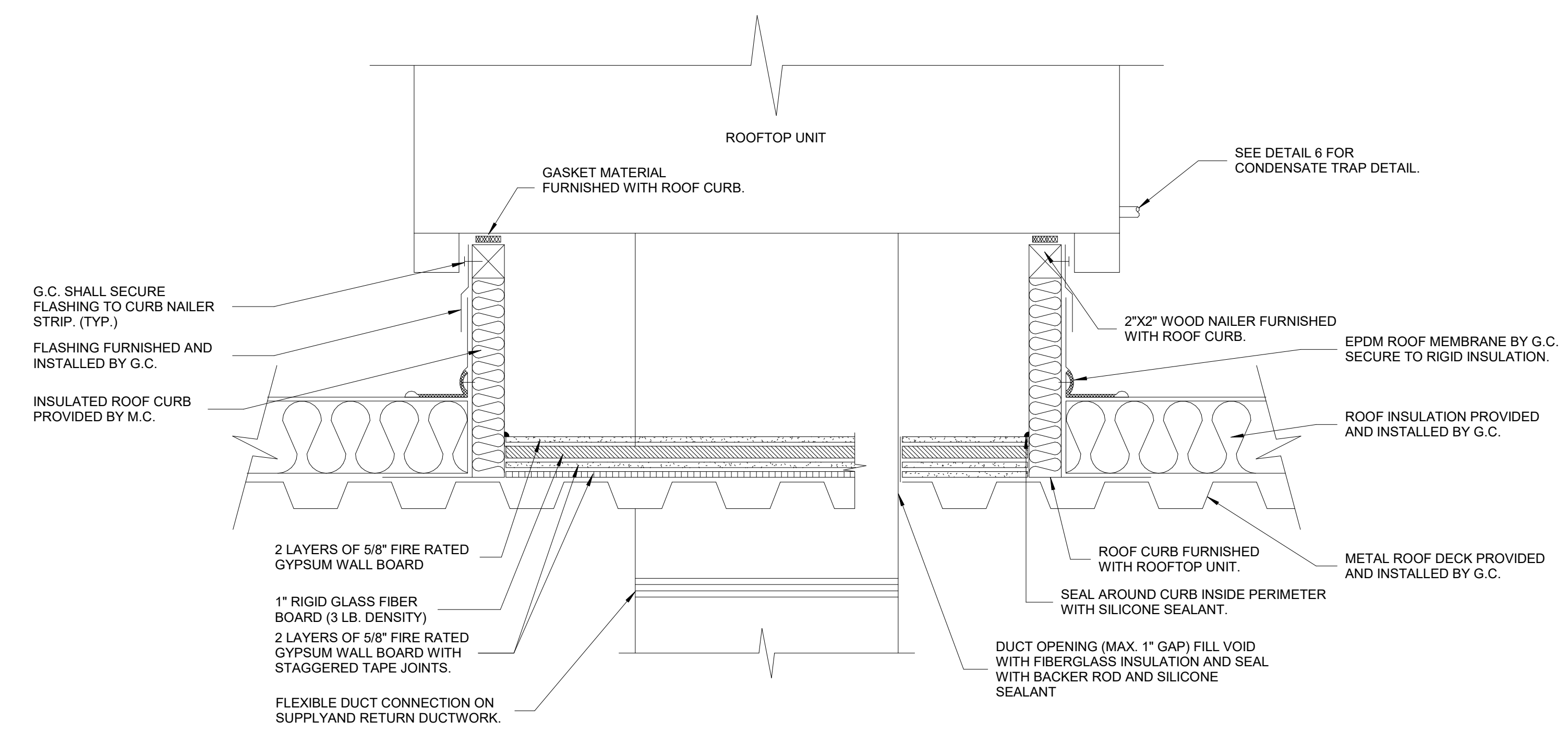


CONDENSATE TRAP

SCALE: NTS 4



- NOTES:
1. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER
 2. DRYER JACK 466 FOR DRYER EXHAUST, BROAN 636 OR EQUAL FOR BATHROOM EXHAUST.
 3. PROVIDE CAP WITH PAINT GRIP COATING FOR FIELD PAINTING.
 4. SEAL ROOF PENETRATION WITH SEALANT AND FLEXIBLE FLASHING.
 5. PROVIDE INSECT SCREEN AT TOILET EXHAUST CAPS.



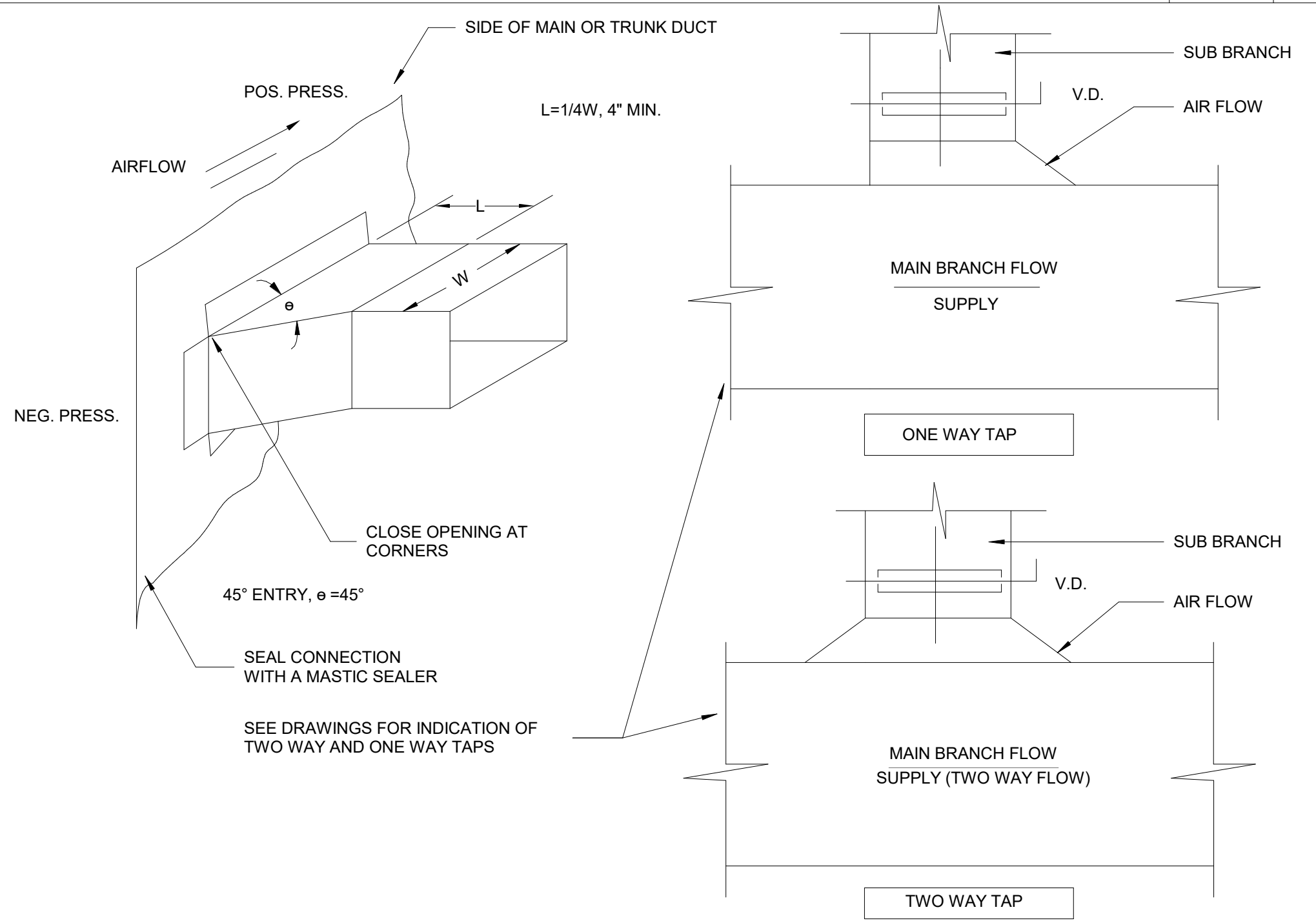
- NOTES:
1. ALL ROOF FLASHING SHALL BE PER ROOF MANUFACTURER'S RECOMMENDATIONS.
 2. ROOF CURB SHALL BE INSTALLED PER ROOF CURB MANUFACTURER'S RECOMMENDATIONS.
 3. PROVIDE EXTENDED CURB AS REQUIRED TO MAINTAIN 12" CLEARANCE ABOVE INSULATION.

ROOF TOP UNIT SUPPORT DETAIL

SCALE: NTS 5

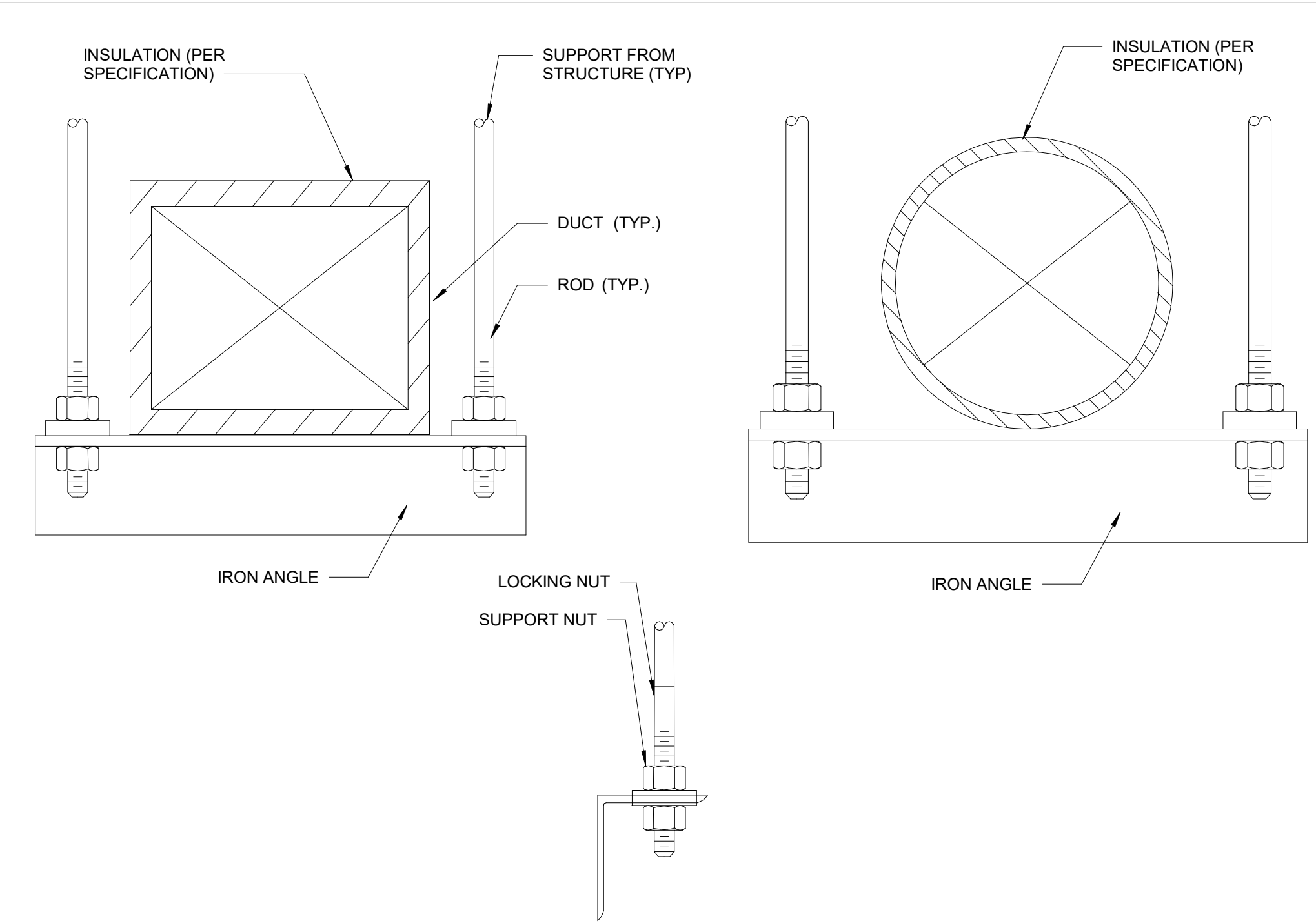
PITCHED ROOF VENT CAP

SCALE: NTS 6



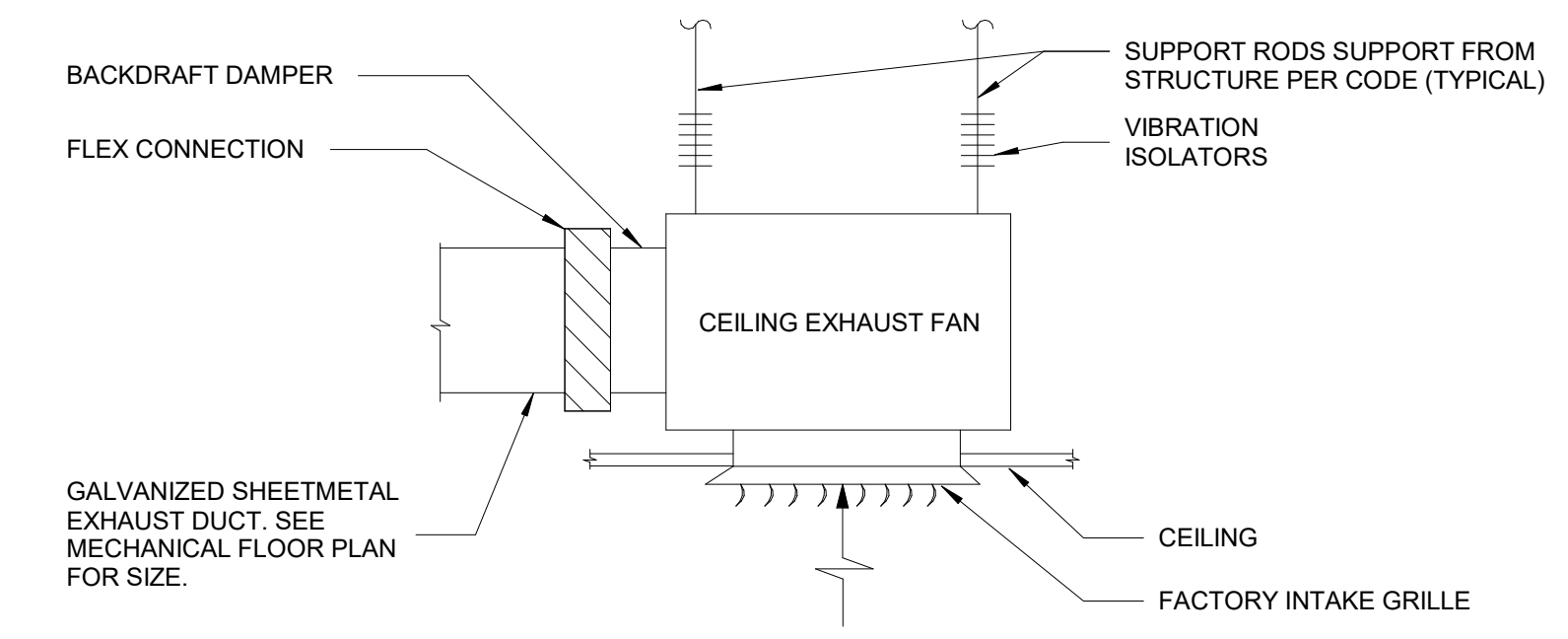
TYPICAL BRANCH CONNECTIONS

SCALE: NTS 3



TYPICAL DUCT SUPPORT

SCALE: NTS 2



CEILING-MOUNTED EXHAUST FAN

SCALE: NTS 1

Cannatech
 CANABIS DESIGN SERVICES, CONSULTING, ARCHITECTURE, INTERIOR DESIGN, RESTAURATION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 2793 19 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 827-7140 FAX: (951) 827-9724
 EMAIL: INFO@CANNATECH.COM WEB: WWW.CANNATECH.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 NO. 68863

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. B3834
 DATE 07/15/2022

OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT**
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION: MECHANICAL DETAILS

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER: 2022-06-1002
 DRAWN BY: AP
 CHECKED BY: JHJ
 DATE: 06-27-2022
 REVISION:
 SHEET IDENTIFIER: M2.0

SINGLE PACKAGED HEAT PUMP TYPE ROOF TOP UNITS SCHEDULE

SYMBOL	SERVICE	NOMINAL TONNAGE	INDOOR FAN				COOLING @ AMBIENT (°F) = 89				HEATING @ AMBIENT (°F) = 24				ELECTRICAL						MANUFACTURER	MODEL	UNIT WEIGHT (LBS)	REMARKS		
			TOTAL CFM	O.A. CFM	ESP (IN WC)	HP	TOTAL MBH	EAT DB/WB	LAT DB/WB	SEER/EER	HEATING MBH	EAT DB/WB	LAT DB/WB	HSPF/COP	VOLT-PHASE	DISCONNECT		CONTROLLER/STARTER		FLA					MCA	MOCP
																BY (NOTE A)	TYPE (NOTE B)	BY (NOTE A)	BY (NOTE A)							
RTU-1 & 2	SEE DWG.	3	1200	200	0.9	1/2	36	80/67	55.0	16.0/12.5	38	47/43	90	8.0/3.6	208/1	MFR	F	MFR	21.2	25.1	40	DAIKIN	DP16HM3641 OR APPROVED EQUAL	438	NOTES 1, 2, 3, 4, 5, 6	

NOTES:

- ROOF TOP UNITS SELECTED FOR SPACE PEAK LOADS.
- COORDINATE ELECTRICAL CONNECTIONS WITH MFR.
- ROOF TOP UNITS CFM SELECTED AT HIGH CFM. ROOF TOP UNIT SHALL HAVE CAPABILITY TO ADJUST CFM FOR FINAL AIR BALANCING UP OR DOWN THROUGH FIELD ADJUSTMENT.
- NOMINAL COOLING CAPACITY RATED AT: INDOOR TEMP = 80°FDB/67°FWB, OUTDOOR TEMP = 95°FDB.
- DESIGN COOLING CAPACITY SHALL BE RATED AT: INDOOR TEMP = 75°FDB/63°FWB, OUTDOOR TEMP = 95°FDB.
- ALL EQUIPMENT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.

ACCESSORIES:

- 7-DAY PROGRAMMABLE THERMOSTAT WITH MANUAL OVER-RIDE, SETBACK, AND, TIME DELAY RELAY.
- MERV 13 FILTER IN FIELD-INSTALLED IN-LINE DOWNSTREAM OF OUTSIDE AIR HOOD INSIDE UNIT. PROVIDE UNIT WITH FILTER RACK.
- FACTORY MOUNTED THERMAL EXPANSION VALVE IF REQUIRED FOR SPECIFIED SEER RATING.
- LOCKABLE REFRIGERANT SERVICE PORT CAPS.
- PROVIDE UNIT WITH ENTHALPY BASED ECONOMIZER.
- ROOF TOP UNITS MOUNTED WITH MANUFACTURER RECOMMENDED ROOF CURB.
- PROVIDE CO2 AND SMOKE SENSOR AS PER MANUFACTURER'S RECOMMENDATION.

FAN SCHEDULE

SYMBOL	SERVICE	CFM	S.P. IN. W.C.	FAN CLASS	WHEEL DIA. INCHES	FAN RPM (NOTE F)	DRIVE	MAX. AMCA SONES	BACKDRAFT DAMPER	ELECTRICAL						MANUFACTURER	MODEL	REMARKS	
										BHP (NOTE E)	MHP (NOTE E)	VOLT-PHASE	DISCONNECT		CONTROLLER/STARTER				
													BY (NOTE A)	TYPE (NOTE B)	BY (NOTE A)				TYPE (NOTE C)
EF-1	SEE DWG.	75	0.5	FORWARD CURVE	4.0	900	DIRECT	1.3	YES	0.045	0.050	120-1	MFR	NF	MFR	CONTINUOUS	GREENHECK	SP-AP	NOTES 1, 2, 3

NOTES:

- ALL FANS TO HAVE OSHA GUARDS.
- ALL EQUIPMENT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTROL TYPE:
CONTINUOUS = ALWAYS ON
SWITCH = DEDICATED ON / OFF WALL SWITCH LOCATED IN SPACE SERVED.
LIGHT = INTERLOCK TO LIGHT IN SPACE SERVED
- PROVIDE FILTER AND WEATHERHOOD.

ACCESSORIES:

- GRAVITY BACKDRAFT DAMPER
- GALVANIZED BIRDSCREEN.
- MESH INSECT SCREEN
- SPEED CONTROLLER
- VIBRATION ISOLATORS AND HANGING RODS.

GRILLES REGISTERS & DIFFUSERS SCHEDULE

SYMBOL	MATERIAL	TYPE	MARGIN (NOTE 1)	INLET SIZE (INCH)	FACE SIZE (INCH)	VOLUME DAMPER REQ'D	FINISH	MANUFACTURER	MODEL	REMARKS
CD-1	STEEL	LOUVERED FACE	LAY IN	SEE DWG.	24x24	NO	NOTE 3	TITUS	OMNI	NOTE 1, 2, 4
SG-1	STEEL	35° DEFLECTION	1 1/4"	SEE DWG.	SEE DWG.	NO	NOTE 3	TITUS	301R	NOTE 1, 2
TG-1	STEEL	35° DEFLECTION	1 1/4"	SEE DWG.	INLET+2	NO	NOTE 3	TITUS	350R	NOTE 1, 2

NOTES:

- CONTRACTOR SHALL DETERMINE PROPER MARGIN STYLE TO MATCH CEILING CONSTRUCTION.
- ALL RUN OUT DUCTWORK TO DIFFUSERS SHALL BE NECK SIZE UNLESS OTHERWISE NOTED.
- CONFIRM COLOR SELECTION BY THE ARCHITECT.
- FLUSH FACE PANEL.

SCHEDULE GENERAL NOTES:

A. DISCONNECT AND CONTROLLER STARTER FURNISHED AND INSTALLED BY:

MFR = MANUFACTURER
EC = ELECTRICAL CONTRACTOR.
MC = FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR
MFR/EC = FURNISHED LOOSE BY MANUFACTURER INSTALLED BY ELECTRICAL CONTRACTOR

B. DISCONNECT TYPE:

F = FUSED
NF = NON-FUSED

C. FAN RPM SHALL NOT EXCEED 110% OF SCHEDULED VALUE, WITH THE SCHEDULED WHEEL TYPE. SUBSTITUTION OF BI OR BIA FANS FANS FOR FC IS ACCEPTABLE IF EFFICIENCY IS NOT LOWER.

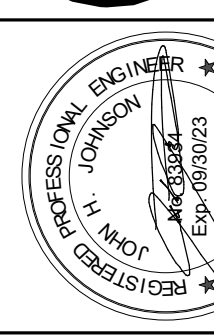
D. NO EQUIPMENT SHALL BE SELECTED ABOVE 90% OF MOTOR NAME PLATE RATING.

E. MUST BE WITHIN +/- 10% OF SCHEDULED RPM.

Cannatechnics
CANNABIS DESIGN SERVICES, CALIFORNIA, ARCHITECTURE, INTERIOR DESIGN, RESTAURANT ARCHITECTURE, ENGINEERING - SURVEYING - DEVELOPMENT, MANAGEMENT
277919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-9724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM



PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
P.E. NO. 68984
DATE 07/19/2022



OWNER:
HANGAR 420

30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
MECHANICAL SCHEDULE

REV BY	DATE	DESCRIPTION
01	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	AP
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M3.0

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 6 columns: 01-06. Rows include Project Location (Murrieta), Climate Zone (10), and Occupancy Types (Retail).

Table with 3 columns: 01-03. Rows include Air System(s), Wet System Components, and Dry System Components.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 9 columns: 01-09. Rows include Name or Item Tag, Size Category, Rating Condition, Efficiency Unit, and Design Efficiency.

G. PUMPS
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 9 columns: 01-09. Rows include System Summary, Mandatory Measures Compliance, and Compliance Results.

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Table with 6 columns: 01-06. Rows include Space Conditioning System Information and System Name/Quantity.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 11 columns: 01-11. Rows include Fan Name or Item Tag, Fan Type, Qty, Component, Airflow through Component, and Fan System Allowance.

1 FOOTNOTES: Fans serving spaces with design background noise goals below NC35
2 Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow.

Table with 11 columns: 01-11. Rows include Fan System Name, Qty, Hours of Operation per Year, Design Supply Airflow Rate, and Energy Recovery Bypass.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 6 columns: 01-06. Rows include Space Conditioning System Information and System Name/Quantity.

Table with 11 columns: 01-11. Rows include Name or Item Tag, Equipment Category, Equipment Type, and Equipment Sizing per Mechanical Schedule.

1 FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1.
2 It is common practice to show rated output capacity on the equipment schedule.

Table with 9 columns: 01-09. Rows include Name or Item Tag, Size Category, Rating Condition, Efficiency Unit, and Design Efficiency.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 10 columns: 01-10. Rows include RTU-1 & RTU-2, Quantity, and Recovery Bypass provided.

Table with 3 columns: 01-03. Rows include Name or Item Tag, FEI Exception, and FEI.

Table with 9 columns: 01-09. Rows include System Name, System Zoning, Conditioned Floor Area, Thermostats, and Window Interlocks.

1 FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

Cannatechnics logo and contact information: CANABIS DESIGN SERVICES, ARCHITECTURE - SURVIVING - DEVELOPMENT - MANAGEMENT, 27919 JEFFERSON AVENUE, SUITE 201, TEMECULA, CA 92592.

Professional Engineer Seal for John H. Johnson, State of California, License No. 68983.

OWNER: HANGAR 420
30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005

PROJECT TITLE: COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT: 30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005

Table with 2 columns: DATE, DESCRIPTION FOR PERMIT. Rows include 01-30-23 and 04-20-23.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: AP
CHECKED BY: JHJ
DATE: 06-27-2022
REVISION:
SHEET IDENTIFIER: M5.0

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 7 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

J. VENTILATION AND INDOOR AIR QUALITY
This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1, 120.2(a)(3B), 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d124refnolnk/160.2, 160.3(a)(3D), 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems
Table with columns: System Name, RTU-1, System Design OA CFM Airflow, 200, System Design Transfer Air CFM, 1200, Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21^2

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 10 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Form/Title
NRCC-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Form/Title Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no NRCV forms required for this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 8 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

J. VENTILATION AND INDOOR AIR QUALITY
Table with columns: Space Name or Item Tag, Mechanical Ventilation Required per 120.1(c)(3)^3 & 160.2(c)(3), Exh. Vent per 120.1(c)(4) & 160.2(c)(4), DCV or Sensor Controls per 120.1(d)(3), 120.1(d)(5), and 120.1(e)(3)^5 160.2(c)(5D) 160.2(c)(5E) 160.2(c)(5D)

FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system
Air filtration requirements apply to the following three system types per 120.1(c)(1)A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

K. TERMINAL BOX CONTROLS
This section does not apply to this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 11 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

Q. MANDATORY MEASURES DOCUMENTATION LOCATION
This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.
Table with columns: 01, 02, 03, 04

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 9 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

L. DISTRIBUTION (DUCTWORK AND PIPING)
This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.
Table with columns: 01, 02

Duct Leakage Testing
Table with columns: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

M. COOLING TOWERS
This section does not apply to this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE NRCC-MCH-E
Project Name: Hanger 420 Report Page: (Page 12 of 12)
Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Responsible Person's Declaration Statement
I certify the following under penalty of perjury, under the laws of the State of California:

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 85485-0123-0002 Schema Version: rev 20220101 Report Generated: 2023-01-25 09:38:38

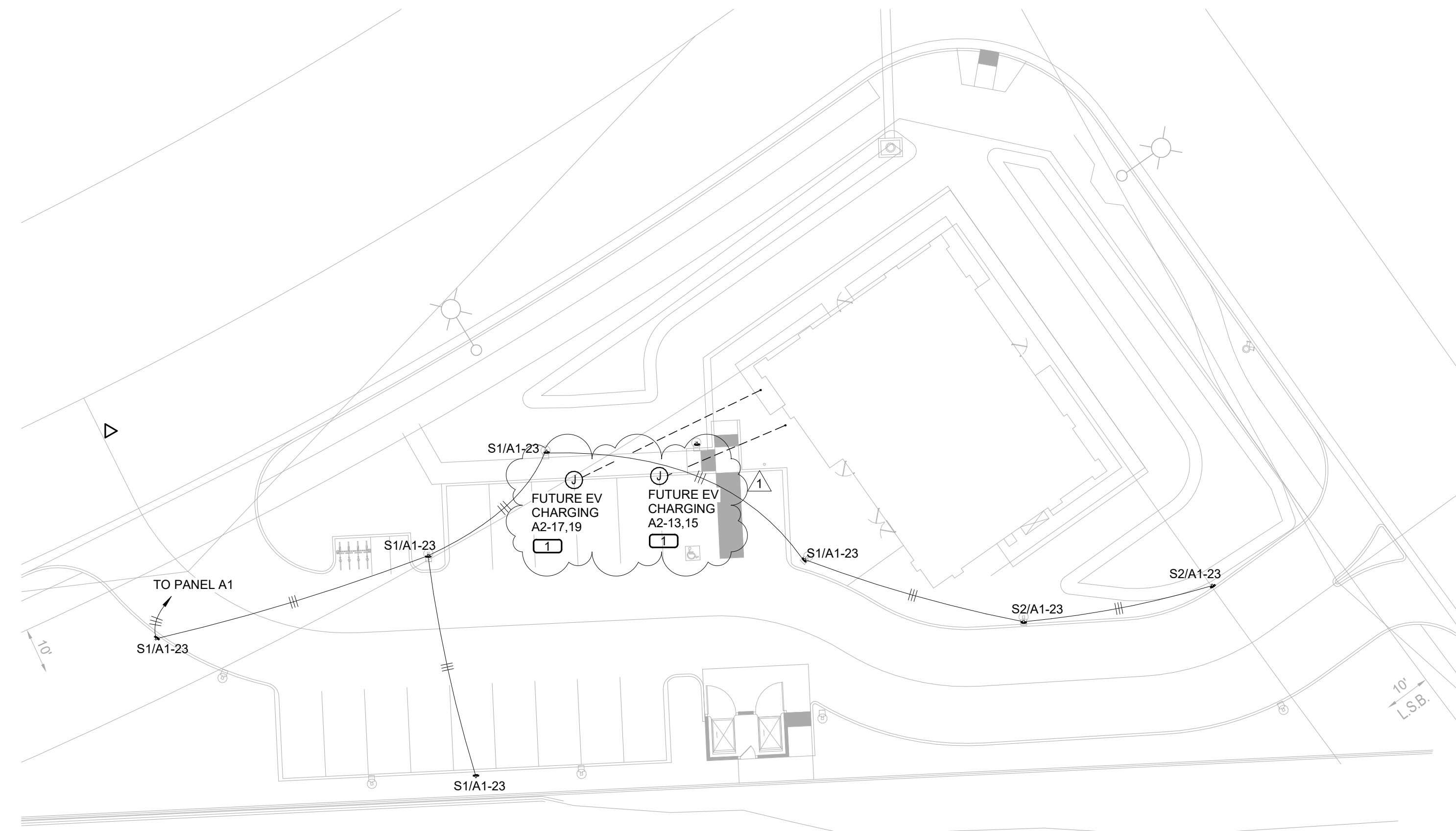
Cannatechnics
CANABIS DESIGN SERVICES, CALIBRATION, INSPECTION, RETAIL, REGISTRATION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT, MANAGEMENT
30375 AULD RD, MURRIETA, CA 92563
PHONE: (951) 827-7140 FAX: (951) 827-9724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

OWNER: HANGAR 420
30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005

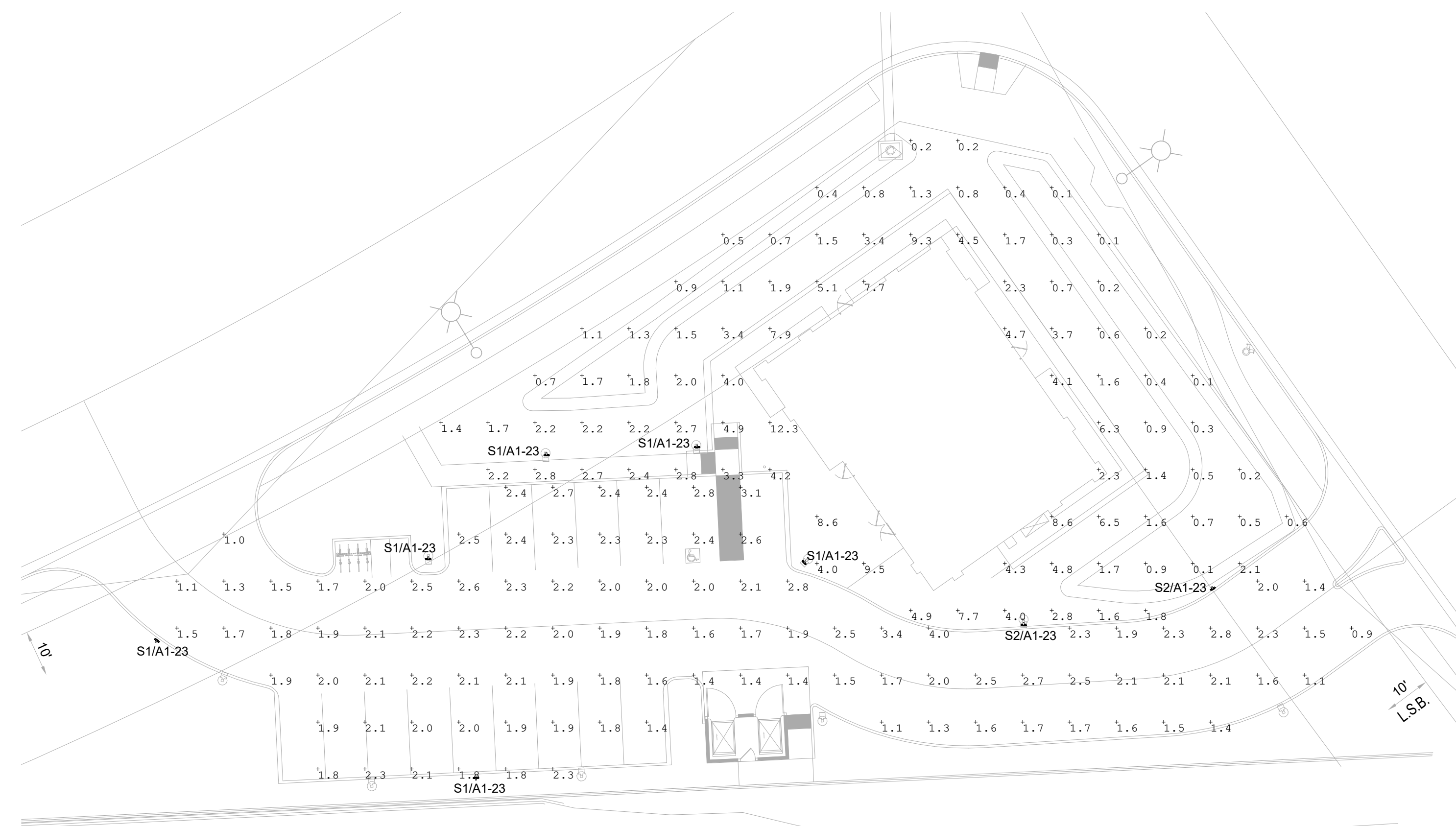
PROJECT TITLE: COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT: 30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005
SHEET DESCRIPTION: MECHANICAL COMPLIANCE SHEET

REVISIONS table with columns: REV, DATE, DESCRIPTION

PROJECT NUMBER: 2022-06-1002
DRAWN BY: AP
CHECKED BY: JHJ
DATE: 06-27-2022
REVISION:
SHEET IDENTIFIER: M5.1



1 ELECTRICAL SITE PLAN
1" = 20'-0"



2 SITE PHOTOMETRIC PLAN
1" = 20'-0"

PHOTOMETRIC STATISTICS

AREA	AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
PARKING LOT	2.00 FC	4.0 FC	0.9 FC	2.22 : 1	4.44 : 1

GENERAL NOTES:

- EXTERIOR LIGHTS SHALL BE CONTROLLED GLOBALLY BY BUILDING TIME CLOCK TC-1, AND LOCALLY BY INTEGRAL MOTION SENSOR/PHOTOCELL. POLE MOUNTED LIGHTS SHALL DIM TO 30% WHEN NO OCCUPANCY IS DETECTED IN ACCORDANCE WITH CEC 130.2(b).

KEYNOTES: #

- CIRCUIT BREAKER FOR THE EV CHARGING SHALL BE EV CAPABLE PER CEC SECTION 5.106.5.3.4.

Cannatechnics
CANNABIS DESIGN SERVICES, CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM



SEAL-ENGINEER:
PROFESSIONAL ENGINEER # 68492
JOHN H. JOHNSON
CIVIL
STATE OF CALIFORNIA

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
ELECTRICAL SITE PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
2022-06-1002

DRAWN BY
RS

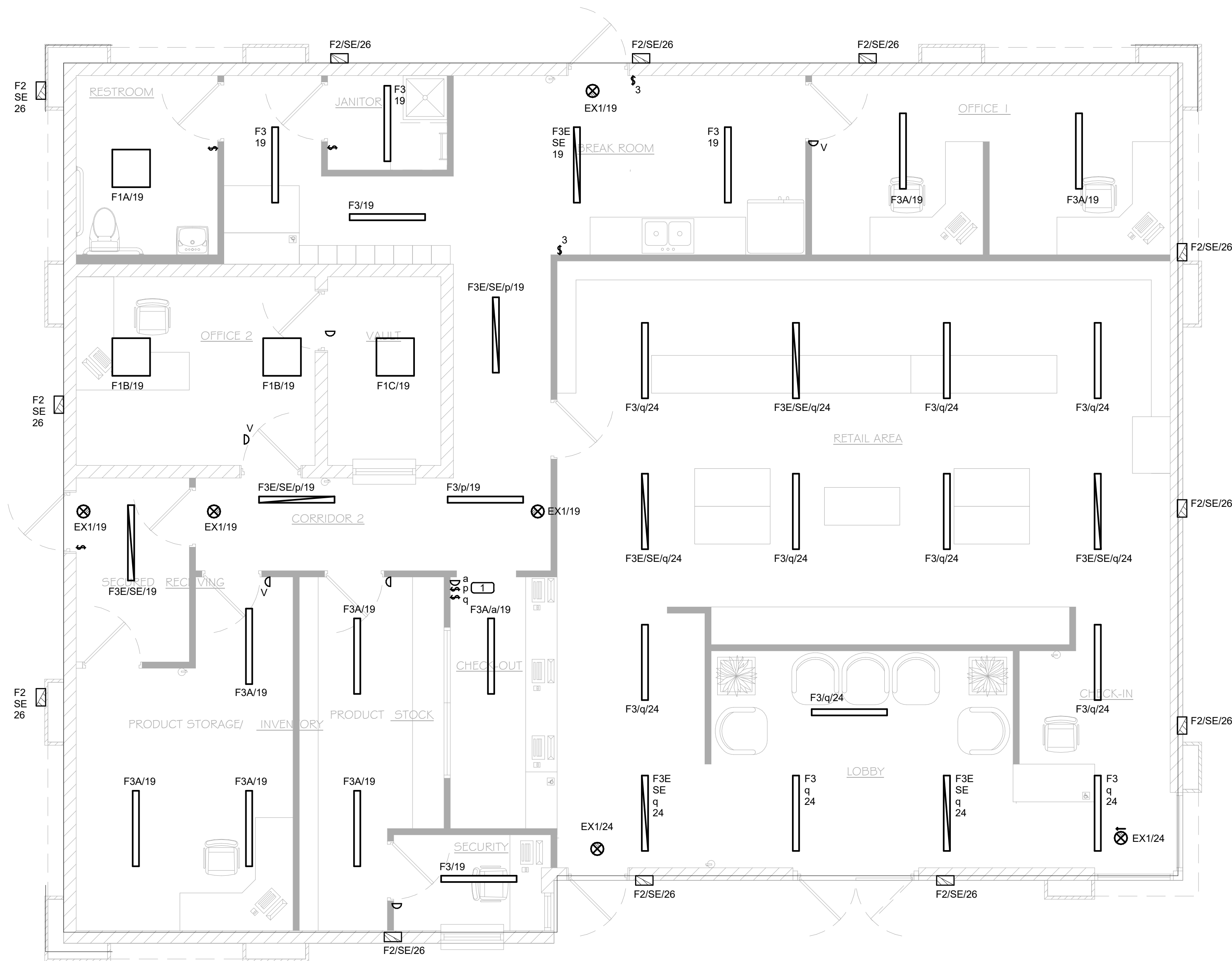
CHECKED BY
JHJ

DATE
06-27-2022

REVISION

SHEET IDENTIFIER
E0.1

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
P.E. NO. 68492
DATE
07/15/2022



1 FIRST FLOOR - LIGHTING
1/4" = 1'-0"

EV CHARGER NOTES:
 PROVIDE CONDUIT FOR FUTURE ELECTRIC VEHICLE CHARGING IN ACCORDANCE WITH THE FOLLOWING:
 A. A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240 -VOLT DEDICATED BRANCH CIRCUIT.
 B. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1".
 C. THE RACEWAY SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT AND LISTED SUITABLE CABINET, BOX, ENCLOSURE OR EQUIVALENT.
 D. CONNECT TO MINIMUM 40A/2P DEDICATED BRANCH CIRCUIT IN PANEL A2 USING 2#6 & 1&10 GND IN 1" CONDUIT FOR THE FUTURE INSTALLATION OF THE EVSE.
 E. COORDINATE EXACT REQUIREMENTS AND INSTALLATION LOCATION WITH THE OWNER.

GENERAL NOTES:

- WHERE SWITCH ID IS NOT SHOWN ON THE SWITCH, THE SWITCH SHALL CONTROL ALL LUMINAIRE WITHIN THE ROOM.
- REFER TO ARCHITECTURAL FLOOR PLANS AND ELEVATION PLANS FOR EXACT LOCATIONS AND MOUNTING OF WALL MOUNTED DEVICES PRIOR TO ROUGH-IN.
- CONNECT ALL LIGHTING CIRCUITS ON THIS SHEET TO PANEL A1, UNLESS NOTED OTHERWISE.

KEYNOTES: #

- PROVIDE LABEL INDICATING AREA SERVED BY EACH SWITCH/DIMMER.

Cannatechnics
 CANNABIS DESIGN SERVICES - CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL: ENGINEER
 JOHN H. JOHNSON
 PROFESSIONAL DESIGNER
 C.E.L.S. # 68423
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83854
 DATE 07/05/2022

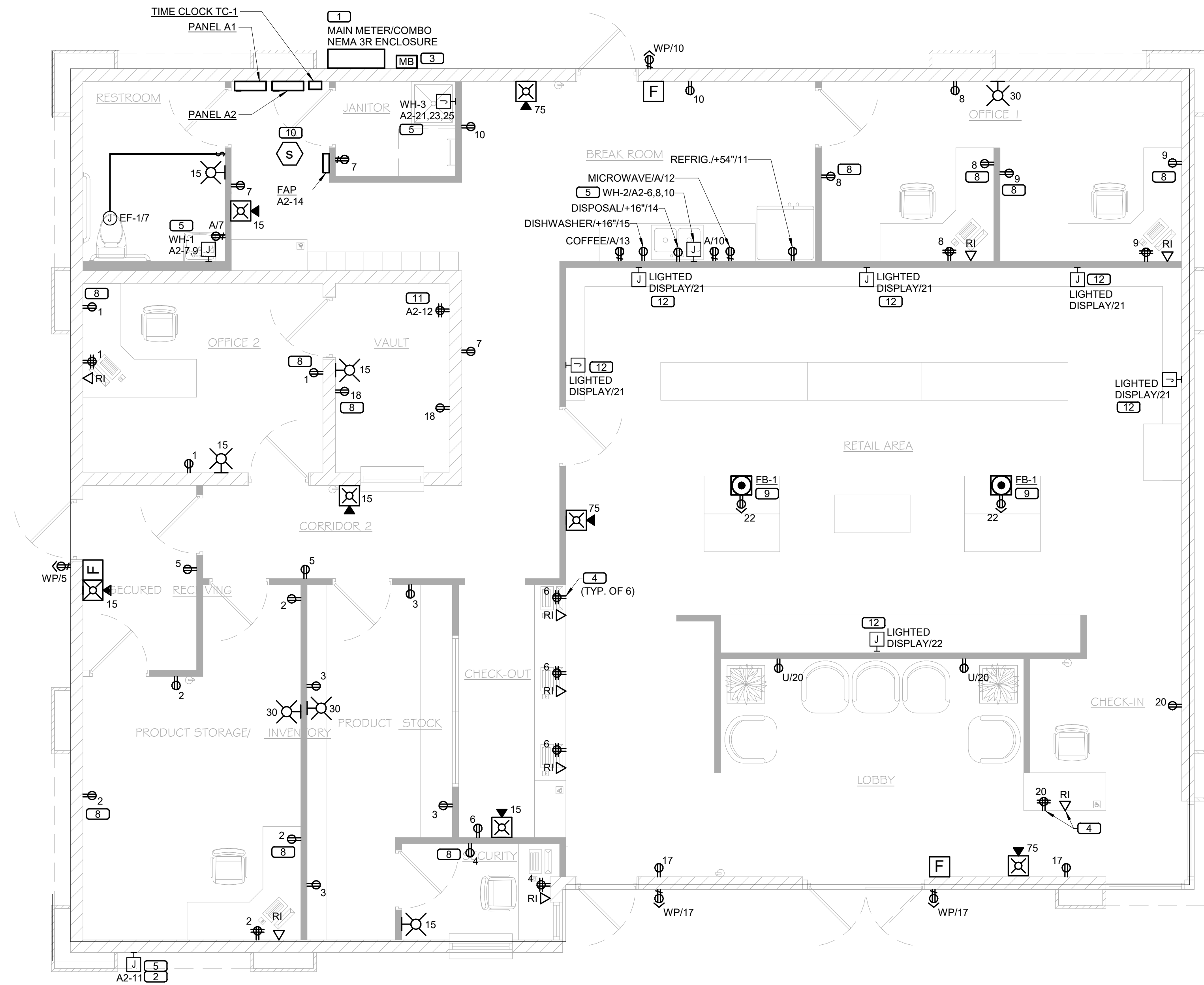
HANGAR 420
 OWNER:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

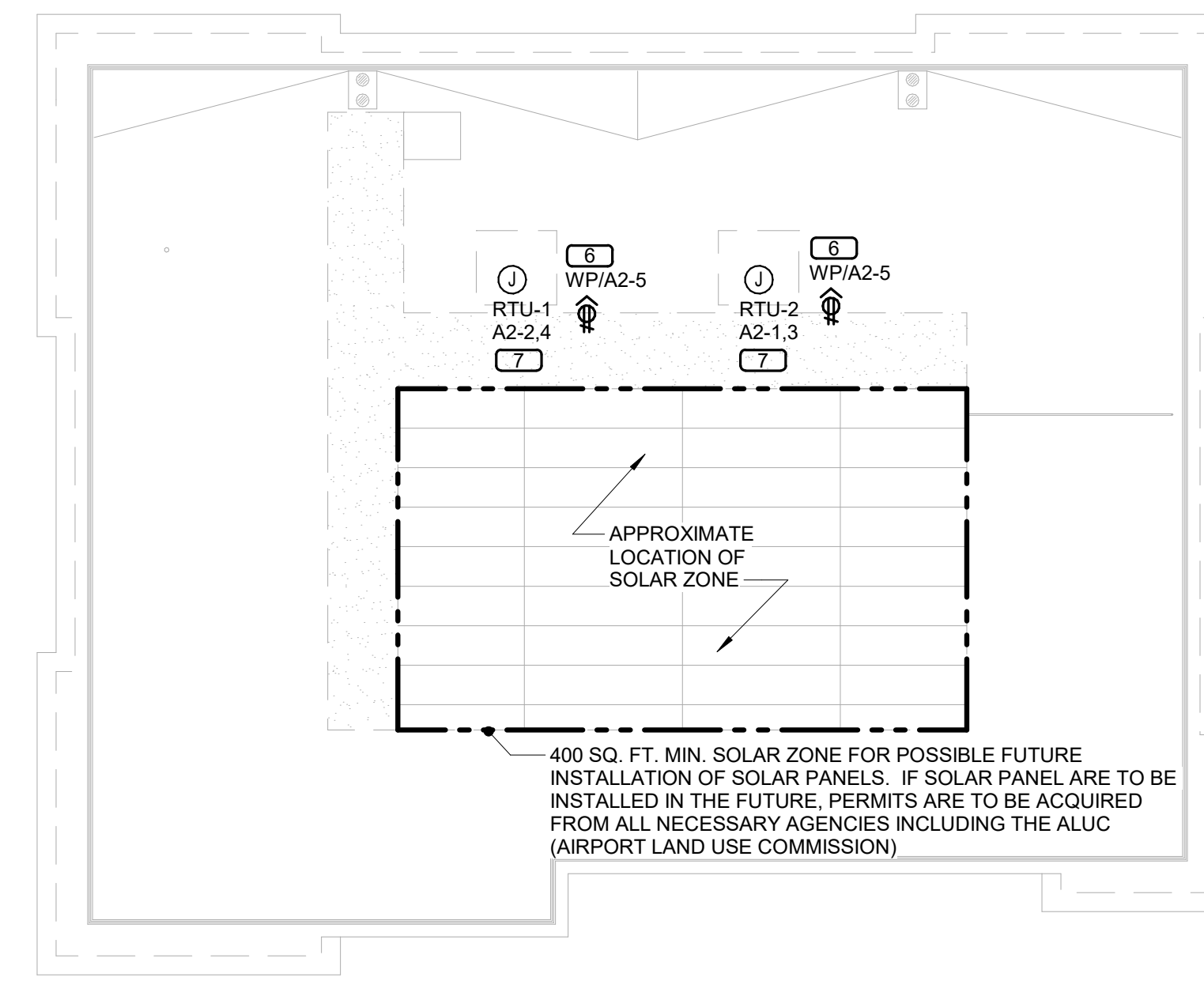
SHEET DESCRIPTION
 ELECTRICAL - LIGHTING

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	RS
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E1.0



1 **FIRST FLOOR - POWER & SYSTEMS**
1/4" = 1'-0"



2 **ROOF - ELECTRICAL - POWER & SYSTEMS**
1/8" = 1'-0"

GENERAL NOTES:

- REFER TO ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR EXACT LOCATIONS AND MOUNTING OF WALL MOUNTED DEVICES PRIOR TO ROUGH-IN.
- COORDINATE POWER REQUIREMENTS WITH ALL TRADES PRIOR TO BID.
- ALL THERMOSTATS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY E.C. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND QUANTITIES.
- DATA OUTLETS ARE SHOWN FOR REFERENCE. COORDINATE THE REQUIREMENTS AND LOCATION OF DATA DEVICES WITH THE OWNER PRIOR TO ROUGH-IN.
- INTERCONNECT ALL SMOKE DETECTORS AND CONNECT TO A COMMON CIRCUIT BREAKER IN PANEL SERVING THE AREA. REFER TO PANEL SCHEDULE FOR ADDITIONAL DETAIL.
- FIRE ALARM DEVICES AND SCOPE ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT REQUIREMENTS WITH FIRE ALARM VENDOR/ENGINEER.
- VERIFY FINAL LOCATION AND MOUNTING HEIGHT OF ALL THE TELEVISION (TV) POWER AND DATA OUTLETS WITH THE OWNER PRIOR TO ROUGH-IN. CONNECT ALL POWER CIRCUITS ON THIS SHEET TO **PANEL A1**, UNLESS NOTED OTHERWISE.

KEYNOTES: (#)

- ROUTE UNDERGROUND SECONDARY CONDUCTORS FROM 208V UTILITY FEEDER TO NEW WALL-MOUNTED 400-AMP METER/MAIN COMBO. METERING SHALL COMPLY WITH LOCAL UTILITY REQUIREMENTS, INCLUDING MOUNTING HEIGHTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY REPRESENTATIVE FOR EXACT REQUIREMENTS. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
- CONNECTION TO IRRIGATION CONTROLLER. COORDINATE THE EXACT REQUIREMENT AND LOCATION WITH THE OWNER PRIOR TO ROUGH-IN.
- ROUTE 2" CONDUIT UNDERGROUND TO WALL-MOUNTED MEDIA BOX FOR TELEPHONE / DATA SERVICE. COORDINATE WITH SERVICE PROVIDER FOR EXACT INSTALLATION REQUIREMENTS.
- RECEPTACLE TO BE INSTALLED IN CASEWORK AND FED FROM THE FLOOR BELOW. COORDINATE EXACT LOCATION WITH THE MANUFACTURER/OWNER PRIOR TO ROUGH-IN. E.C. TO PROVIDE DISCONNECT(S) STARTER PER MANUFACTURER'S REQUIREMENTS. REFER TO MANUFACTURER PROVIDED SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
- MOUNT RECEPTACLE WITHIN 25 FEET OF THE MECHANICAL EQUIPMENT. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR TO PREVENT BLOCKING ACCESS TO THE EQUIPMENT.
- DISCONNECT/STARTER PROVIDED BY THE MANUFACTURER AND INSTALLED BY E.C. REFER TO MECHANICAL SCHEDULES FOR ADDITIONAL INFORMATION.
- CONTROLLED RECEPTACLE PER CEC 130.5(D). REFER TO SHEET S/E3.0 FOR ELECTRICAL CONTROLLED DETAILS.
- FLOORBOX TO BE FED FROM THE FLOOR BELOW. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- MOUNT SMOKE DETECTOR WITHIN 5'-0" OF THE FIRE ALARM PANEL.
- PROVIDE DEDICATED QUAD RECEPTACLE FOR SECURITY SYSTEM. COORDINATE THE EXACT REQUIREMENT AND LOCATION WITH THE OWNER PRIOR TO ROUGH-IN.
- COORDINATE EXACT LOCATION FOR POWER TO THE LIGHTED DISPLAY CABINET WITH THE MANUFACTURER PRIOR TO TOUGH-IN.

Cannatechnics
CANNABIS DESIGN • CALCULATIONS • UTILIZATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 68623

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
P.E. NO. 83584
DATE 07/15/2022

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 68623

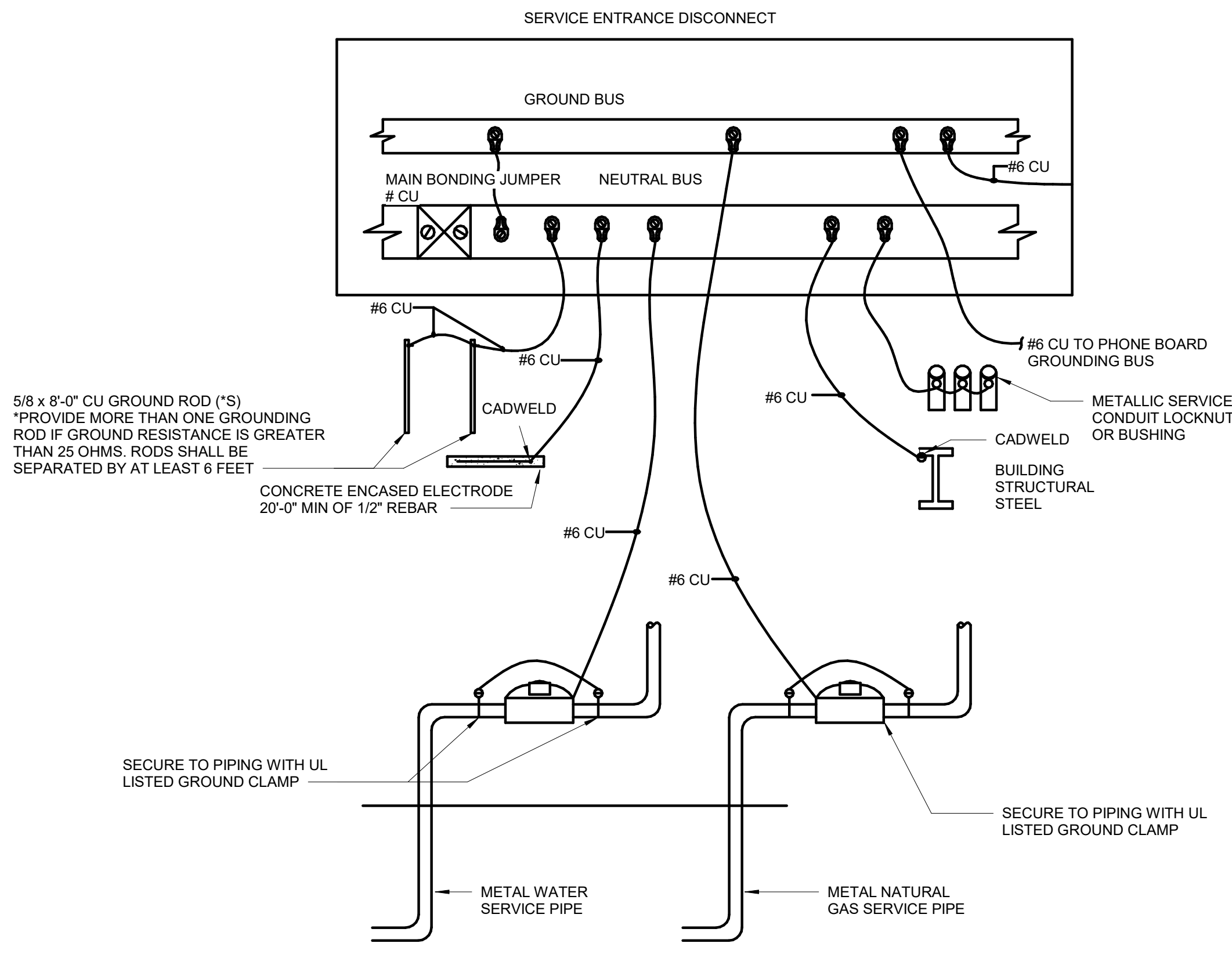
OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

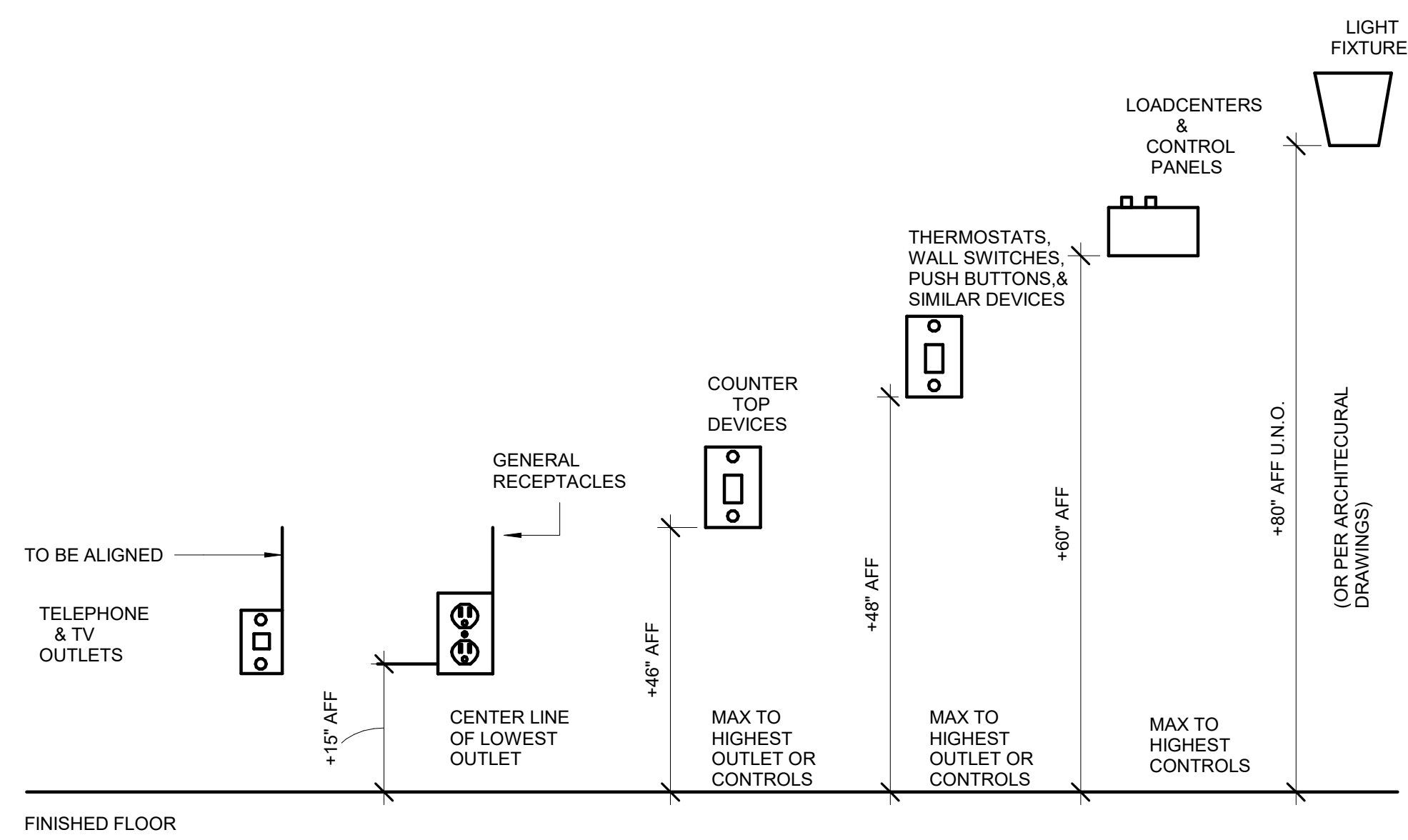
SHEET DESCRIPTION:
ELECTRICAL - POWER & SYSTEMS PLANS

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	Author
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E2.0



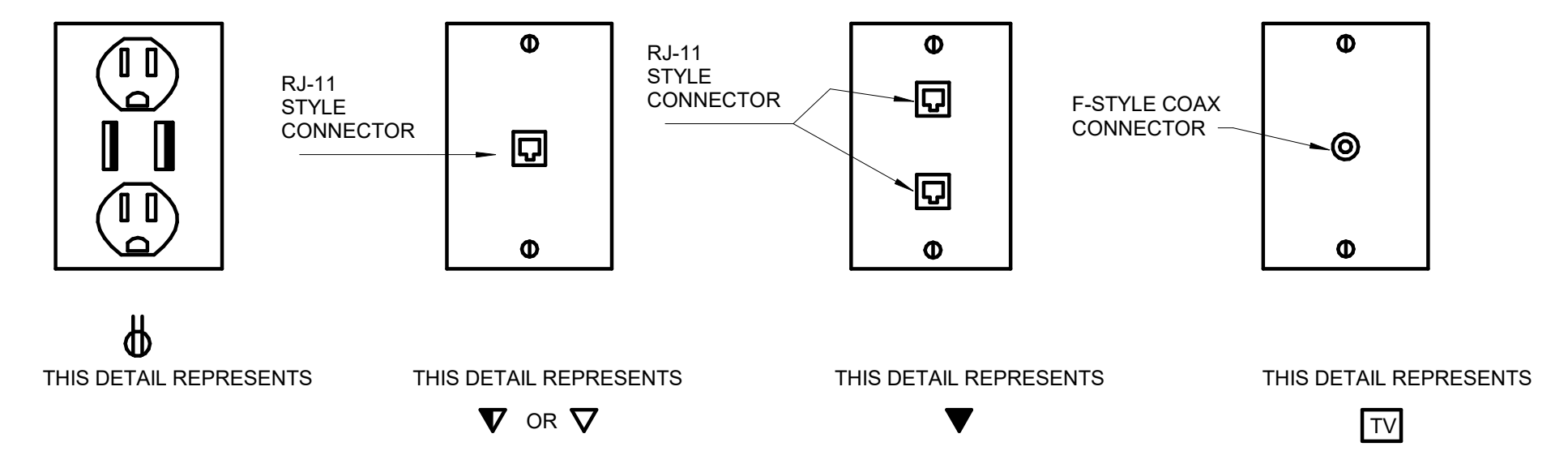
1 GROUNDING ELECTRODE SYSTEM
NO SCALE



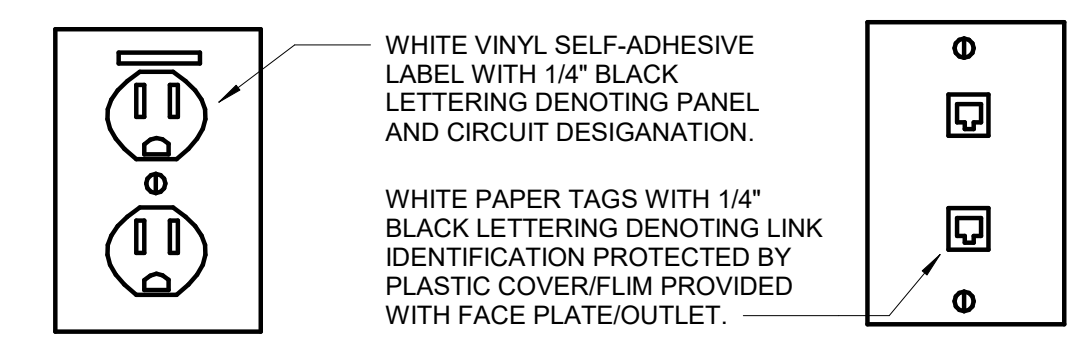
OTHER DEVICES (TO CENTER)	AFF (UNO)	EXCEPTION
REFRIGERATOR	60"	THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
WASHER AND DRYER	48"	
MICROWAVE	78"	
RANGE HOOD	78"	
RANGE	12"	
DISHWASHER	12"	
DISPOSER	12"	

FOR CONTROL OR OUTLETS REQUIRED TO BE ACCESSIBLE, REFER TO ACCESSIBLE MOUNTING DETAILS.

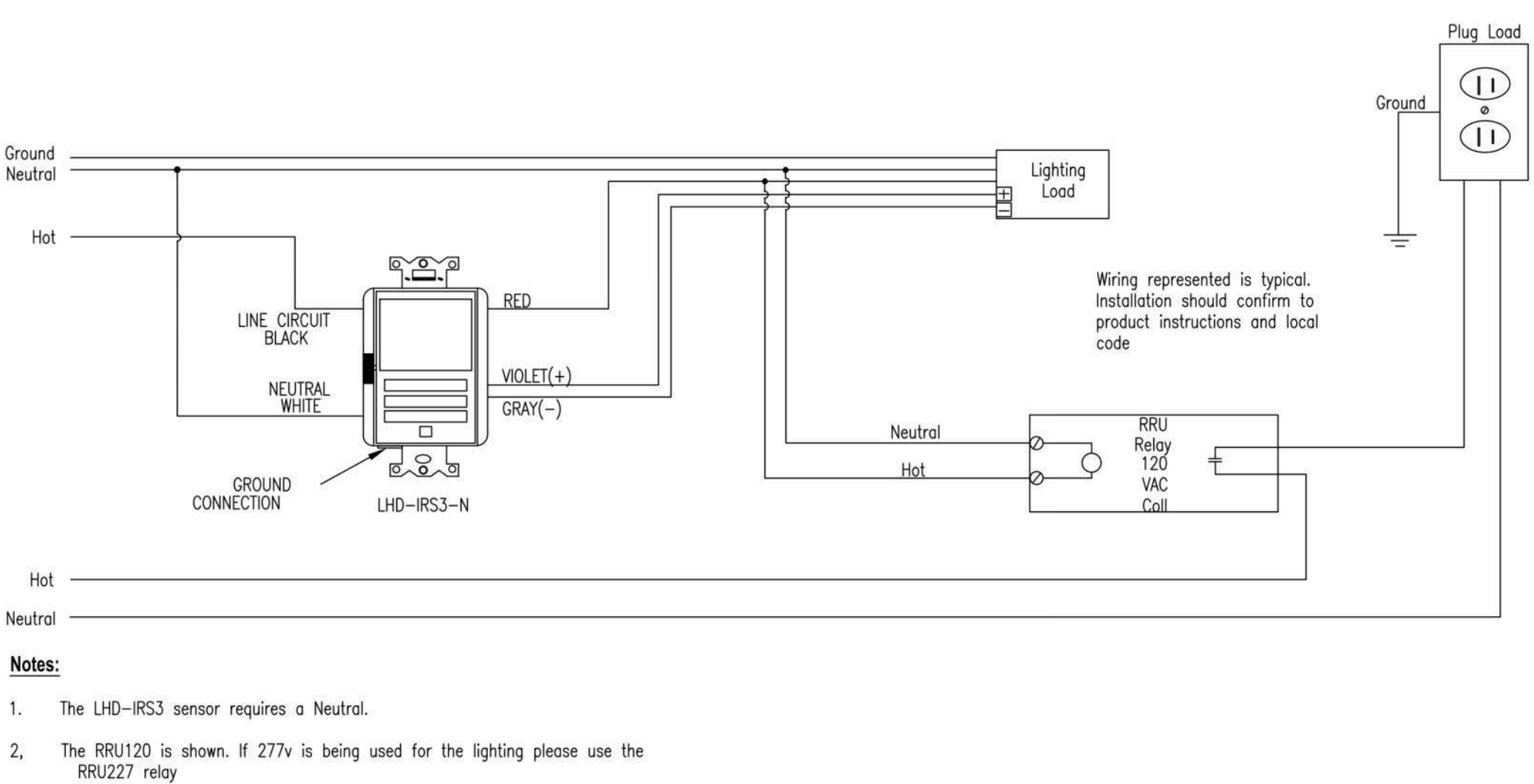
2 DEVICE MOUNTING DETAIL
NO SCALE



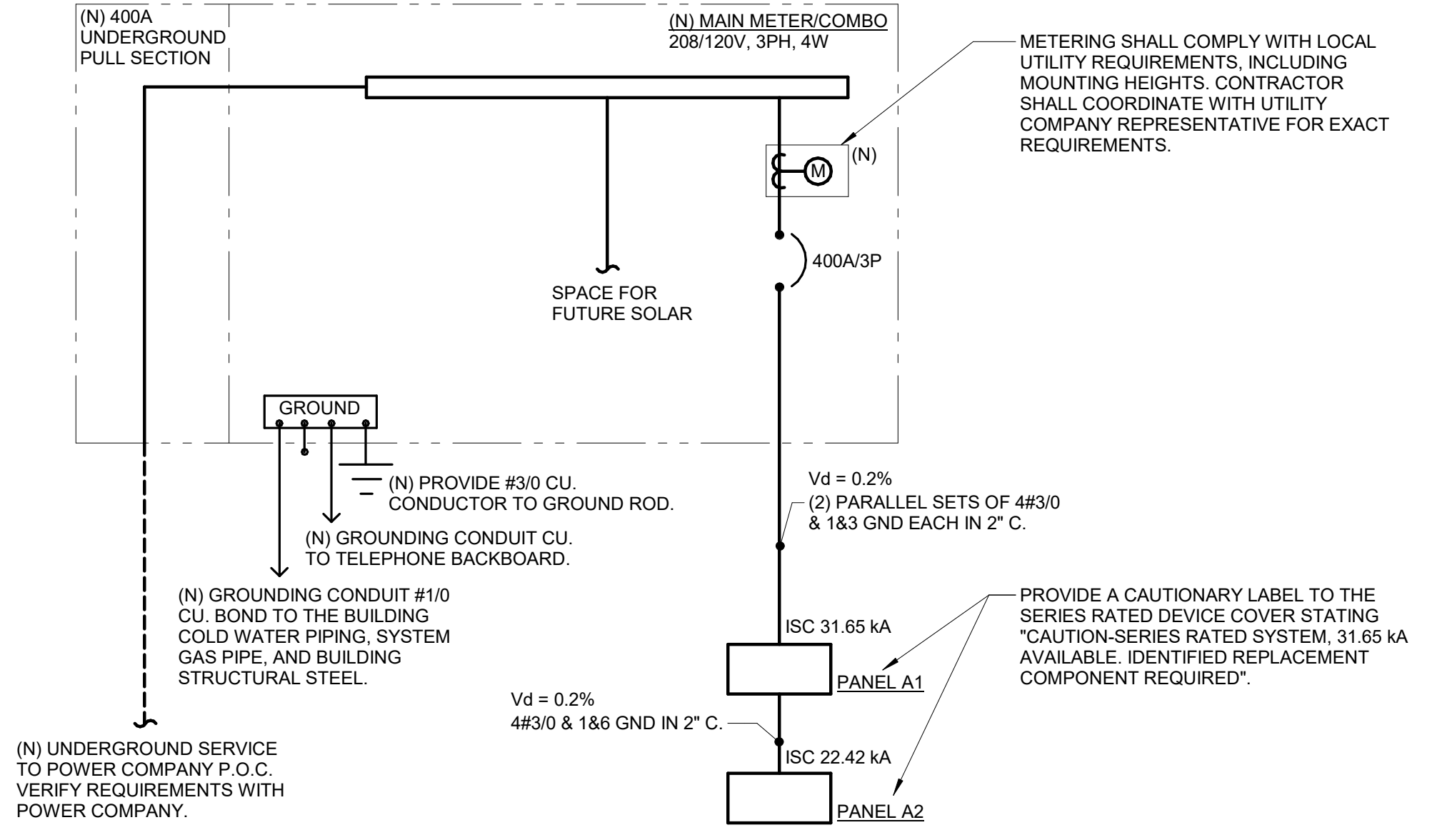
3 SPECIALTY DEVICES DETAIL
NO SCALE



4 DEVICE IDENTIFICATION DETAIL
NO SCALE

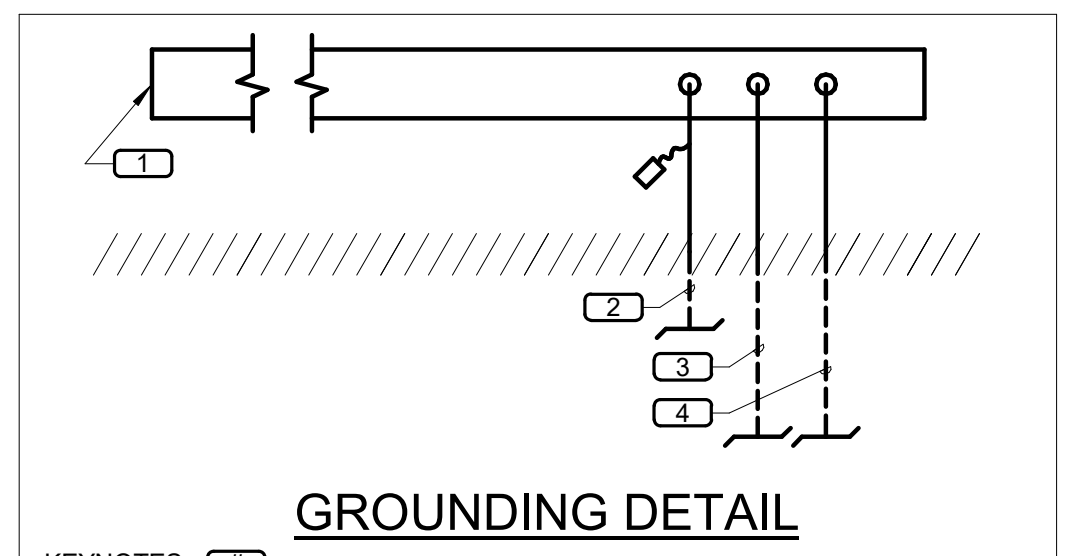


5 ELECTRICAL CONTROLLED DETAILS
NO SCALE



6 RISER DIAGRAM
NO SCALE

- SINGLE DIAGRAM GENERAL NOTES:**
- ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
A. #12 AWG AND SMALLER - SOLID, TW
B. #10 AWG AND LARGER - STRANDED, THWN, THHN OR XHHW
 - ALL CONDUCTOR SIZES ARE BASED ON TEMPERATURE RATING (NEC, 2017 TABLE 310.16)
 - ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAIN SWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65K AIC, UNLESS NOTED OTHERWISE
 - MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
 - SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECT TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
 - EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2022 CEC (2020 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2022 CEC SECTION 240-83(C). NO EXCEPTION.
 - FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
 - ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
 - NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
 - MAIN SERVICE WILL NOT ENERGIZED PRIOR TO THE BUILDING INSPECTOR'S RECEIPT OF A THIRD PARTY "NT" TESTING LABORATORY PERFORMANCE TEST CERTIFICATION FOR THE SERVICE GROUND FAULT PROTECTION. 2017 NEC 230.95.



- KEYNOTES: (#)**
- COMPRESSION LUGS BOLTED TO PLATE DRILL TAP FOR REQUIRED NUMBER AND SIZE OF LUGS PER 2019 C.E.C. ART. 230.75.
 - #3/0 CU TO MAIN COLD WATER PIPING SYSTEM WITHIN 5'-0" OF ENTRANCE PER TABLE 250.66 AND ART 250.52(A)(1), 2019 C.E.C.
 - #6 CU, 3/4" R.G.S TO MAIN TELEPHONE BACKBOARD PER 2019 C.E.C.
 - ONE 20'-0" LENGTH OF #3/0 BARE CU, ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH (UPPER GROUND) PER ART 250.52(A)(3) OF 2019 C.E.C.

Cannatech
CANNABIS DESIGN SPECIALISTS, CALIBRATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECH.COM WEB: WWW.CANNATECH.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER - ELECTRICAL
C.L.L. 1111
C.A.L. 1111
06/2023

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
DATE: 07/15/2022
R.C.E. NO. 83854

OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

SHEET DESCRIPTION: **ELECTRICAL DETAILS**

REV	BY	DATE	DESCRIPTION
01		01-30-23	ISSUED FOR PERMIT
		04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	Author
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E3.0

STATE OF CALIFORNIA Electrical Power Distribution... CERTIFICATE OF COMPLIANCE... Project Name: 30375 AULD RD, MURRIETA, CA 92563

Table with 5 columns: 01 (Electrical Service Designation/Description), 02 (Scope of Work), 03 (Rating (kVA)), 04 (Utility Provided Metering System), 05 (System subject to CA Elec. Code Article 517)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Electrical Power Distribution... CERTIFICATE OF COMPLIANCE... DOCUMENTATION AUTHOR'S DECLARATION STATEMENT... RESPONSIBLE PERSON'S DECLARATION STATEMENT

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

H. INDOOR LIGHTING CONTROLS (Not including PAFs) Table with columns for Area Description, Area Controls, Area Category, Additional Category, Area Control, Shut-Off Controls, Primary/Sky Light Daylighting, Secondary Daylighting, Interlocked Systems, Field Inspector

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Electrical Power Distribution... CERTIFICATE OF COMPLIANCE... D. EXCEPTIONAL CONDITIONS... F. SERVICE ELECTRICAL METERING... G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

Table with 5 columns: 01 (Load Type per Table 130.5-B), 02 (Minimum Required Separation of Load per Table 130.5-B), 03 (Compliance Method), 04 (Location of Requirements in Construction Documents), 05 (Field Inspector)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Indoor Lighting... CERTIFICATE OF COMPLIANCE... A. GENERAL INFORMATION... B. PROJECT SCOPE... C. COMPLIANCE RESULTS

Table with columns for Scope of Work, Conditioned Spaces, Unconditioned Spaces, and Compliance Results

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS... Table with columns for Area Description, Complete Building or Area Category Primary, Allowed Density, Area, Allowed Wattage, Additional Allowance / Adjustment

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Electrical Power Distribution... CERTIFICATE OF COMPLIANCE... H. VOLTAGE DROP... J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table with 5 columns: 01 (Electrical Service Designation/Description), 02 (Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method), 03 (Location of Voltage Drop Calculations), 04 (Sheet Number for Voltage Drop Calculations in Construction Documents), 05 (Field Inspector)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Indoor Lighting... CERTIFICATE OF COMPLIANCE... C. COMPLIANCE RESULTS... D. EXCEPTIONAL CONDITIONS... E. ADDITIONAL REMARKS... F. INDOOR LIGHTING FIXTURE SCHEDULE

F. INDOOR LIGHTING FIXTURE SCHEDULE Table with columns for Designated Wattage: Conditioned Spaces, Name or Item Tag, Complete Luminaire Description, Modular Fixture, Small Aperture & Color Change, Watts per luminaire, How is Wattage determined, Total Number of Luminaires, Excluded per 1490.6(a)(3), Design Watts, Field Inspector

STATE OF CALIFORNIA Indoor Lighting... CERTIFICATE OF COMPLIANCE... O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE... P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))... R. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS... S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (DAF)...

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Electrical Power Distribution... CERTIFICATE OF COMPLIANCE... K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Indoor Lighting... CERTIFICATE OF COMPLIANCE... G. MODULAR LIGHTING SYSTEMS... H. INDOOR LIGHTING CONTROLS (Not including PAFs)...

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

STATE OF CALIFORNIA Indoor Lighting... CERTIFICATE OF COMPLIANCE... U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance... Registration Date/Time: 2019.1.003... Registration Provider: Energy Code Act

Cannatech LLC logo and contact information: 27919 JEFFERSON AVENUE, SUITE 201, TEMECULA, CA 92591. Phone: (951) 657-7140. Website: WWW.CANNATECH.COM

Professional Engineer Seal: JOHN H. JOHNSON, License No. 50862, State of California

OWNER: HANGAR 420... PROJECT TITLE: COMMERCIAL DEVELOPMENT PROJECT... 30375 AULD RD, MURRIETA, CA 92563

PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD, MURRIETA, CA 92563... SHEET DESCRIPTION: ELECTRICAL COMPLIANCE SHEET

Table for tracking permit revisions: columns for REV BY, DATE, DESCRIPTION, ISSUED FOR PERMIT, PERMIT REVISIONS

PROJECT NUMBER: 2022-06-1002... DRAWN BY: RS... CHECKED BY: JHJ... DATE: 06-27-2022... SHEET IDENTIFIER: E5.0

STATE OF CALIFORNIA
Indoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: JOHN JOHNSON

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

H. OUTDOOR LIGHTING CONTROLS
This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application.

Table with 5 columns: Area Description, Shut Off, Auto Schedule, Motion Sensor, Field Inspector. Rows include Parking lot S1 and S2.

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
DK: Not permitted by health & safety to be turned off. EXCEPTION 2 to §140.2(a)

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

A. GENERAL INFORMATION
01 Project Location (City) Murrieta
02 Climate Zone 10
03 Outdoor Lighting Zone per Title 24 Part 1 §140.114 or as designated by Authority Having Jurisdiction (AHJ):

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §140.2(a), for alterations.
My Project Consists of:
01 New Lighting System
02 Altered Lighting System

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

I. LIGHTING POWER ALLOWANCE (per §140.7)
Table with 10 columns: Area Description, Surface Type, Illuminated Area (ft²), Allowed Density (W/ft²), Area Allowance (Watts), Perimeter Length (ft), Allowed Density (W/ft²), Linear Allowance (Watts), Total General AWA + LWA (Watts).

J. LIGHTING ALLOWANCE - PER APPLICATION
This section does not apply to this project.
K. LIGHTING ALLOWANCE - SALES FRONTAGE
This section does not apply to this project.
L. LIGHTING ALLOWANCE - ORNAMENTAL
This section does not apply to this project.
M. LIGHTING ALLOWANCE - PER SPECIFIC AREA
This section does not apply to this project.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D.
Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2):

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.
O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E.

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
Per new or altered lighting systems demonstrating compliance with §140.2, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below.
Designated Wattage:

*NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
** Luminaires in lighting or meter. EXCEPTION 2 to §140.2(a)
***NOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §140.0(a)

G. CUTOFF REQUIREMENTS (BUS)
This section does not apply to this project.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

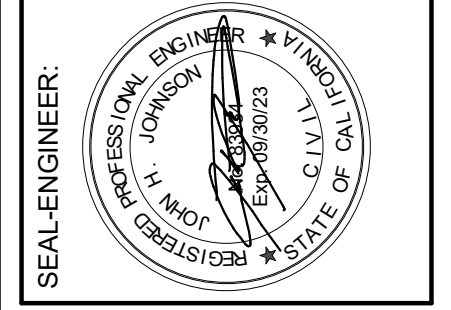
STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Hangar 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: JOHN JOHNSON

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.

Registration Number:
Registration Date/Time:
Registration Provider: Energy Code Ace
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

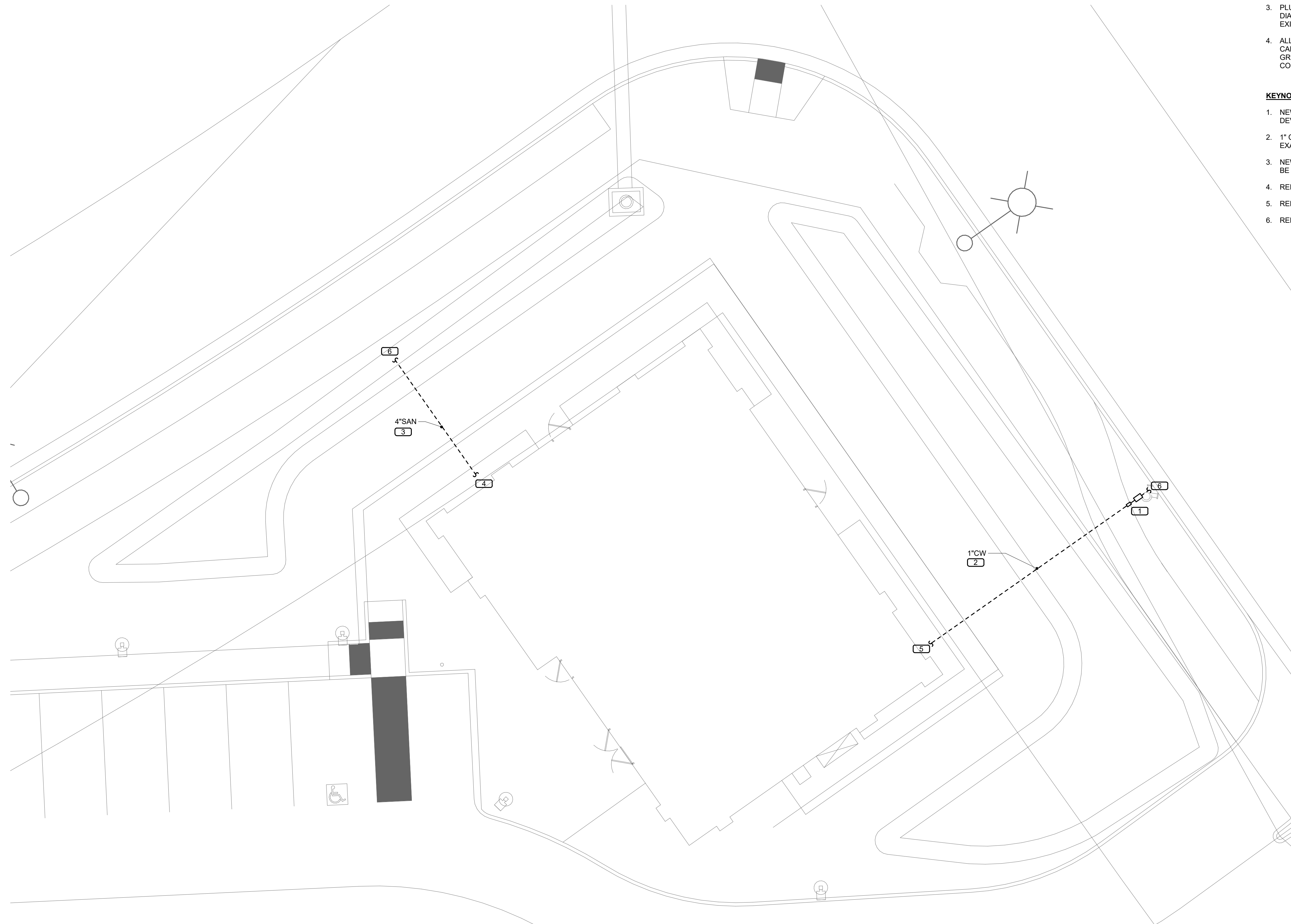
canimatechnics
CANNABIS DESIGN SPECIALISTS, CALIFORNIA - EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
30375 AULD RD, MURRIETA, CA 92563



OWNER: HANGAR 420
PROJECT TITLE: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY
AT: 30375 AULD RD, MURRIETA, CA 92563

Table with 3 columns: REV BY, DATE, DESCRIPTION. Rows for permit issuance and revisions.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: RS
CHECKED BY: JHJ
DATE: 06-27-2022
SHEET IDENTIFIER: E5.1



1 SITE PLAN - PLUMBING
1/8" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
2. ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CAULKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
3. PLUMBING WORK SHOWN ON PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
4. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.

KEYNOTES: (#)

1. NEW 3/4" WATER METER WITH ASSOCIATED BACKFLOW DEVICE PER CIVIL. FIELD VERIFY EXACT LOCATION.
- 1" COLD WATER PIPE BELOW GRADE. FIELD VERIFY EXACT LOCATION.
- NEW 4" SEWER PIPE BELOW GRADE. EXACT ROUTE TO BE COORDINATED BY CIVIL AND UTILITY.
- REFER TO SHEET P-2.0 FOR CONTINUATION.
- REFER TO SHEET P-2.1 FOR CONTINUATION.
- REFER TO CIVIL FOR CONTINUATION.

Cannatechnics
CANNABIS DESIGN • SPECIALTIES • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
PROFESSIONAL ENGINEER # 17801
JOHN H. JOHNSON
C.E.C.
01-30-23
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83584
DATE 07/5/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
PLUMBING SITE PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
01	04-20-23	PERMIT REVISIONS

PROJECT NUMBER
2022-06-1002

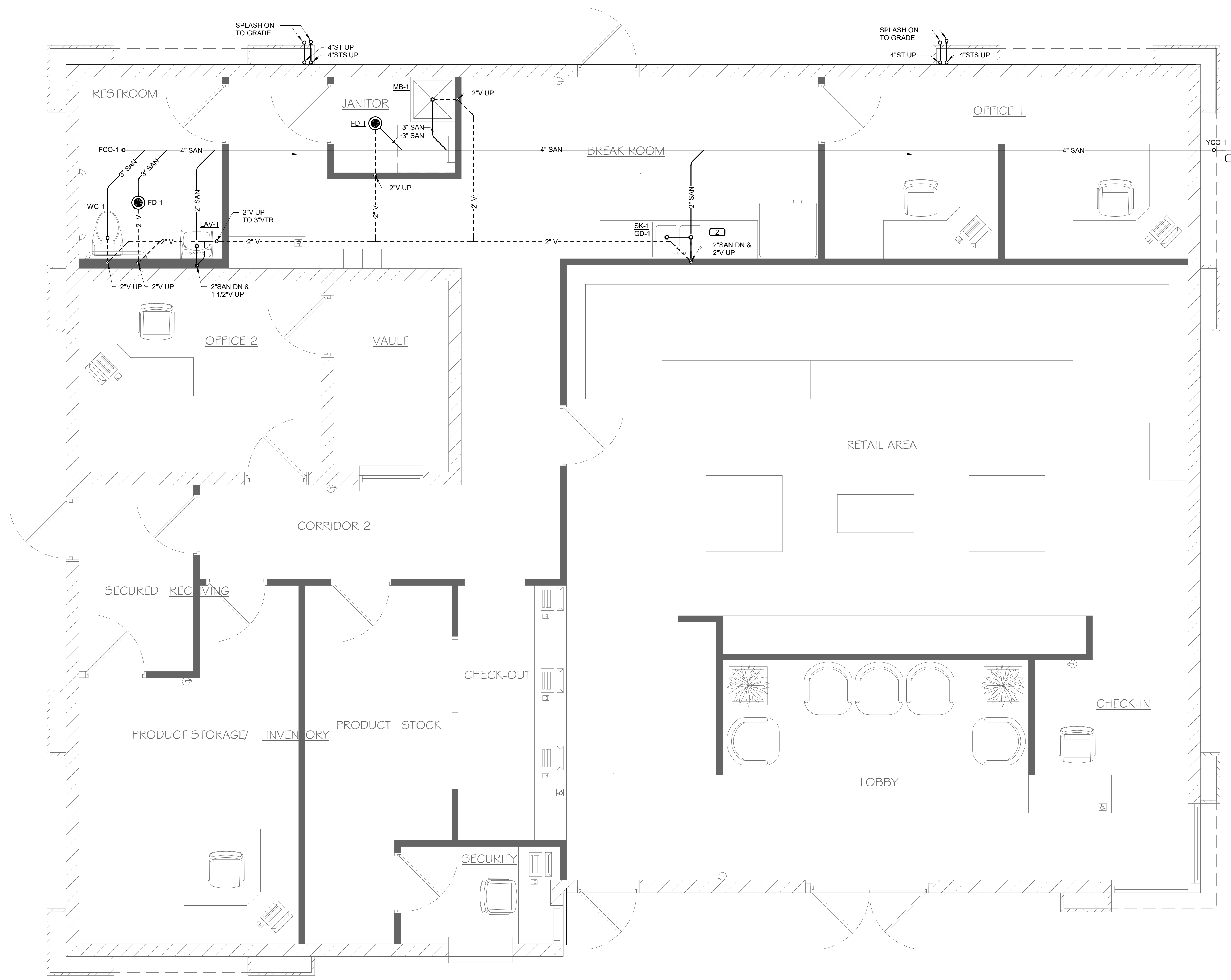
DRAWN BY
PCM

CHECKED BY
JHJ

DATE
01-30-2023

REVISION

SHEET IDENTIFIER
P0.2



1 LEVEL 1 - WASTE AND VENT - PLUMBING
 3/8" = 1'-0"

- GENERAL NOTES:**
1. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
 2. ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CAULKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
 3. ALL WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
 4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
 5. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.
 6. FLOOR DRAIN SHALL COMPLY WITH ASME A112.3.1, ASME A112.6.3, OR CSA B79, PER CPC 418.2

- KEYNOTES: (#)**
1. 4" SANITARY SEWER. REFER TO SITE PLAN SHEET P0.2 FOR CONTINUATION.
 2. SINK TO BE PROVIDED WITH GARBAGE DISPOSER GD-1. GARBAGE DISPOSER SHALL BE LOCATED BENEATH SINK COUNTER. CONNECT PER MANUFACTURER'S RECOMMENDATIONS.

Cannatechnics
 CANNABIS DESIGN, SPECIALTIES, CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 827-7140 FAX: (951) 827-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 PROFESSIONAL ENGINEER # 17801
 CIVIL
 CALIFORNIA
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. 83584
 DATE 07/15/2022

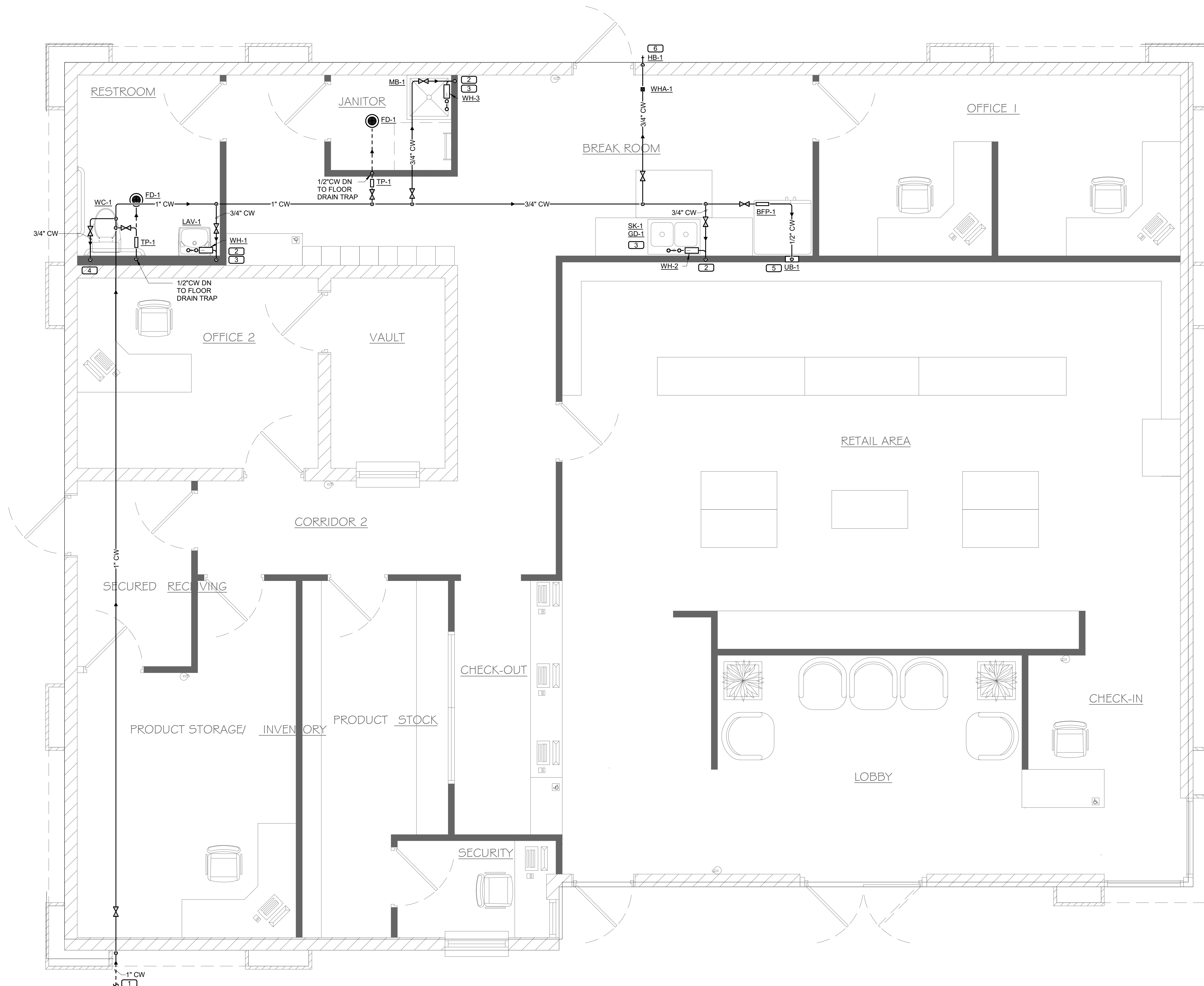
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT**
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION: **PLUMBING FLOOR PLAN - WASTE & VENT**

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
01	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	PCM
CHECKED BY	JHJ
DATE	01-30-2023
REVISION	
SHEET IDENTIFIER	P1.0



1 LEVEL 1 - DOMESTIC WATER - PLUMBING
3/8" = 1'-0"

GENERAL NOTES:

- DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
- ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CAULKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.
- FLOOR DRAINS AND FLOOR SINKS SHALL COMPLY WITH ASME A112.3.1, ASME A112.6.3, OR CSA B79. PER CPC 418.2
- ALL DOMESTIC (I.E. POTABLE) HOT WATER PIPING WILL HAVE A MINIMUM INSULATION FOR THE FOLLOWING PIPE SIZES: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" - 1 1/2" PIPES (1 1/2" INSULATION); 2" PIPES ARE LARGER (2" INSULATION). CPC 609.11 & ES 150.0(J)

KEYNOTES:

- 1" DOMESTIC COLD WATER SERVICE. REFER TO SITE PLAN SHEET P0.2 FOR CONTINUATION.
- ROUTE 3/4"CW DOWN TO WATER HEATER LOCATED BENEATH LAVATORY/SINK COUNTER. BRANCH-OFF 3/4"CW TO SERVE LAVATORY/SINK.
- ROUTE 3/4"HW FROM WATER HEATER TO LAVATORY/SINK. PROVIDE MIXING VALVE AS NECESSARY.
- ROUTE 3/4"CW DOWN TO WATER CLOSET.
- UTILITY BOX TO SERVE ICE-MAKER/REFRIGERATOR. CONTRACTOR TO CONFIRM FINAL CONNECTION SIZE REQUIRED PER MANUFACTURER'S RECOMMENDATION.
- ROUTE 3/4"CW DOWN TO HOSE BIBB MOUNTED AT 18" AFF.

Cannatechnics
CANNABIS DESIGN SERVICES, CONSULTING, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER # 71801
CITY OF CALIFORNIA
EXPIRES 06/30/23

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83584
DATE 07/15/2022

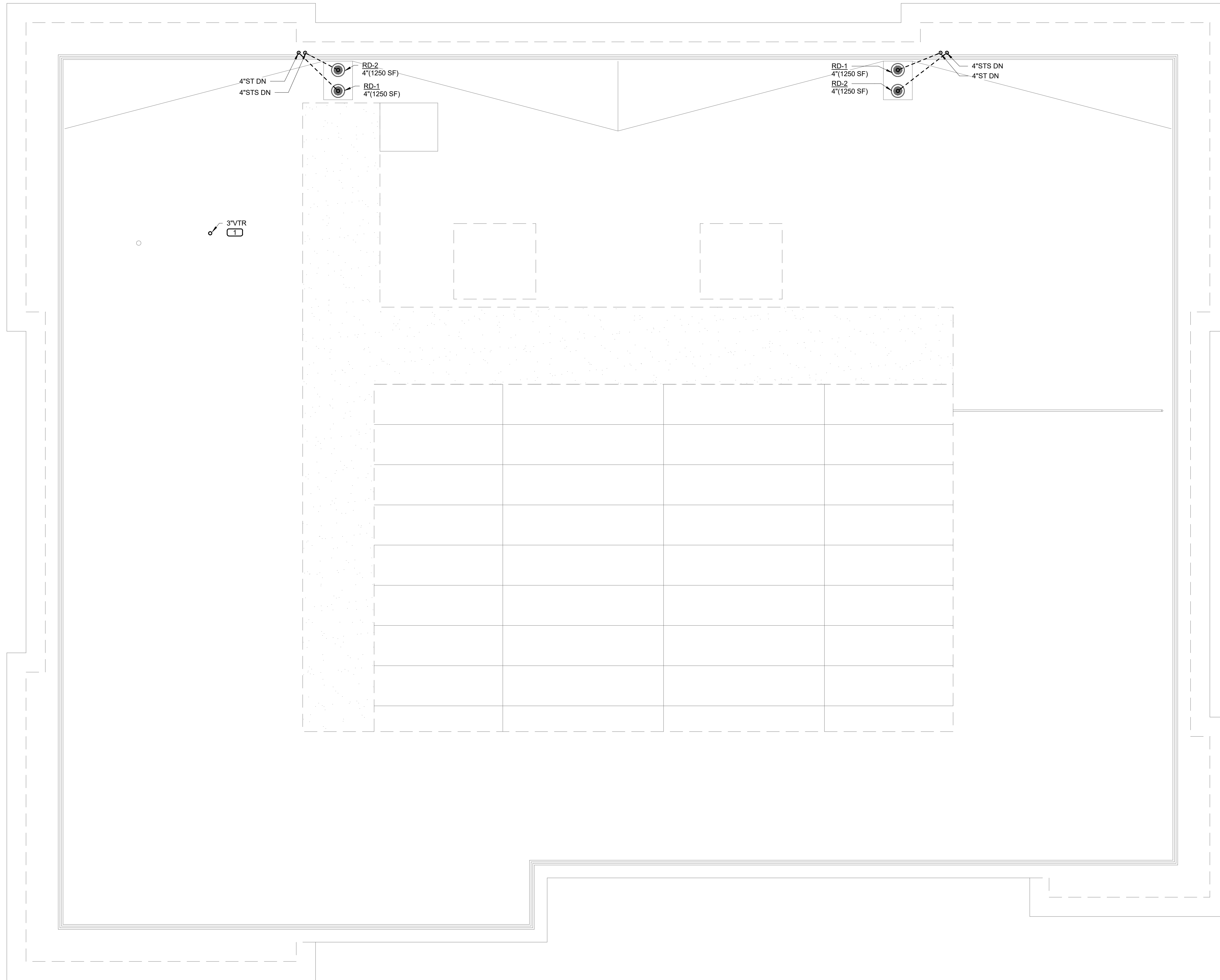
OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

SHEET DESCRIPTION: **PLUMBING FLOOR PLAN - WATER**

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	PCM
CHECKED BY	JHJ
DATE	01-30-2023
REVISION	
SHEET IDENTIFIER	P1.1



GENERAL NOTES:

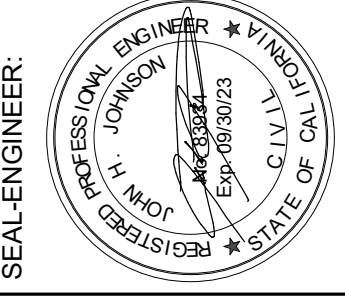

1. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.

KEYNOTES: #

1. VTR TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND MAINTAIN MINIMUM 10'-0" CLEARANCE BETWEEN MECHANICAL VENTILATION INTAKES AND ANY FLUES, EXHAUST TERMINATIONS, OR PLUMBING VENTS. COORDINATE WITH OTHER TRADES.

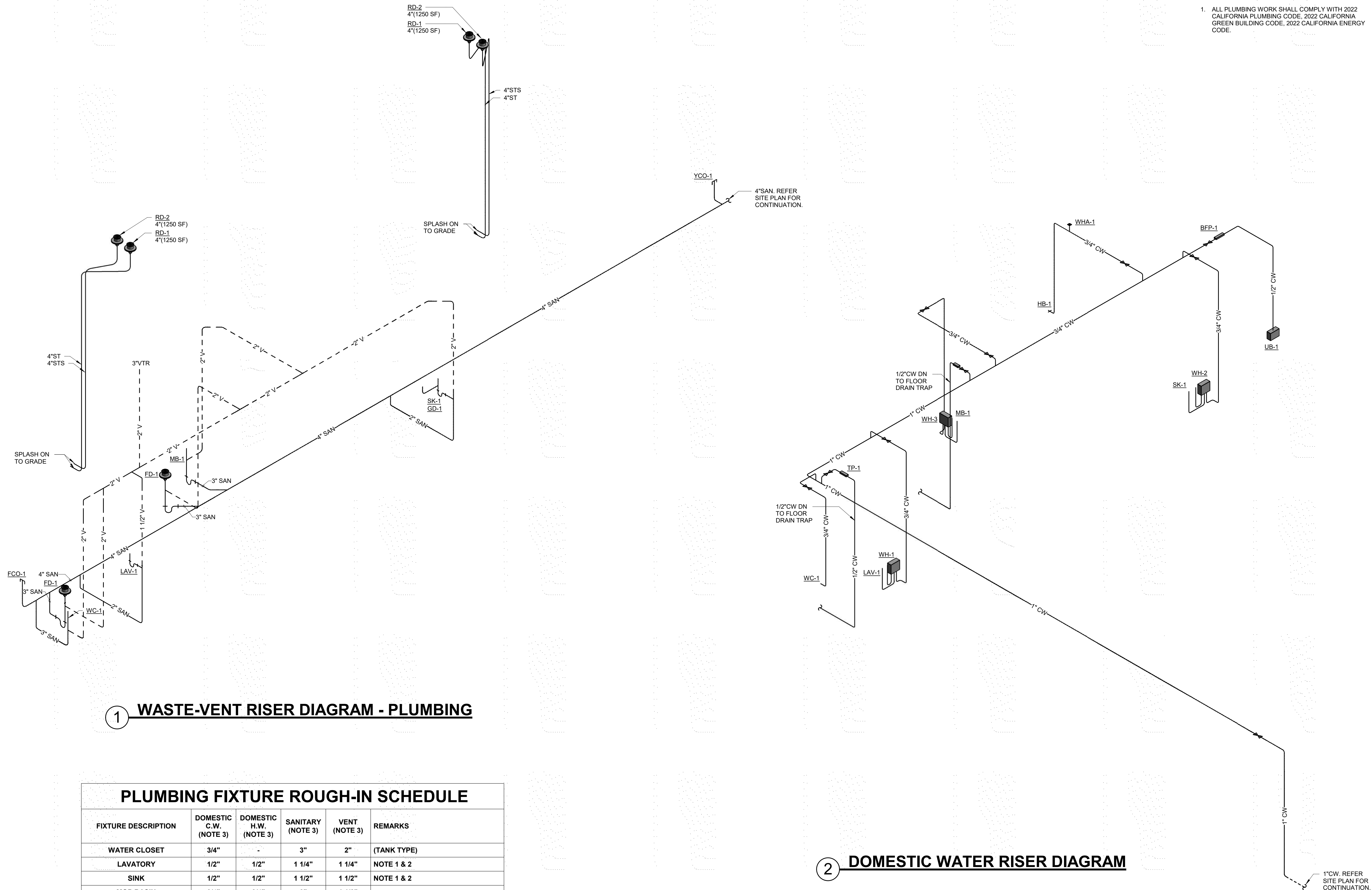
3"VTR
1

1 ROOF PLAN - PLUMBING
3/8" = 1'-0"

		<p>Cannatechnics CANNABIS DESIGN • SURVEYING • EXCAVATION • RETAIL • DISTRIBUTION ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA PHONE: (951) 827-7140 FAX: (951) 827-8724 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM</p>									
<p>SEAL-ENGINEER: JOHN H. JOHNSON REGISTERED PROFESSIONAL ENGINEER • LICENSE NO. 68482 STATE OF CALIFORNIA</p>		<p>PREPARED / SUPERVISED BY: JOHN H. JOHNSON P.E. NO. 68482 DATE 07/15/2022</p>									
<p>OWNER: HANGAR 420 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005</p>		<p>PROJECT TITLE COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005</p>									
<p>SHEET DESCRIPTION PLUMBING ROOF PLAN</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>01-30-23</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td></td> <td>04-20-23</td> <td>PERMIT REVISIONS</td> </tr> </tbody> </table>	REV BY	DATE	DESCRIPTION	01	01-30-23	ISSUED FOR PERMIT		04-20-23	PERMIT REVISIONS
REV BY	DATE	DESCRIPTION									
01	01-30-23	ISSUED FOR PERMIT									
	04-20-23	PERMIT REVISIONS									
<p>PROJECT NUMBER 2022-06-1002</p>		<p>DRAWN BY PCM</p>									
<p>CHECKED BY JHJ</p>		<p>DATE 01-30-2023</p>									
<p>REVISION</p>		<p>SHEET IDENTIFIER P1.2</p>									

GENERAL NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.



1 WASTE-VENT RISER DIAGRAM - PLUMBING

2 DOMESTIC WATER RISER DIAGRAM

PLUMBING FIXTURE ROUGH-IN SCHEDULE					
FIXTURE DESCRIPTION	DOMESTIC C.W. (NOTE 3)	DOMESTIC H.W. (NOTE 3)	SANITARY (NOTE 3)	VENT (NOTE 3)	REMARKS
WATER CLOSET	3/4"	-	3"	2"	(TANK TYPE)
LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	NOTE 1 & 2
SINK	1/2"	1/2"	1 1/2"	1 1/2"	NOTE 1 & 2
MOP BASIN	3/4"	3/4"	3"	1 1/2"	-
UTILITY BOX	1/2"	-	-	-	NOTE 2
HOSE BIBB	3/4"	-	-	-	-
FLOOR DRAIN	-	-	3"	2"	-

- NOTES:**
1. SANITARY RISER UP IN WALL TO FIXTURE SHALL BE A MINIMUM OF 2".
 2. 1/2" CW AND HW APPLIES ONLY TO THE FINAL VERTICAL RISE-DROP TO EACH FIXTURE. BRANCH PIPING TO VERTICAL RISE-DROP SHALL BE A MINIMUM OF 3/4" INCH UNLESS NOTED OTHERWISE.
 3. SIZES SHOWN ARE MINIMUMS. SIZES SHOWN ON THE DRAWING THAT ARE LARGER THAN THE SIZES LISTED IN THE SCHEDULE SHALL DICTATE THE ROUGH-IN SIZE.

Cannatechnics
 CANNABIS DESIGN, SPECIALTIES, CALCULATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
 PROFESSIONAL ENGINEER * FLOOR PLAN
 JOHN H. JOHNSON
 C.E.C. 68423
 STATE OF CALIFORNIA

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 PLUMBING RISER DIAGRAMS

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
 2022-06-1002

DRAWN BY
 PCM

CHECKED BY
 JHJ

DATE
 01-30-2023

REVISION

SHEET IDENTIFIER
P2.0

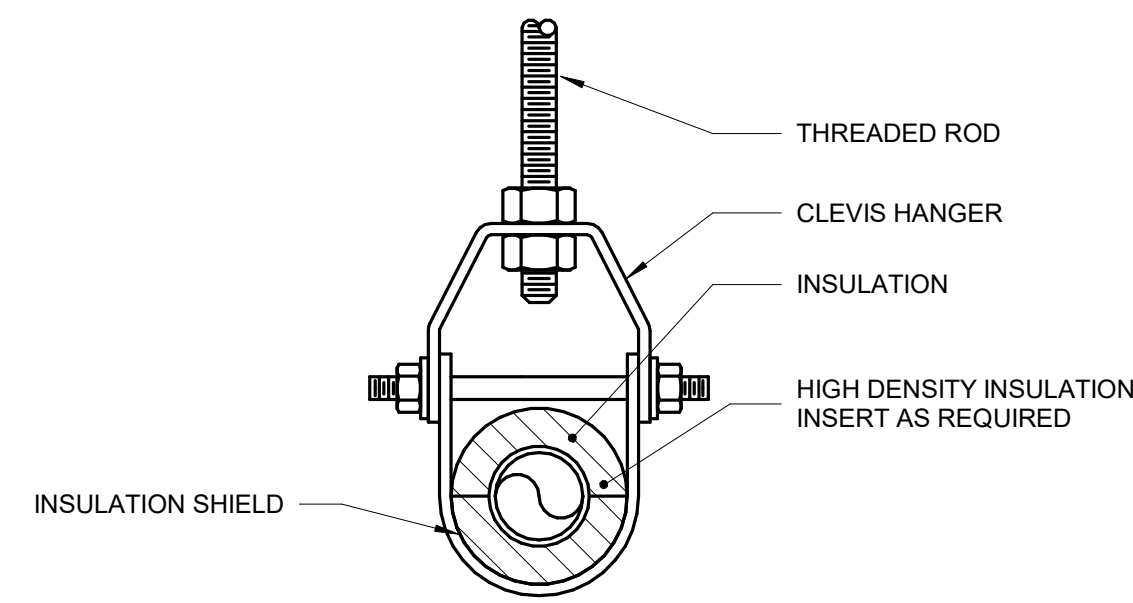
PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83854
 DATE 07/5/2022

INSTANTANEOUS WATER HEATER SCHEDULE - ELECTRIC

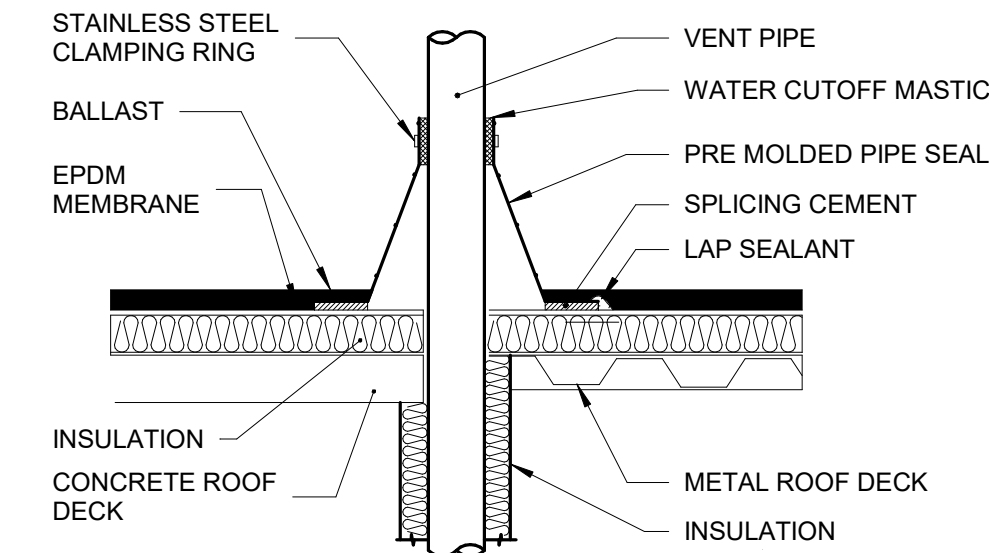
SYMBOL	SERVICE	FLOW RATE (GPM)	TEMP. RISE (°F)	LEAVING WATER TEMP. (°F)	ELECTRICAL			MANUFACTURER	MODEL	REMARKS
					INPUT (KW)	AMPS	VOLT-PHASE			
WH-1	LAVATORY	0.5	60	120	4.1	30	208-1	EEMAX	SPEX4208T	NOTE 1-5
WH-2	SINK	1.5	60	120	18	60	208-3	EEMAX	EX180T2T	NOTE 1-5
WH-3	MOP BASIN	1.8	60	120	18	60	208-3	EEMAX	EX180T2T	NOTE 1-5

NOTES:

- UNIT SHALL HAVE REPLACEABLE HEATING ELEMENT, WATERPROOF ENCLOSURE, 1/2" COMPRESSION FITTINGS, AND HIGH TEMPERATURE LIMIT SWITCH.
- UNIT SHALL BE MOUNT WATER HEATER ON WALL BELOW SINK OR LAVATORY.
- UNIT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.
- PROVIDE 1-YEAR WARRANTY ON ELEMENT AND 5-YEAR WARRANTY ON HEATER BODY/ELEMENT ASSEMBLY.
- PROVIDE ALL ADDITIONAL RECOMMENDED ACCESSORIES BY VENDOR.



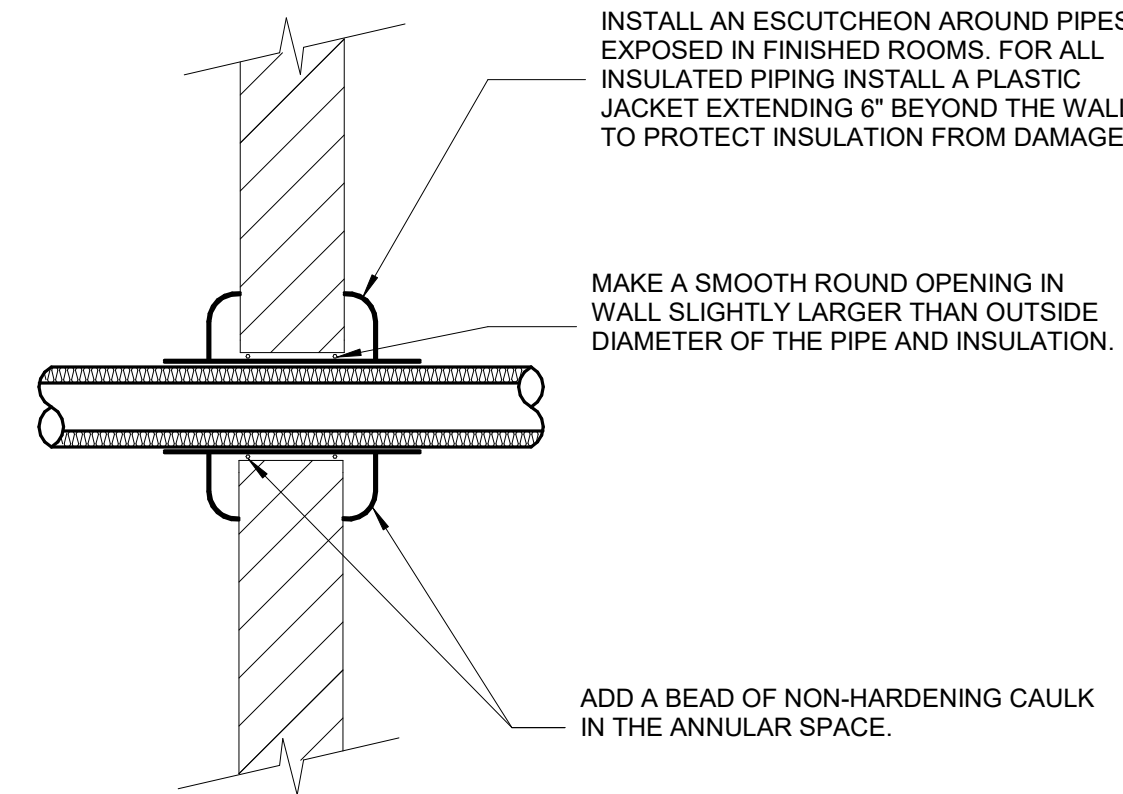
1 PIPE SUPPORT DETAIL
NO SCALE



2 VENT THROUGH ROOF PENERTATION
NO SCALE

NOTES:

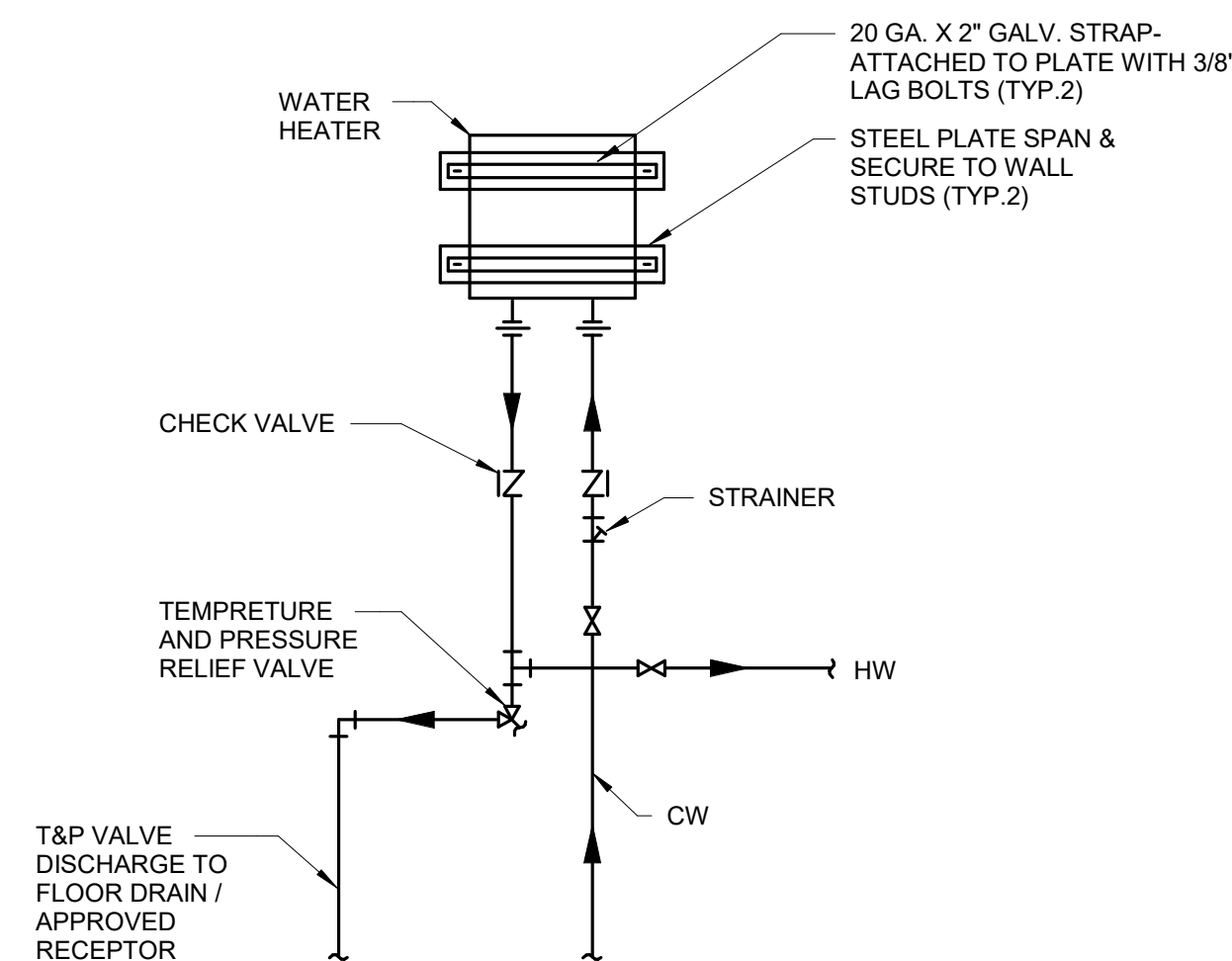
- VENT PIPE SHALL BE A MINIMUM OF 3" DIAMETER UNLESS NOTED LARGER ON FLOOR PLANS. INCREASES, IF REQUIRED TO TRANSITION TO THE LARGER VTR SIZE, MUST BE INSTALLED AT LEAST 12 INCHES BELOW THE THERMAL ENVELOPE OF THE BUILDING.



NOTES:

- THIS DETAIL APPLIES TO ALL PIPES. THE INTENTION IS TO CONTINUE THE INSULATION AND VAPOR BARRIER THROUGH ALL PENETRATIONS. PERMIT THERMAL EXPANSION WITHOUT DAMAGING INSULATION, AND TO SEAL AIRTIGHT AROUND INSULATED AND UNINSULATED PIPES FOR NOISE TRANSMISSION CONTROL.

3 PIPE THROUGH NON-FIRE RATED WALL
NO SCALE



4 INSTANTANEOUS WATER HEATER (ELECTRIC) DETAIL
NO SCALE

PLUMBING FIXTURE LIST

TAG	DESCRIPTION	ACCEPTABLE MANUFACTURERS
BFP-1	BACK FLOW PREVENTER - DUAL CHECK, LEAD FREE STAINLESS STEEL BODY, HEAVY DUTY FDA APPROVED RUBBER DIAPHRAGMS, 3/8" SIZE, RATED FOR 150 PSI AT 33°F TO 110°F.	WATTS (SD-2)
FCO-1	FLOOR CLEANOUT - ADJUSTABLE, CAST IRON HOUSING, ANCHOR FLANGE, TAPERED THREAD PLUG, SECURED NICKEL BRONZE TOP.	ZURN (Z1400) OR APPROVED EQUAL
FD-1	FLOOR DRAIN - CAST IRON BODY, NICKEL BRONZE ADJUSTABLE TOP, 6" ROUND, 3" BOTTOM OUTLET, FLASHING COLLAR, SURFACE MEMBRANE CLAMP, DEEP SEAL TRAP.	ZURN (Z-415) OR APPROVED EQUAL
GD-1	GARBAGE DISPOSER - CONTINUOUS FEED, SINGLE DIRECTION, CORROSION PROTECTION SHIELD, SERVICE WRENCH, STAINLESS STEEL GRINDING ELEMENTS, MANUALLY RESET OVERLOAD PROTECTION, FULL 4 YEAR WARRANTY. ELECTRICAL REQUIREMENTS - 120V-1 PHASE, CORD AND PLUG, 3/4 HP MOTOR, 15 AMPS.	IN-SINK-ERATOR (EVOLUTION SERIES), SINKMASTER (950)
HB-1	HOSE BIBB - FREEZELESS WALL HYDRANT, BRASS VALVE BODY AND SEAT, STANDARD FINISH, NON-FERROUS METAL STEM, AUTOMATIC DRAINING, VACUUM BREAKER, 3/4" MALE HOSE THREAD, WALL CLAMP, KEY OPERATED, ASSE 1019 OR 1052 LISTED AND APPROVED. VERIFY NUMBER OF KEY OPERATORS TO BE PROVIDED WITH OWNER/G.C.. MOUNT AT 18" ABOVE GRADE UNLESS NOTED OTHERWISE ON DRAWINGS.	PRIER (C-634), WOODFORD (67)
L-1	LAVATORY AND LAVATORY TRIM - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLY LOOSE KEY STOPS, CHROME PLATED SOFT COPPER SUPPLY LINES, DRAIN AND TAILPIECE, 1-1/4" 17 GAUGE CAST BRASS P-TRAP, SUPPORT CARRIER. PROVIDE WITH MIXING VALVE MV-1. INSULATION KIT - PRE-MANUFACTURED FOR P-TRAP, STOP VALVES AND SUPPLY LINES. MOUNT LAVATORY WITH SUPPORT CARRIER BOLTED SECURELY TO FLOOR. TOP OF RIM SHALL BE AT 31" ABOVE FLOOR.	INSULATION KIT - TRUEBRO (LAV-GUARD) OR APPROVED EQUAL
MB-1	MOP BASIN - PRECAST TERRAZZO, 24"x24"x12", 3" OUTLET, CONTINUOUS STAINLESS STEEL CAP ON ALL EDGES. TRIM - EXPOSED TWO HANDLE MIXING FAUCET, 3/4" HOSE THREAD SPOUT WITH INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK, CHECK STOPS OR INLINE CHECK VALVES TO PREVENT THERMAL CROSSOVER. ACCESSORIES - MOP HANGER, HOSE AND HOSE BRACKET, DEEP SEAL TRAP	FIAT (TSB) OR APPROVED EQUAL
MV-1	MIXING VALVE - POINT-OF-USE ANTI-SCALD THERMOSTATIC MIXING VALVE FOR TEMPERED WATER CONTROL, ALL BRONZE/BRASS CONSTRUCTION, ROUGH FINISH, THREADED INLETS, TAMPER RESISTANT SETPOINT, 3/8" COMPRESSION INLETS AND OUTLETS, COLD WATER BYPASS IF USED WITH MIXING FAUCET. 0.5 GPM OUTPUT. UNIT TO MIX 120 DEGREE F HOT WATER SUPPLY AND 40 DEGREE F COLD WATER SUPPLY FOR 110 DEGREE F OUTLET.	WATTS (LFUSG-B) OR APPROVED EQUAL
MV-2	MIXING VALVE - POINT-OF-USE ANTI-SCALD THERMOSTATIC MIXING VALVE ARRANGEMENT FOR TEMPERED WATER CONTROL, ALL BRONZE/BRASS CONSTRUCTION, ROUGH FINISH, UNION/THREADED INLETS WITH STRAINERS, COMBINATION CHECK STOPS OR SEPARATE SUPPLY CHECK VALVES AND SHUT OFF VALVES. RATED FOR 1.5 GPM OUTPUT MAXIMUM AT 10 PSI DIFFERENTIAL AND 0.5 GPM OUTPUT MINIMUM. UNIT TO MIX 120 DEGREE F HOT WATER SUPPLY AND 40 DEGREE F COLD WATER SUPPLY FOR 110 DEGREE F OUTLET.	LEONARD (170-LF) OR APPROVED EQUAL
SK-1	SINK AND TRIM - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - 1-1/2" 17 GAUGE CHROME-PLATED BRASS TAILPIECE AND P-TRAP, QUARTER-TURN BALL VALVE TYPE 3/8" CHROME-PLATED BRASS ANGLE SUPPLIES WITH LOOSE KEY STOPS, CHROME-PLATED SOFT COPPER SUPPLY LINES. PROVIDE WITH MIXING VALVE MV-2.	-
UB-1	UTILITY BOX - GALVANIZED STEEL ENCLOSURE, ANGLE VALVE WITH 1/4" COMPRESSION OUTLET, INTREGAL WATER HAMMER ARRESTOR.	GUY GRAY (BIM875AB), OATEY (39140)
WC-1	WATER CLOSET AND SEAT - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - QUARTER-TURN 3/8" CHROME-PLATED HEAVY BRASS ANGLE SUPPLY WITH LOOSE-KEY STOP, CHROME-PLATED SOFT COPPER SUPPLY LINE. TOP OF SEAT SHALL BE AT 16"-17" ABOVE FINISHED FLOOR. VERIFY EQUIPMENT REQUIREMENTS AND ROUGH-IN LOCATIONS.	-
WHA-1	WATER HAMMER ARRESTOR - BELLOWS TYPE, PRE-CHARGED, ALL LEAD FREE STAINLESS STEEL CONSTRUCTION, ASSE 1010 APPROVED, PDI CERTIFIED, RATED FOR 1-11 FIXTURE UNITS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	ZURN (Z1700) OR APPROVED EQUAL
YCO-1	YARD CLEANOUT - ROUND, DURA-COATED CAST IRON, SIZE AS LISTED ON DRAWINGS, DOUBLE FLANGED HOUSING, HEAVY DUTY SECURED SCORIATED DURA-COATED CAST IRON COVER, LIFTING DEVICE, BRONZE CLEANOUT PLUG WITH GAS/WATER-TIGHT SEAL.	ZURN (Z1474) OR APPROVED EQUAL

Cannatechtechnics
 CANNABIS DESIGN SERVICES, CALIBRATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. 83854
 DATE 07/15/2022

SEAL-ENGINEER:
 PROFESSIONAL ENGINEER * FLOOR PLAN *
 JOHN H. JOHNSON
 C.S.B. 00000000
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 PLUMBING DETAILS AND SCHEDULES

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
2022-06-1002

DRAWN BY
PCM

CHECKED BY
JHJ

DATE
01-30-2023

REVISION

SHEET IDENTIFIER
P3.0

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating systems using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

F. DOMESTIC HOT WATER EQUIPMENT
Water Heating Equipment All Occupancies
Table with columns: Yes, No, Not Applicable, Requirement. Rows include unfired storage tank insulation, new state buildings 60% energy, and school buildings < 25,000 sq ft.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no forms required for this project.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM
This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).
Mandatory Pipe Insulation All Occupancies
Table with columns: Fluid Temperature Range (°F), Conductivity Range (BTU-in per hour per ft² per °F), Insulation Mean Rating Temp (°F), Nominal Pipe Diameter (in), Minimum Insulation Required. Rows include 105-140, 13, 14, 15.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: JOHN JOHNSON
Responsible Person's Declaration Statement
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

F. DOMESTIC HOT WATER EQUIPMENT
This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1 / 180.2 for addition and alteration scopes.
Equipment Schedule: Water Heating Efficiency and Standby Loss
Table with columns: System Name, Exception to 140.5(c)/170.2(d), Exceptions Do Not Apply, Gas Service Water Heating System >= 1MMBtu/h, Capacity-weighted Average Efficiency %, Designed Standby Loss, Maximum Standby Loss. Rows include WH-1, WH-2, WH-3.

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563

H. DOMESTIC HOT WATER CONTROLS
This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(a) / 170.2(d).
Table with columns: Yes, No, Not Applicable, Requirement. Rows include 01, 02, 03, 04, 05, 06, 07, 08.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Form/Title

Registration Number:
Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Compliance ID: 85485-0123-0003
Schema Version: rev 20220101
Report Generated: 2023-01-26 09:23:53

Cannatechnics
CANNABIS DESIGN SPECIALISTS, CALIFORNIA - EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-9724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM
SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER - PLUMBING
C.I.L.B. # 68133
STATE OF CALIFORNIA
PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83984
DATE 07/5/2022

OWNER: HANGAR 420
30375 AULD RD. MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005
SHEET DESCRIPTION: PLUMBING COMPLIANCE SHEET

Table with columns: REV BY, DATE, DESCRIPTION. Rows include 01, 01-30-23, ISSUED FOR PERMIT; 01, 04-20-23, PERMIT REVISIONS.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: PCM
CHECKED BY: JHJ
DATE: 01-30-2023
REVISION:
SHEET IDENTIFIER: P5.0

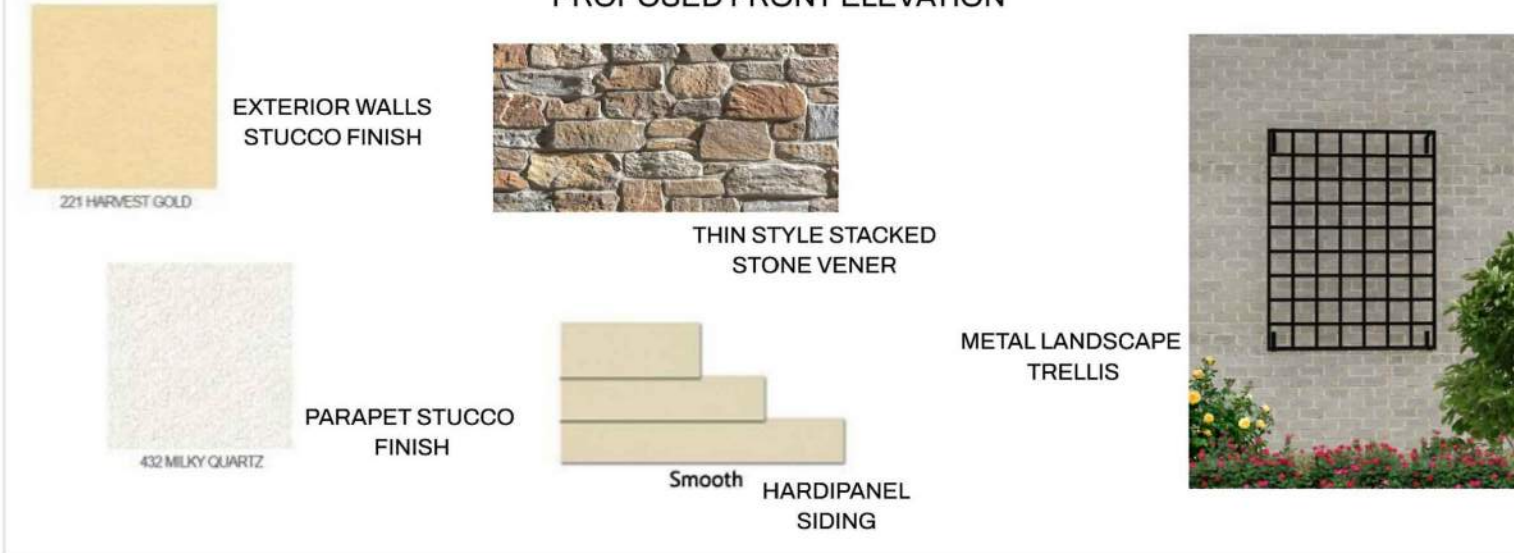
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005



PROPOSED CANNABIS DISPENSARY



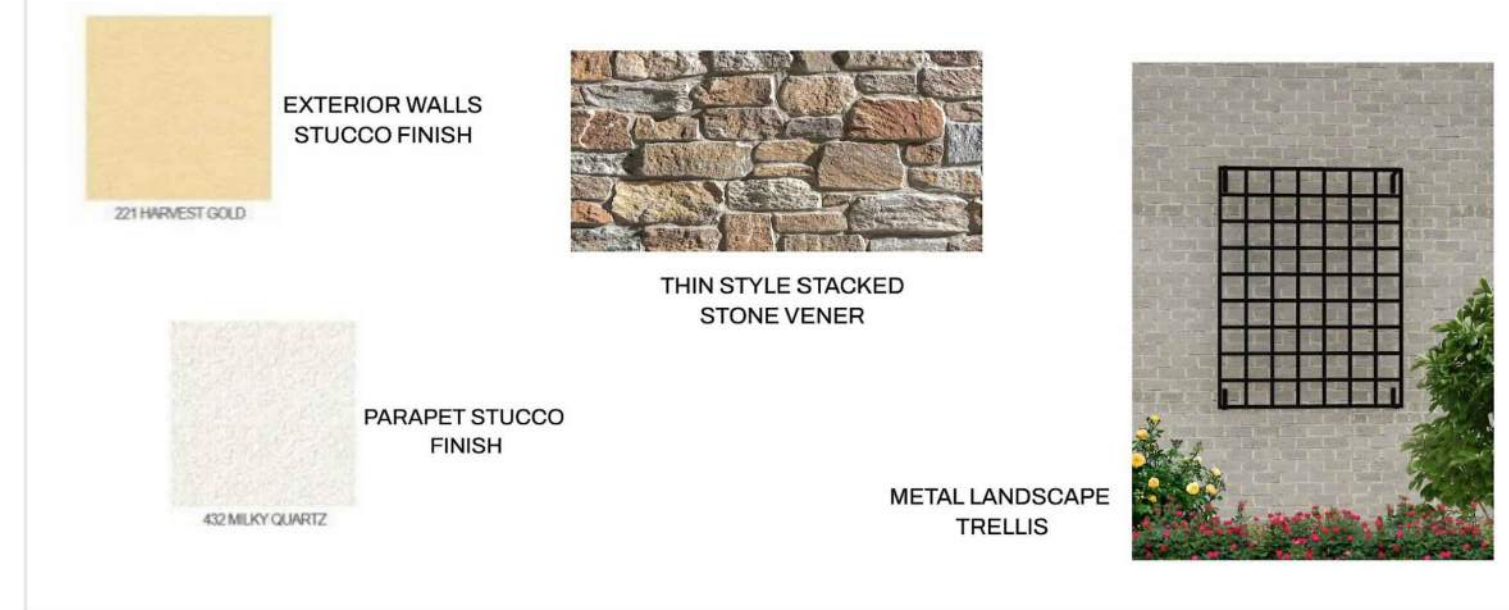
PROPOSED FRONT ELEVATION



French Valley Dispensary



PROPOSED LEFT ELEVATION



French Valley Dispensary



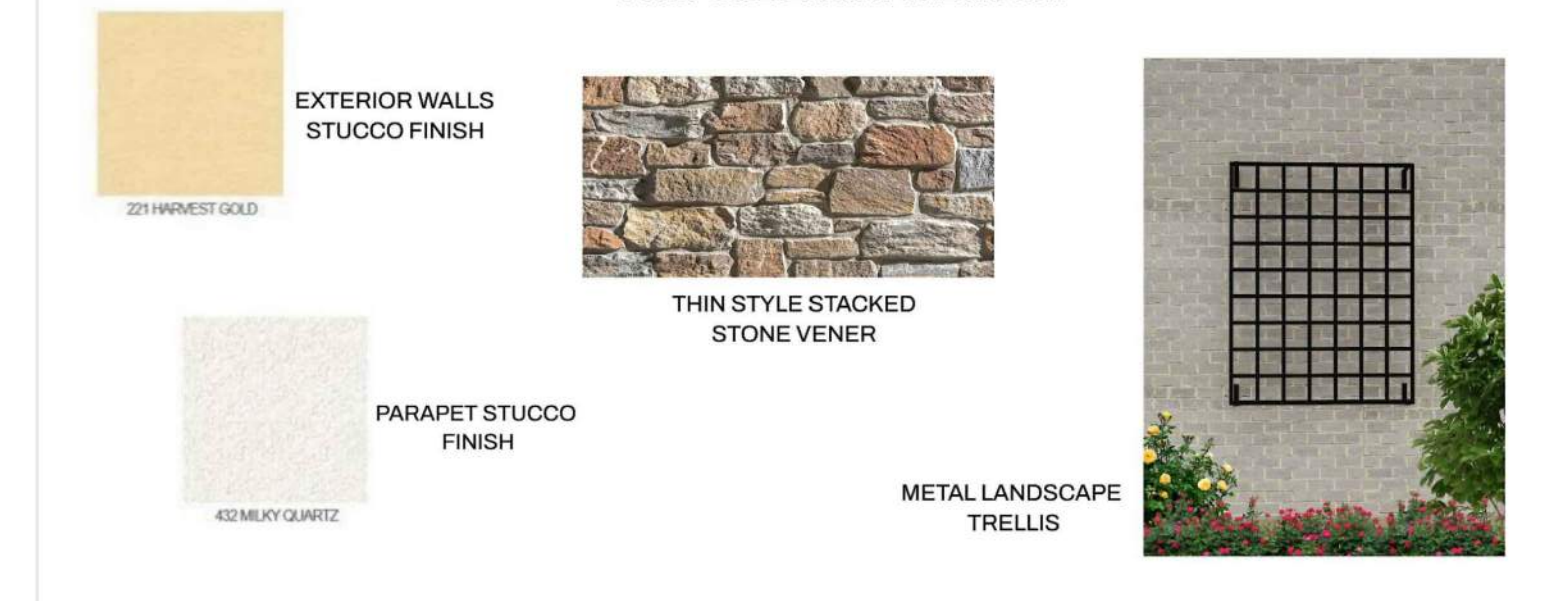
PROPOSED REAR ELEVATION



French Valley Dispensary

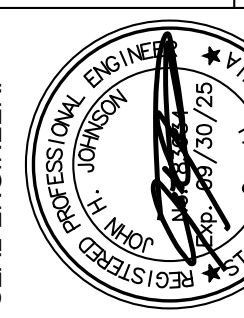


PROPOSED RIGHT ELEVATION



French Valley Dispensary

Cannatechnics
 CANNABIS DESIGN SPECIALISTS: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27279 19 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7740 FAX: (951) 857-9754
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM



PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 S.C.E. NO. 83934
 DATE 09/11/2023

OWNER:
French Valley Dispensary
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
 COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005
 SHEET DESCRIPTION
 DOOR MANEUVERING PLAN

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN B&S COMMENTS
AWC	5-26-23	WILLDAN B&S COMMENTS
AWC	7-24-23	WILLDAN B&S COMMENTS
AWC	8-22-23	RIVCO CC INTERNAL REVIEW

PROJECT NUMBER	22121
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	02/06/2023
REVISION	09/11/2023
SHEET IDENTIFIER	A-11
SHEET	19 OF

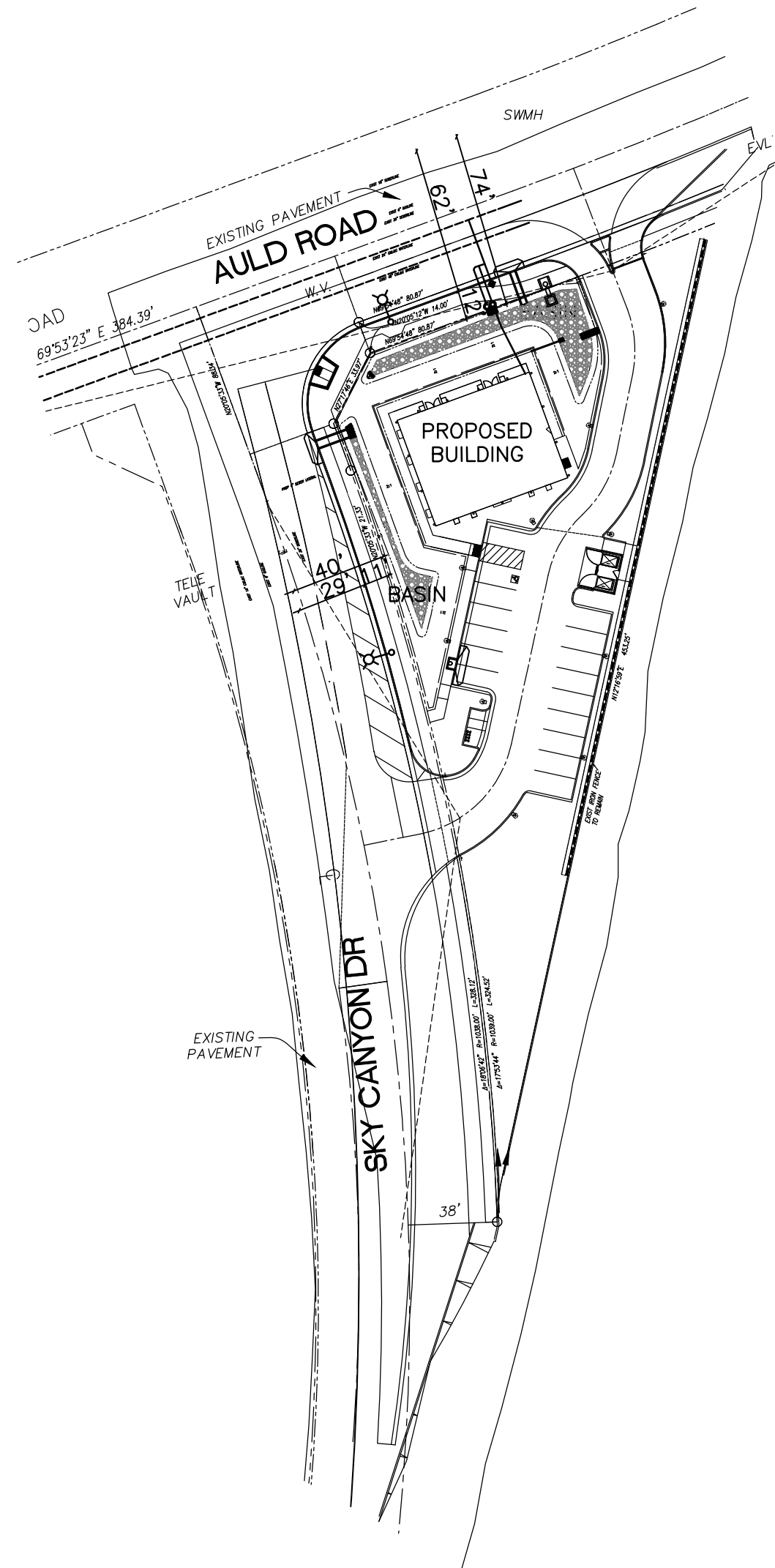
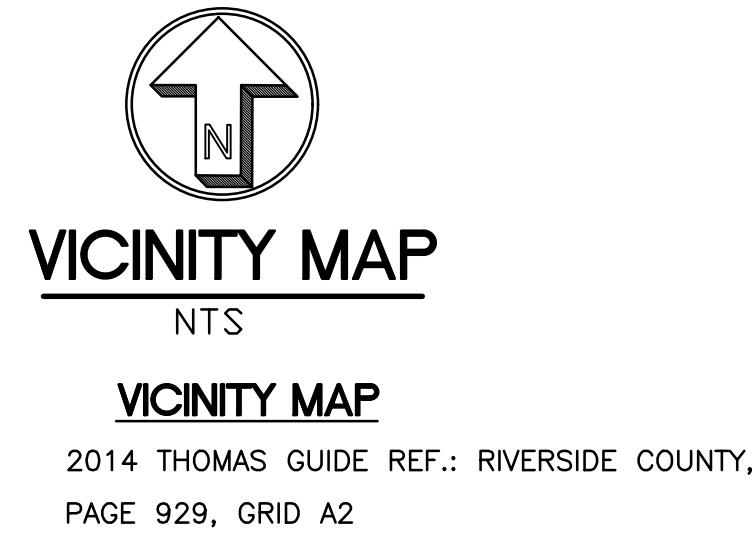
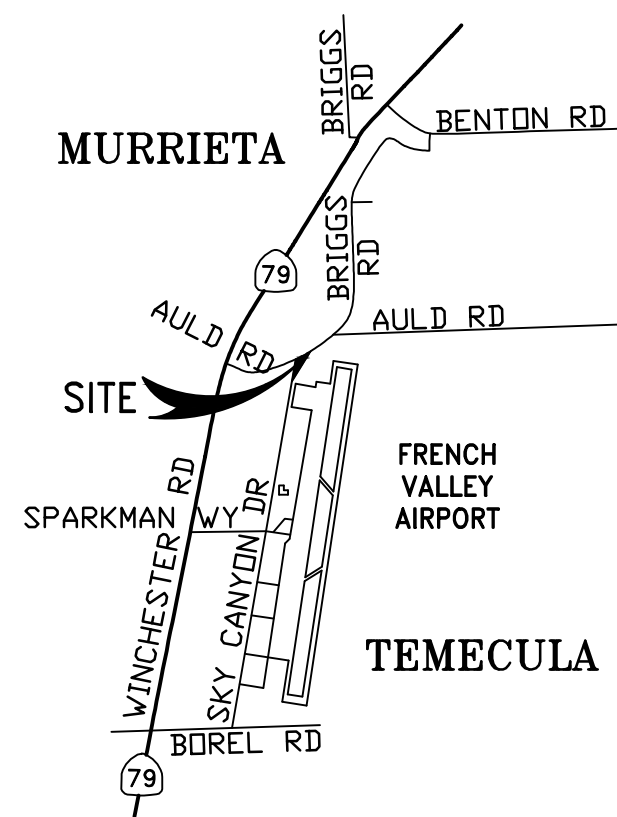
COUNTY OF RIVERSIDE

JUSTICE INSURANCE BUILDING

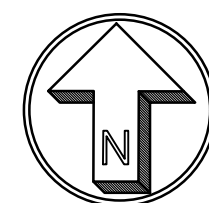
AULD ROAD AND SKY CANYON ROAD

CUP 190019 PP#26047

LANDSCAPE PLANS



SHEET INDEX MAP



GRAPHIC SCALE



1 INCH = 60 FT.

County Inspection Requirements:

- Submittals for any irrigation or planting product not specifically called out on the Landscape Plan Set;
- Pre-Construction Meeting with County Landscape Inspector – Mark Hughes 951-955-6767;
- Mainline layout and valve locations prior to trenching;
- Mainline trench inspection and pressure test;
- Lateral trench inspection;
- Coverage test;
- Root barrier inspection;
- Planting inspection;
- Irrigation coverage test and irrigation audit;
- Mulch inspection.

PROJECT NOTES:

OWNER:
JUSTICE INSURANCE SERVICES
C/O MELISSA LIPPERT
39865 CALLE MEDUSA
TEMECULA, CA. 92591
951.757.6690 PHONE
951.445.4366 FAX

FEMA FLOOD PLAIN:
NOT IN A FLOOD PLAIN

ASSESSOR'S PARCEL NO.:
963-030-005

LEGAL DESCRIPTION:
POR NW 1/4 SEC 7, T7S, R2W, FRENCH VALLEY AREA, RIVERSIDE COUNTY.

ACREAGE:
GROSS 0.71 AC
NET 0.71 AC

LANDSCAPE AREA
INCLUDING TREES, SHRUBS & GROUNDCOVER
.30 ACRES / 13,224 S.F.

UTILITY:

SEWER:	EASTERN MUNICIPAL WATER DISTRICT	951.928.3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951.845.2617
TELEPHONE:	VERIZON	1.800.483.5000
CABLE:	NOT APPLICABLE	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951.928.8272
WATER:	EASTERN MUNICIPAL WATER DISTRICT	951.676.4101

SERVICES DISTRICT:

EXISTING ZONING:
SP 265-A1 BOREL AIRPORT CENTER
PROPOSED ZONING:
SP 265-A1 BOREL AIRPORT CENTER
EXISTING & PROPOSED LAND USE:
(CR) COMMERCIAL RETAIL

PROJECT APPROACH

THE PROJECT SHALL BE PLANTED TO BE IN COMPLIANCE WITH BOREL AIRPORT CENTER SPECIFIC PLAN SPA 265-A1 THE PLANT PALETTE CONSISTS OF DROUGHT TOLERANT TREES AND SHRUBS. THE LANDSCAPE WILL BE INSTALLED IN ONE PHASE AND THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE. THE PROJECT IS NOT LOCATED WITHIN 200' OF FUEL MODIFICATION ZONE AND IS NOT IN A HIGH FIRE HAZARD ZONE. THE PROJECT IS IN CELL ZERO AND IS WITHIN 500' FROM A MSHCP AREA. THE PLANTING IS COMPATIBLE WITH THE MSHCP AND DOES NOT HAVE ANY INVASIVE PLANT MATERIALS. THERE ARE NO EXISTING TREES ON THE SITE.

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 PLANTING PLAN, LEGEND AND NOTES
- 3 IRRIGATION PLAN, LEGEND AND NOTES
- 4 DETAILS
- 5 COUNTY DETAILS
- 6 SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 955-6885

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

SOIL TESTING (SOIL MANAGEMENT REPORT):
CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE 859 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. SHOULD THE ORDINANCE BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

Vincent DiDante
APPLICANT

3-26-20
DATE

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

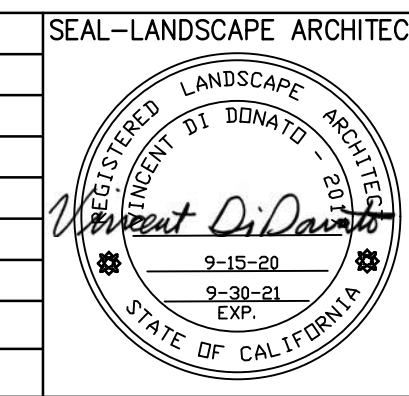
NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE

APPR.	DATE

COUNTY



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante
9-15-20
DATE

CERT NO. 2017, EXP 09/2021

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-1

COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD

TITLE SHEET

FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968 - HH

1 of 6 SHTS

PLAN CHECK OVERSIGHT ENGINEER: [Signature]

REGISTRATION NUMBER: CID 69924

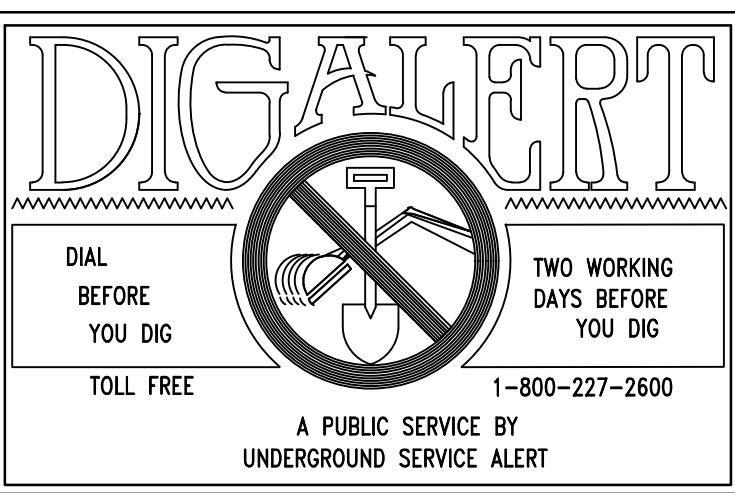
DATE SIGNED: 11/18/2020

ORD. 859 VERSION: ORD 859.3

TENTATIVE APP. PP.#: ZLSP200015

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



PLOT PLAN NO. 26047

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

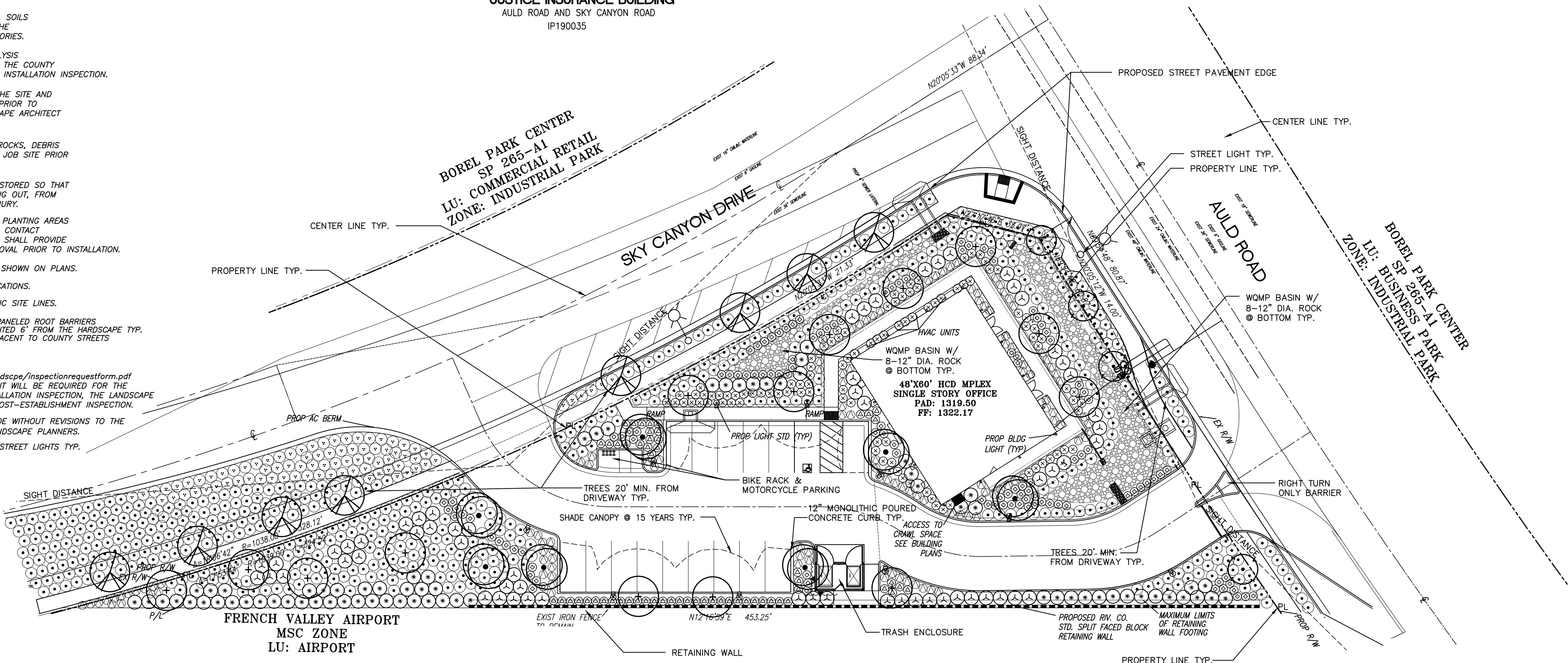
JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD
IP190035

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
ON-SITE: OWNER
OFF-SITE: OWNER

TENTATIVE APP. PP# ZLSP200015
DATE SIGNED 11/18/2020
REGISTRATION NUMBER CID 69924

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

- ### PLANTING NOTES
- CONTRACTOR SHALL APPLY "RON STAR" PRE-EMERGENT HERBICIDE AT 3 lbs. PER 1000 s.f. AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.(ONLY ON NON-SEEDED AREAS)
 - ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
 - SOIL TESTING (SOIL MANAGEMENT REPORT): CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.
 - THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL THE CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. NOTIFY LANDSCAPE ARCHITECT AND OWNER IF ANY INCONSISTENCIES OCCUR.
 - THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS AND OTHER EXTRANEIOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL PLANT MATERIALS SHALL BE HANDLED OR STORED SO THAT THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, FROM SUN OR WIND BURN, OR FROM ANY OTHER INJURY.
 - THE CONTRACTOR SHALL APPLY TO ALL SHRUB PLANTING AREAS A 3" LAYER OF "FOREST BLEND" WOOD MULCH, CONTACT PLANTS CHOICE (619) 585-9909. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.
 - SEE SHEETS 4 FOR DETAILS & 5 FOR SPECIFICATIONS.
 - ALL PLANTING SHALL NOT INTERFERE W/ TRAFFIC SITE LINES.
 - INSTALL CENTURY PRODUCTS .0060" SIZE NON-PANELED ROOT BARRIERS ADJACENT TO HARDSCAPE WHEN TREES ARE PLANTED 6' FROM THE HARDSCAPE TYP. AND INSTALL BIO-BARRIER WHEN TREES ARE ADJACENT TO COUNTY STREETS SEE DETAILS & SPECIFICATIONS.
 - FOR INSPECTIONS CONTACT THE COUNTY @ <http://rcfma.org/planning/content/devproc/landscape/inspectionrequestform.pdf> FOR THE INSPECTION REQUEST FORM. A DEPOSIT WILL BE REQUIRED FOR THE THREE INSPECTIONS WHICH ARE THE PRE-INSTALLATION INSPECTION, THE LANDSCAPE COMPLETION INSPECTION AND THE ONE YEAR POST-ESTABLISHMENT INSPECTION.
 - NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REVISIONS TO THE PLANS AND THE APPROVAL OF THE COUNTY LANDSCAPE PLANNERS.
 - TREES SHALL BE PLANTED 20' MINIMUM FROM STREET LIGHTS TYP.



ORD. 859 VERSION ORD 859.3
DATE SIGNED 11/18/2020
REGISTRATION NUMBER CID 69924

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLANTING LEGEND

County Note for Project Approval:
Install Valve 6A to irrigate Trees separately from shrubs (33 trees x 3 emitters x 2GPH = 3.5GPM) Use minimum 3/4 sch 40 lateral lines.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
TREES:						
(Symbol)	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	8	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
(Symbol)	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	24" BOX	14	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
(Symbol)	CERIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	4	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
(Symbol)	RHUS LANCEA	AFRICAN SUMAC	24" BOX	7	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
SHRUBS:						
(Symbol)	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	58	FULL & BUSHY @ 3' O.C.	L
(Symbol)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	116	FULL & BUSHY @ 3' O.C.	L
(Symbol)	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	72	FULL & BUSHY @ 5' O.C.	L
(Symbol)	ANAGOZANTHUS FLAVIDUS 'VELVET'	KANGAROO PAWS	5 GAL	117	FULL & BUSHY @ 3' O.C.	L
(Symbol)	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	1 GAL.	85	FULL & SPREADING @ 4' O.C.	L
(Symbol)	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	61	FULL & BUSHY @ 5' O.C.	L
(Symbol)	SALVIA GREGGI	AUTUMN SAGE	5 GAL	103	FULL & BUSHY @ 3' O.C.	L
VINES:						
(Symbol)	MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	2	ATTACH TO WALL	L
MULCH & GROUND COVER:						
(Symbol)	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
(Symbol)	BACCHARIS PILULARIS 'TWIN PEAKS'	PROSTRATE COYOTE BUSH	1 GAL	586	TRIANGULAR SPACING @ 4' O.C.	L

SHADE REQUIREMENT

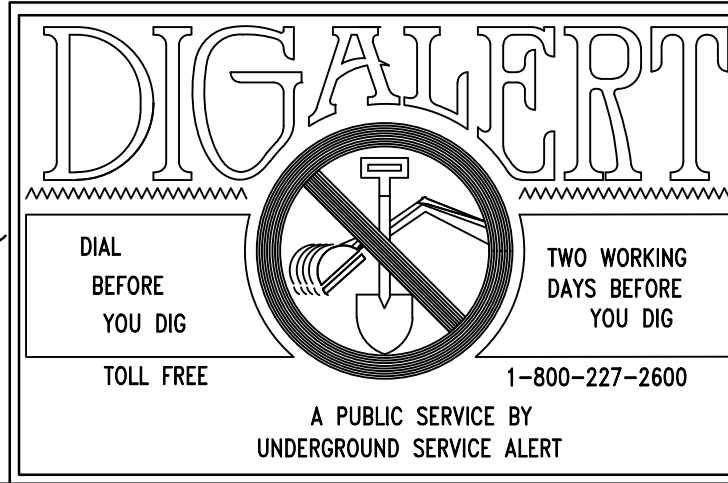
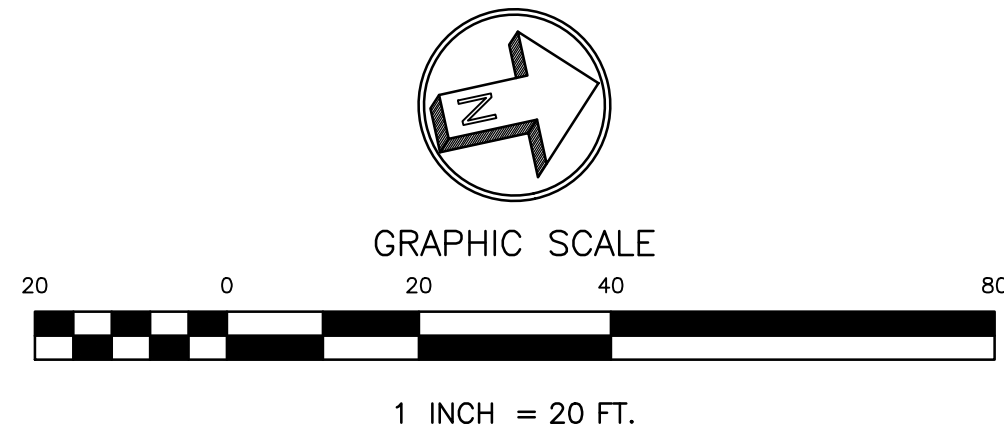
REQUIRED 16 SPACES @ 162 S.F. EA. = 2,592 S.F.
2,592 S.F. @ 30% COVERAGE REQUIRED = 778 S.F.
ACTUAL AREA SHADED = 1973 S.F.

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 955-6885

INTERIOR LANDSCAPE REQUIREMENT

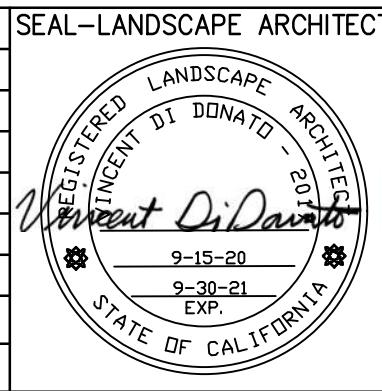
REQUIRED 16 SPACES @ 162 S.F. EA. = 2,592 S.F.
2,592 S.F. @ 10% COVERAGE REQUIRED = 259 S.F.
ACTUAL AREA = 270 S.F.

SOIL TESTING (SOIL MANAGEMENT REPORT): CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK DESCRIPTION:							
LOCATION:							
MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY	
VERTICAL DATUM: NAVD 88		HORIZONTAL DATUM: NAD 83					



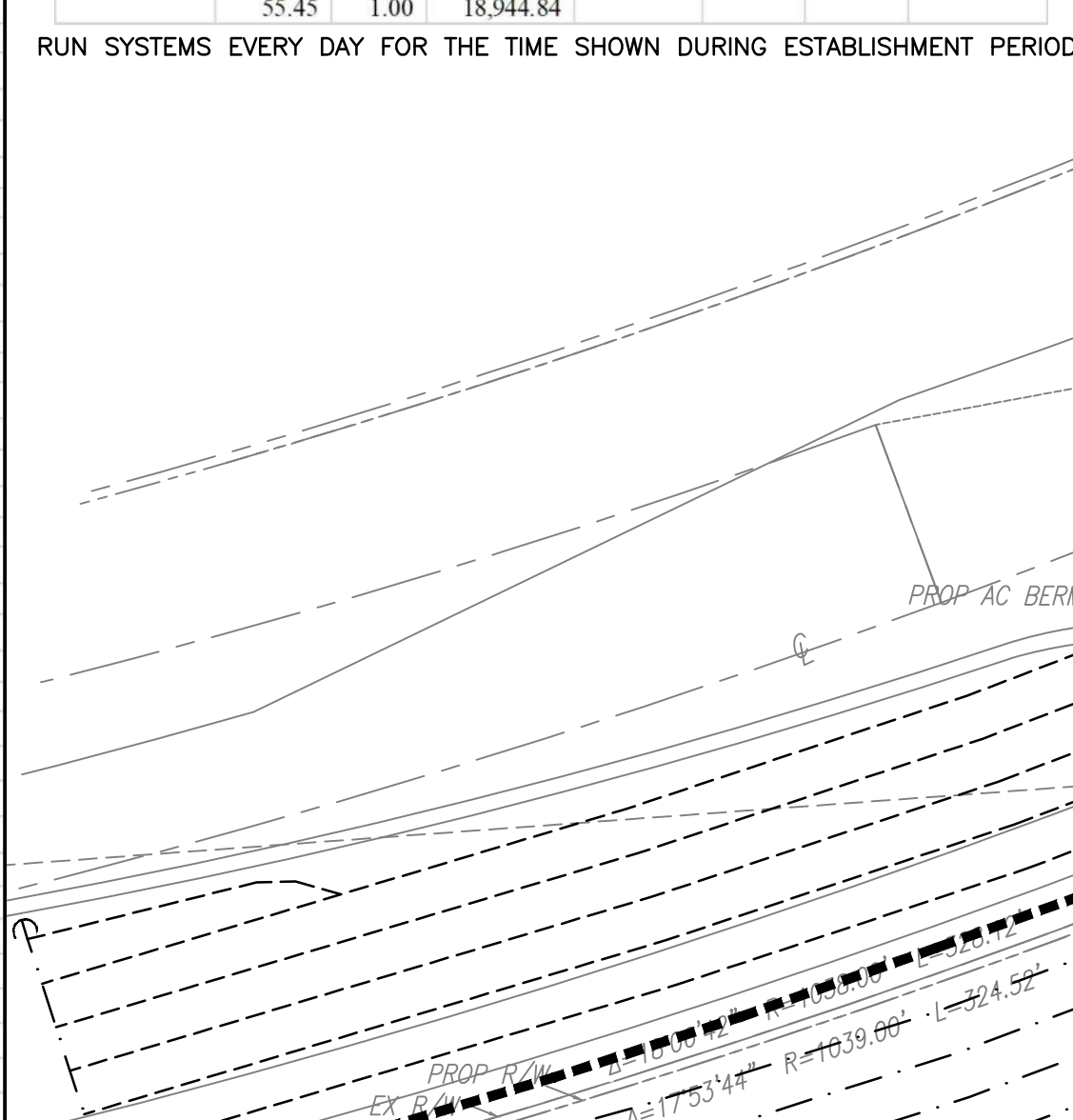
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121
Vincent DiDante 9-15-20
CERT NO. 2017, EXP 09/2021 DATE

PP26047/CUP190019 LSP20015/IP190035	SHEET NO. L-2
COUNTY OF RIVERSIDE JUSTICE INSURANCE BUILDING AULD ROAD AND SKY CANYON ROAD PLANTING PLAN	2 OF 6 SHEETS
FOR: JUSTICE INSURANCE CO. W.O.	COUNTY FILE NO. 968 - HH

Plot Date: 16 Sep 20 - 9:45 am

Riverside County Ordinance 859 Landscape Water Use Calculations. Project Type Commercial JUSTICE INSURANCE BUILDING. Includes ETO allowance, MAWA, EAWU, and hydrozone calculations.

SHRUB LOW DRIP SCHEDULE. Table with columns: JANUARY-DECEMBER, ETO, % ETO, CU. FT., GALLONS, DAYS, GPM, MIN/DAY.



PLOT PLAN NO. 26047 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY ON-SITE: OWNER OFF-SITE: OWNER

COUNTY IRRIGATION NOTES

- 1. PRIOR TO BACKFILL TO BACKFILLING THE CONTRACTOR SHALL CONDUCT A PRELIMINARY FIELD INSPECTION... 2. AFTER THE PROJECT INSTALLATION IS COMPLETED AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR...

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO.859.3 AND TO APPLY THE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN. Vincent DiDante 6-26-20

IRRIGATION LEGEND

Table with columns: SYMBOL, MANUFACTURER, MODEL NO., REMARKS - SEE SHEET 4 FOR DETAILS & SHEET 5 FOR SPECIFICATIONS, DETAIL NO.

IRRIGATION NOTES

- 1. IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY... 2. LOCATE PRESSURE LINES WITHIN 18" OF EDGE OF HARDSCAPE... 3. NO LOW HEAD DRAINAGE ALLOWED... 4. TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION PIPING & DRIP LINE...

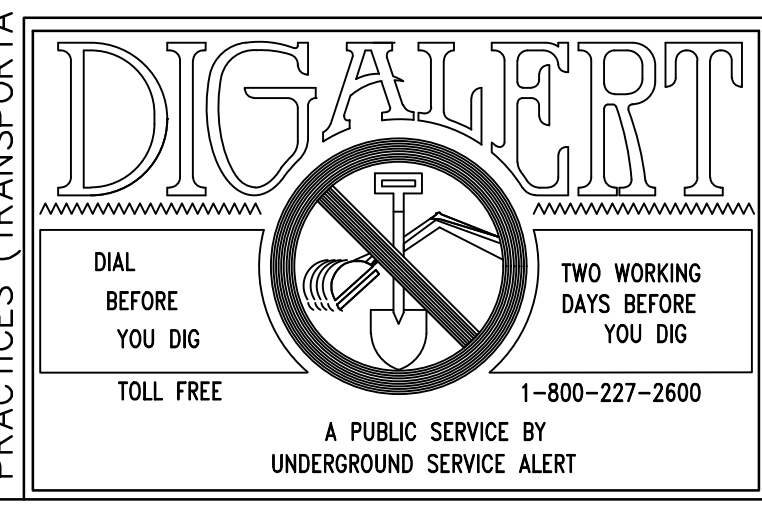
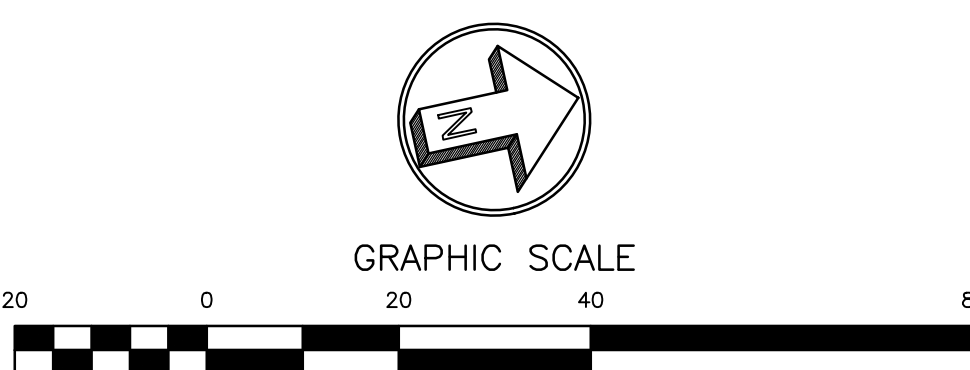
DRIP SYSTEM PRESSURE LOSS CALCS.

Table showing pressure loss calculations for equipment (meter, valves, regulators) with columns: EQUIPMENT, SIZE, P.S.I. LOSS.

BLU-LOCK SPECIFICATIONS

HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS: A. ALL PIPE SHALL BE CONSTRUCTED OF VIRGIN HIGH DENSITY POLYETHYLENE (HDPE)...

County Note for Project Approval: Install Valve 6A to irrigate Trees separately from shrubs (33 trees x 3 emitters x 2GPH = 3.5GPM) Use minimum 3/4 sch 40 lateral lines.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

Table for BENCH MARK DESCRIPTION, LOCATION, and MARK BY DATE.

ALHAMBRA GROUP LANDSCAPE ARCHITECTURE. 41635 Enterprise Circle North, Suite C Temecula, CA 92590. Includes seal and signature of Vincent DiDante.

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-3 OF 6 SHEETS. JUSTICE INSURANCE BUILDING IRRIGATION PLAN. COUNTY FILE NO. 968 - HH

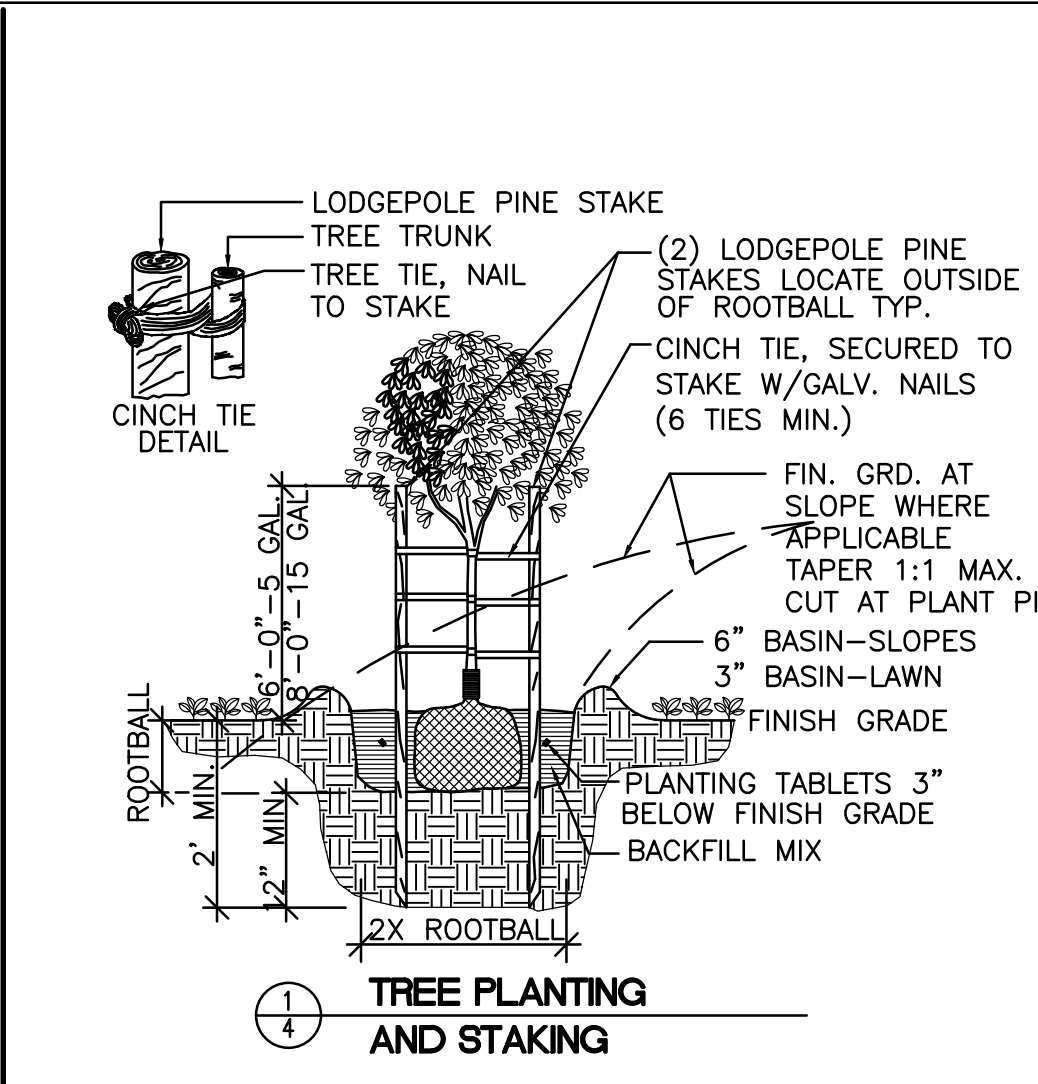
PLAN CHECK OVERSIGHT ENGINEER: *mm* REGISTRATION NUMBER: CID 69924 DATE SIGNED: 11/18/2020 TENTATIVE APP. PP#: ZLSP200015

ORD. 859 VERSION: ORD 859.3 DATE SIGNED: 11/18/2020

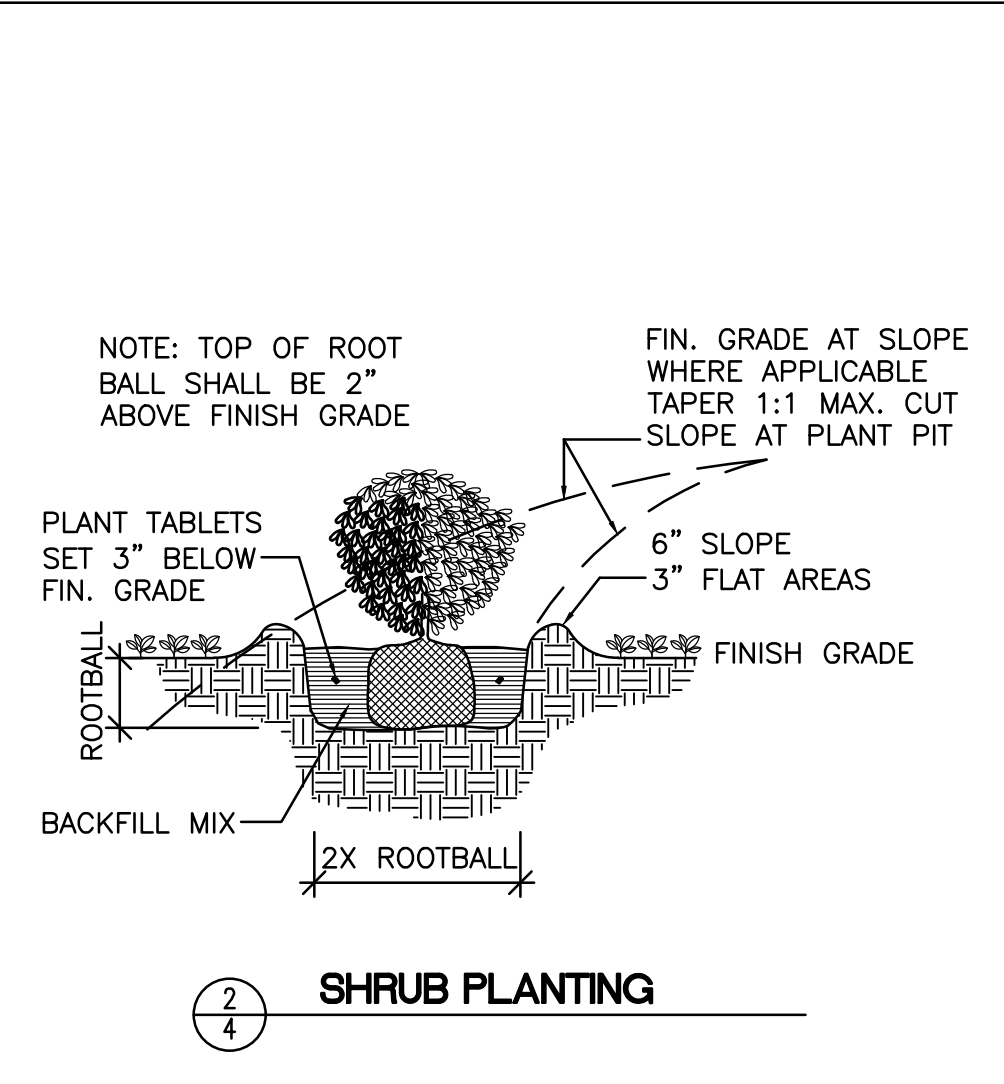
REGISTRATION NUMBER: CID 69924 DATE SIGNED: 11/18/2020 TENTATIVE APP. PP#: ZLSP200015

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

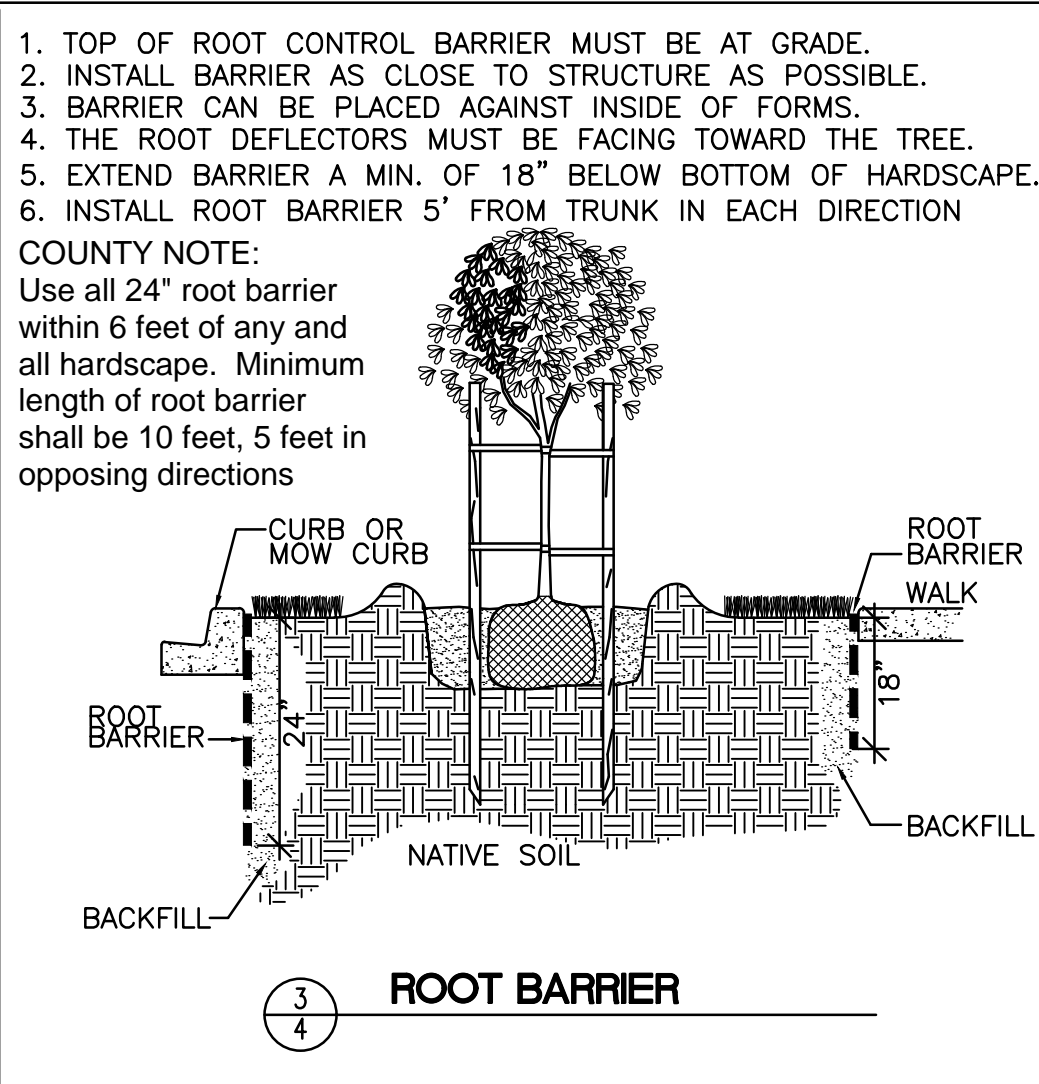
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).



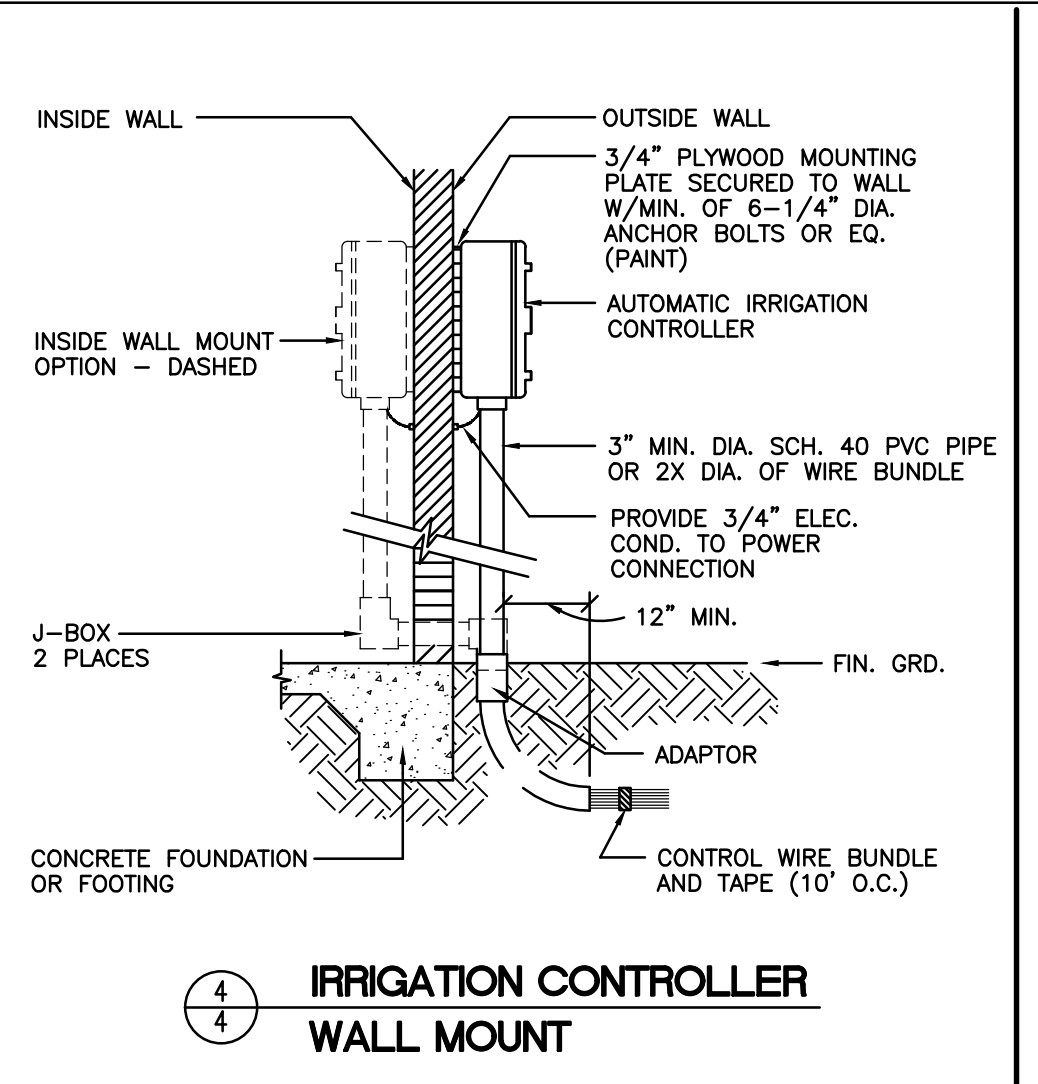
1 TREE PLANTING AND STAKING



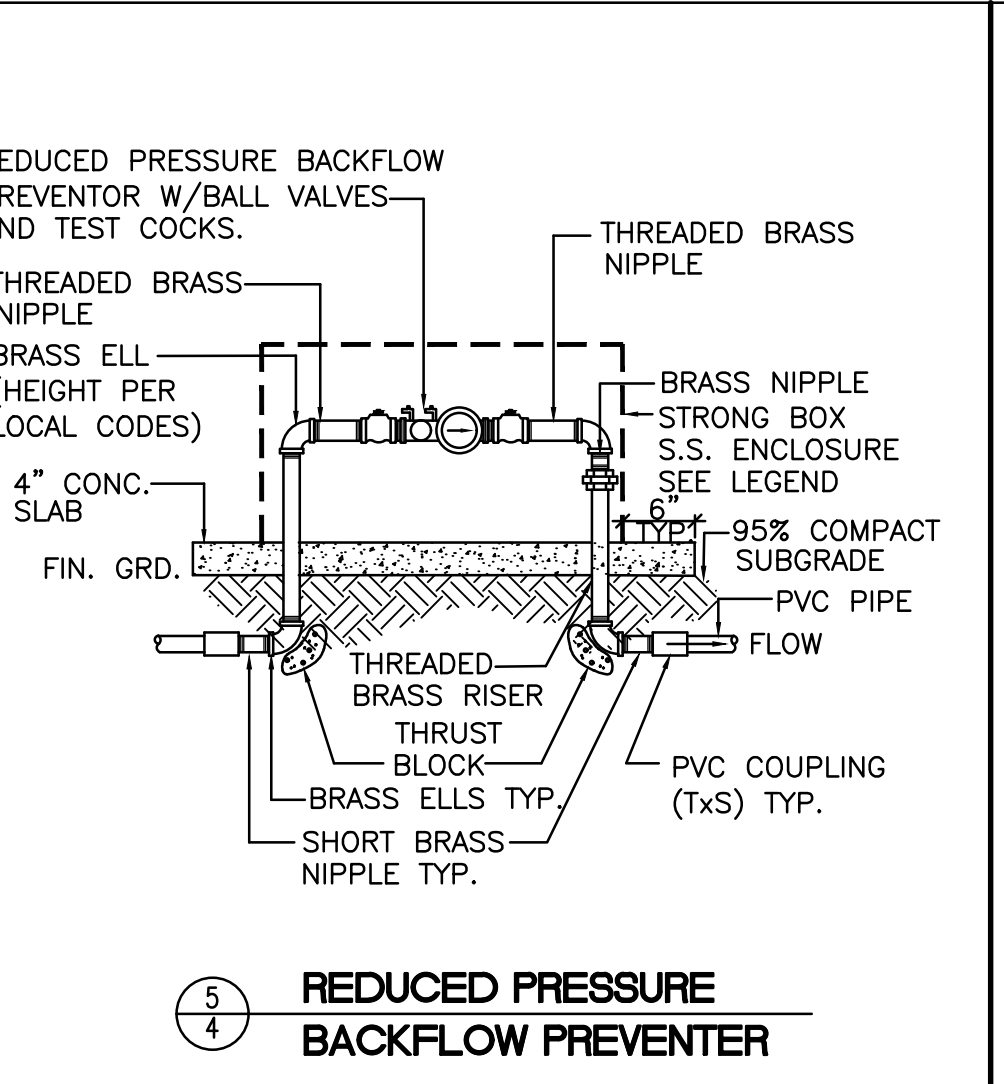
2 SHRUB PLANTING



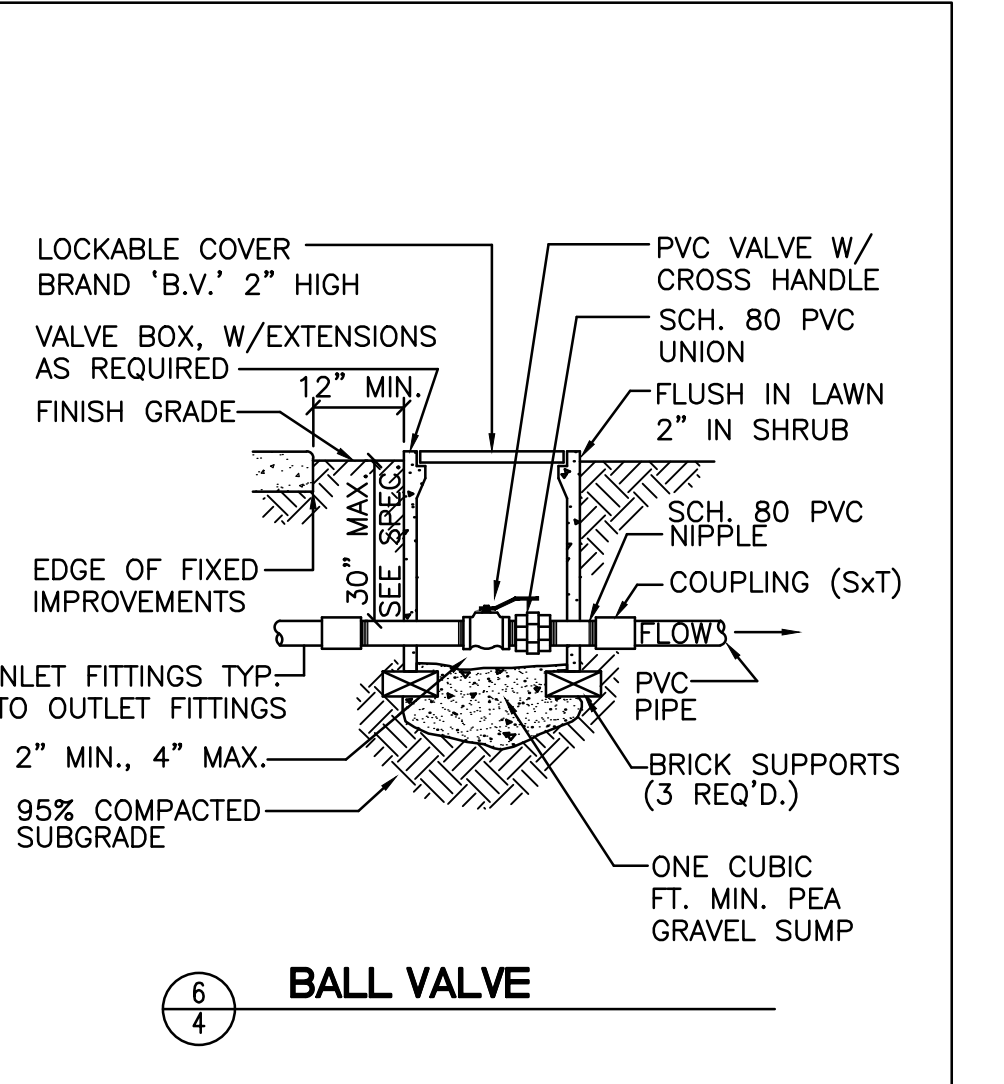
3 ROOT BARRIER



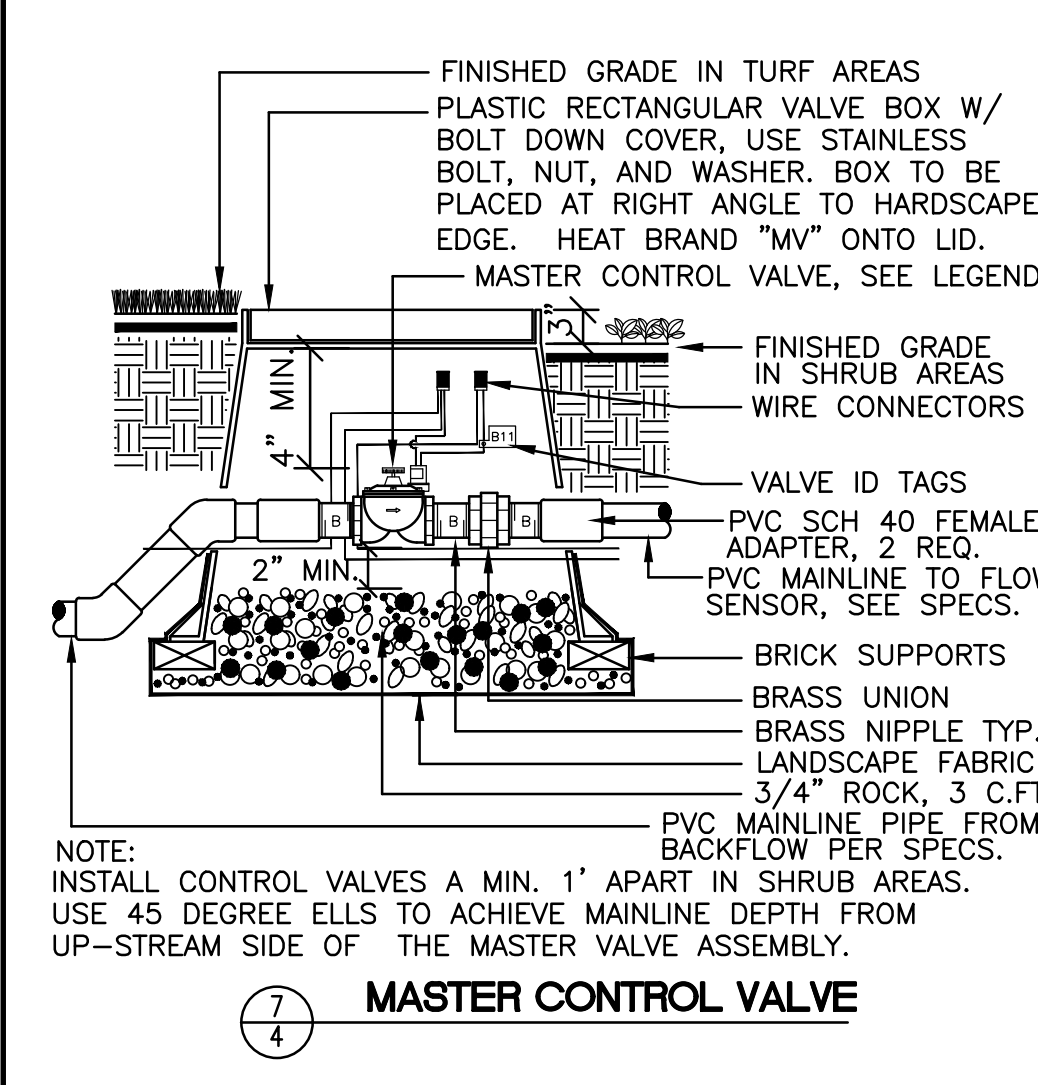
4 IRRIGATION CONTROLLER WALL MOUNT



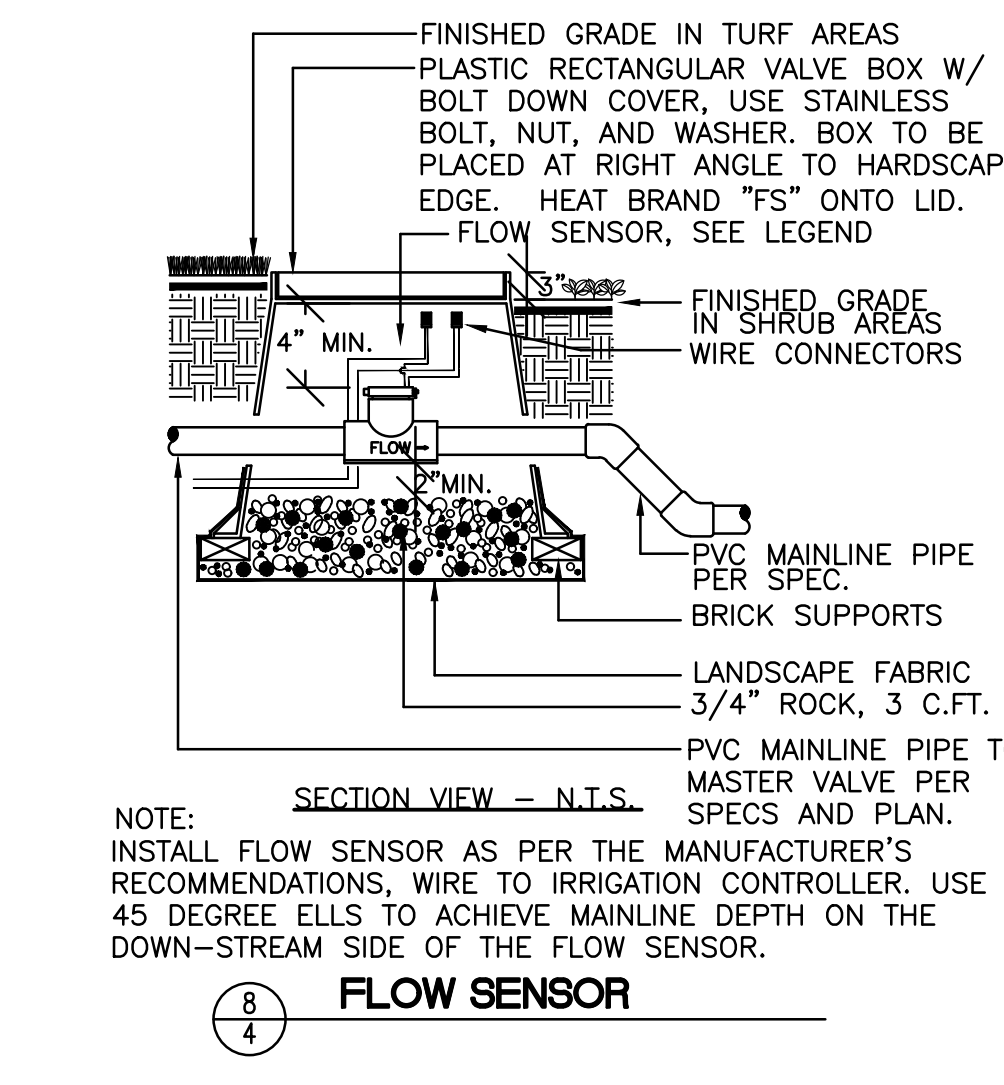
5 REDUCED PRESSURE BACKFLOW PREVENTER



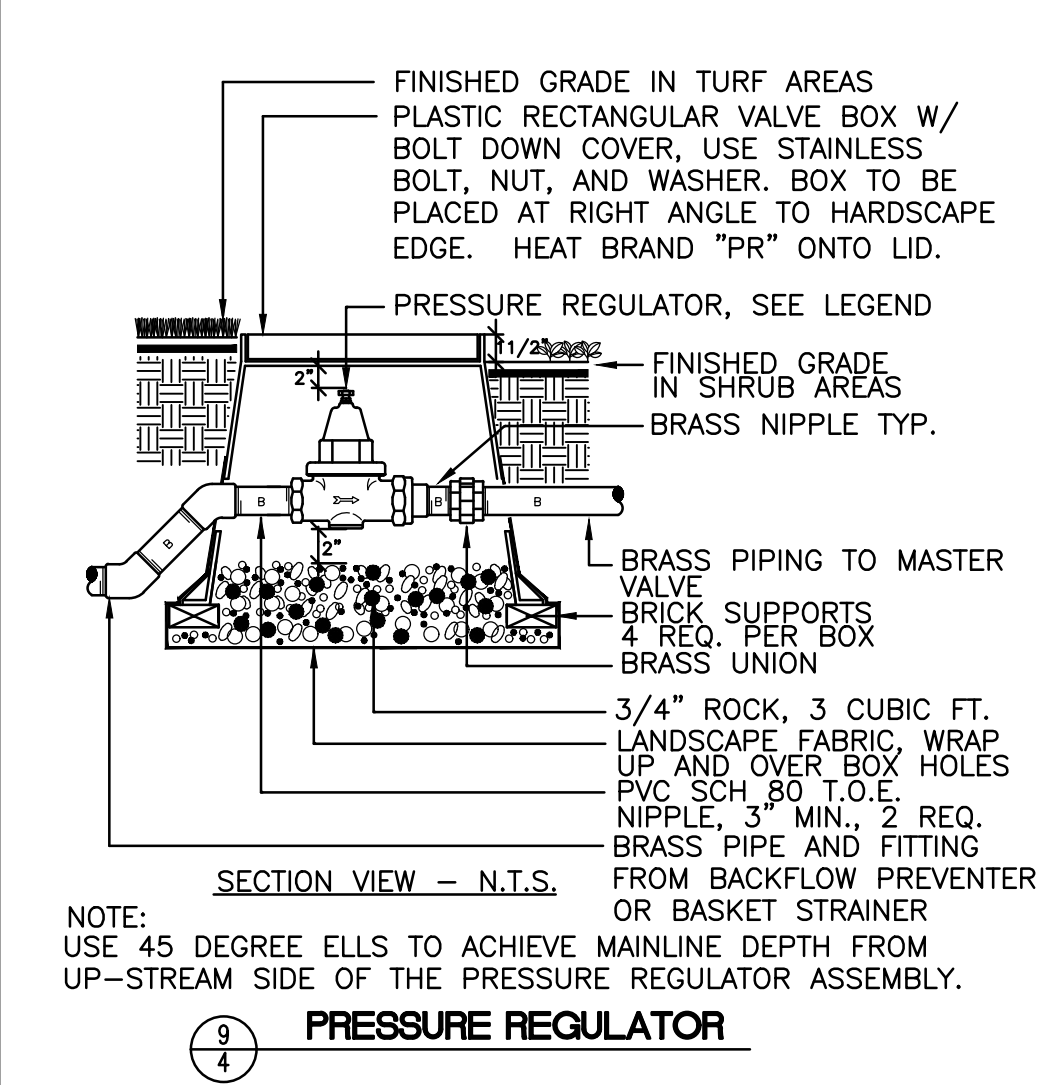
6 BALL VALVE



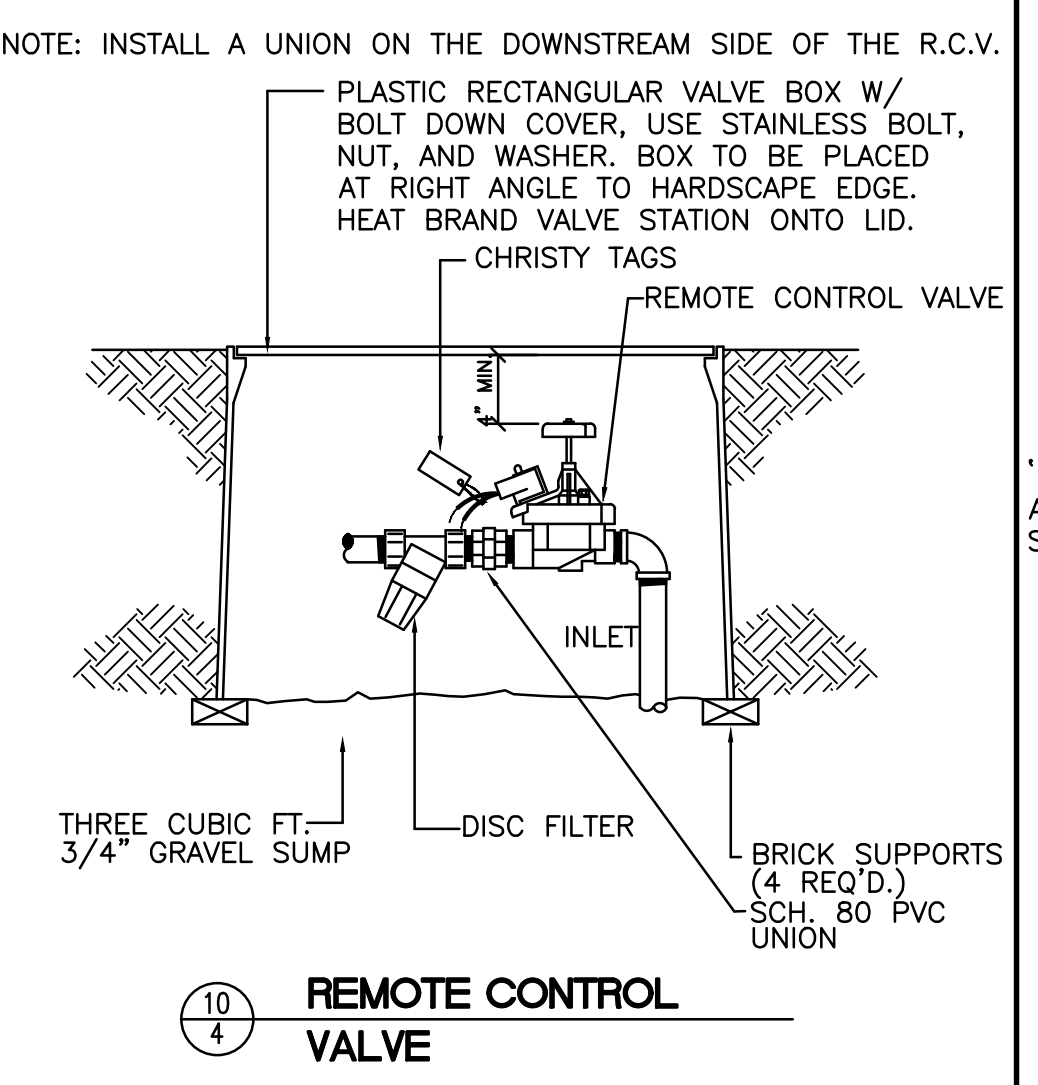
7 MASTER CONTROL VALVE



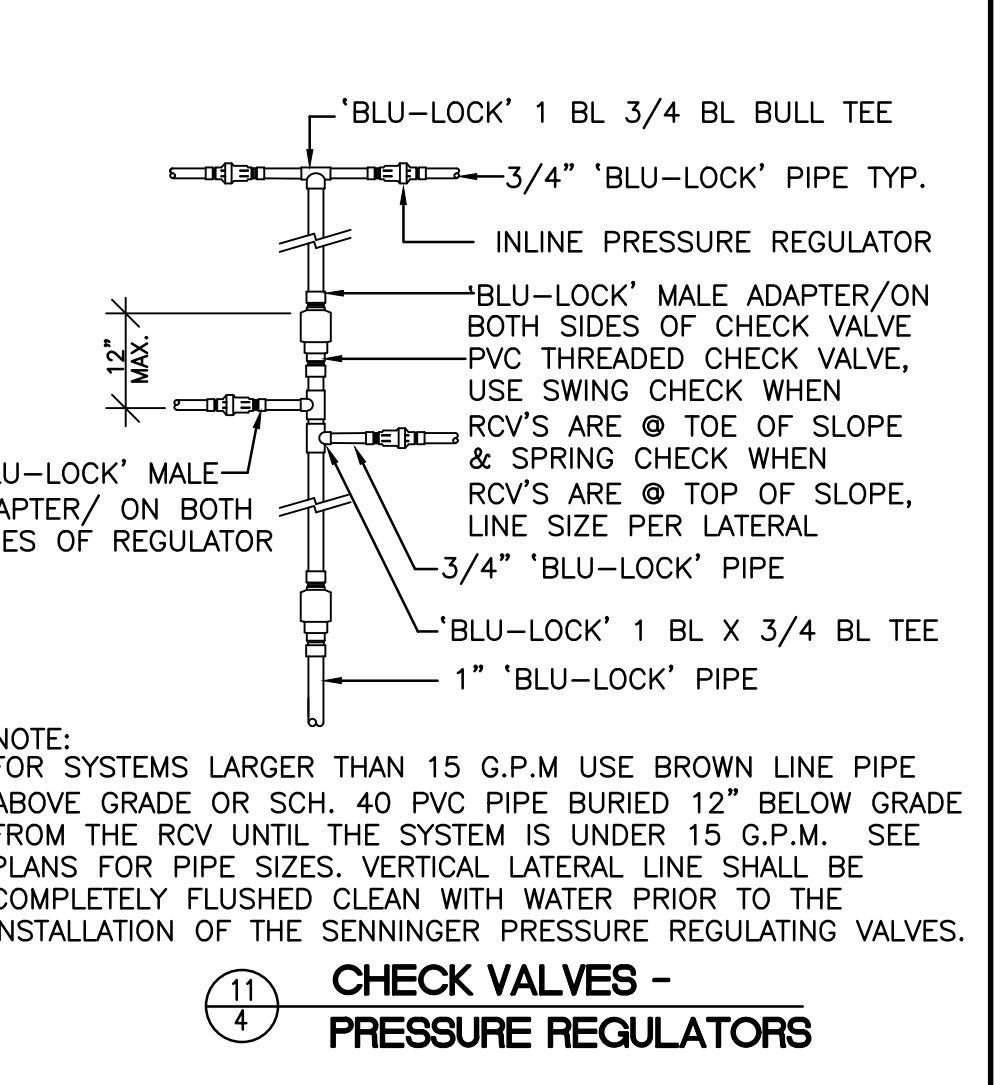
8 FLOW SENSOR



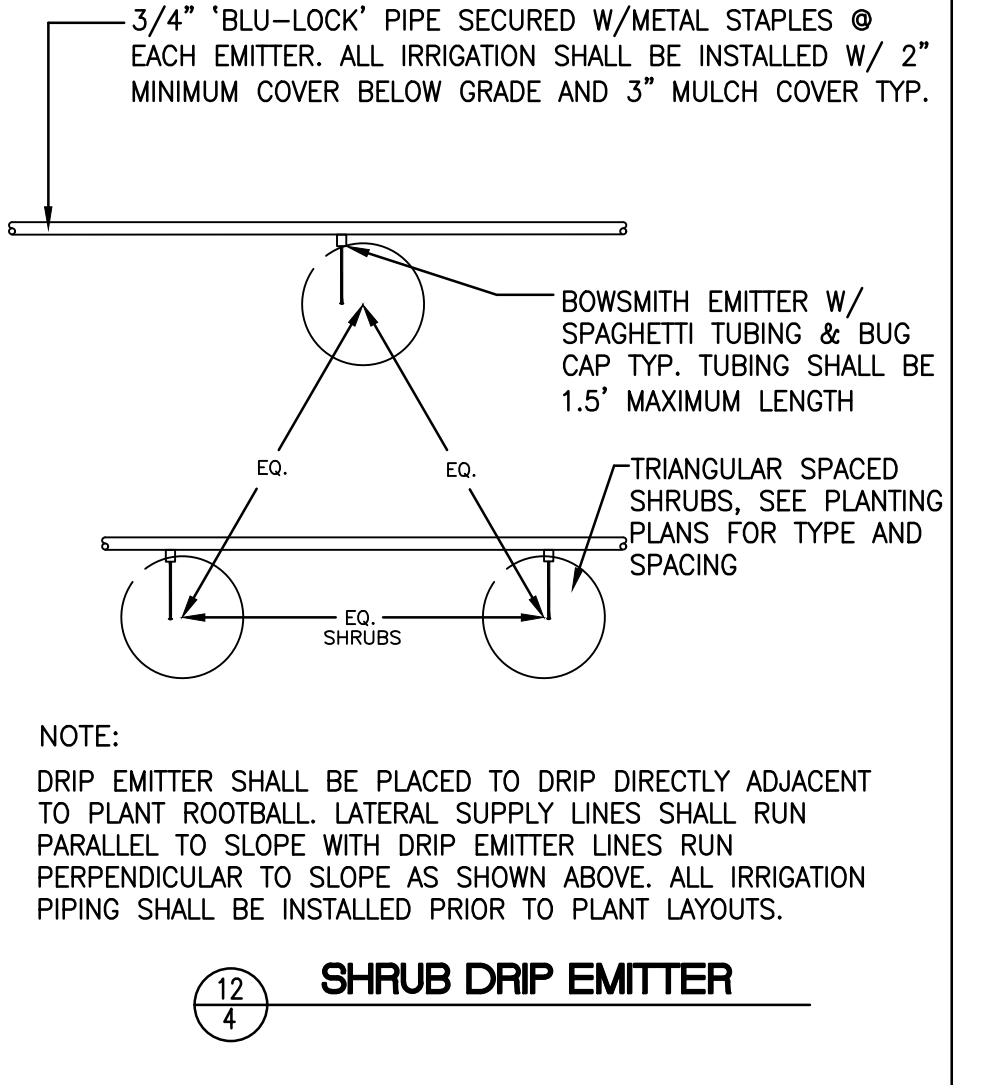
9 PRESSURE REGULATOR



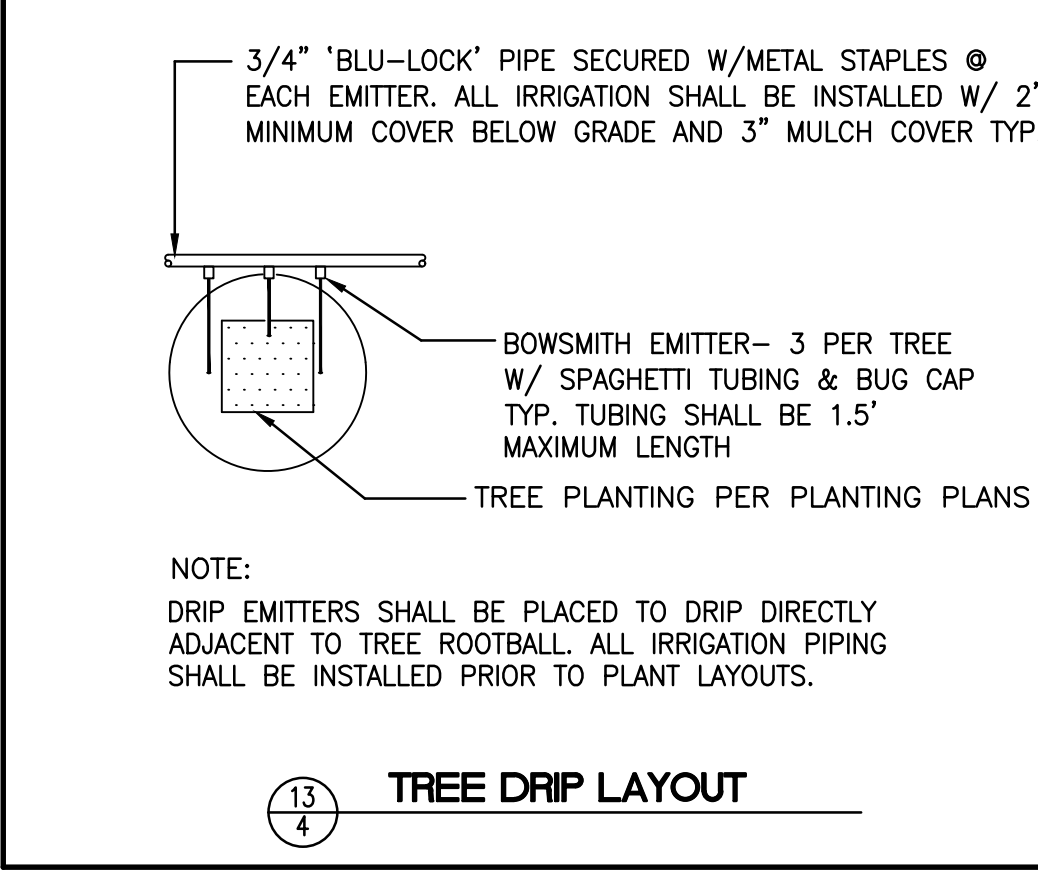
10 REMOTE CONTROL VALVE



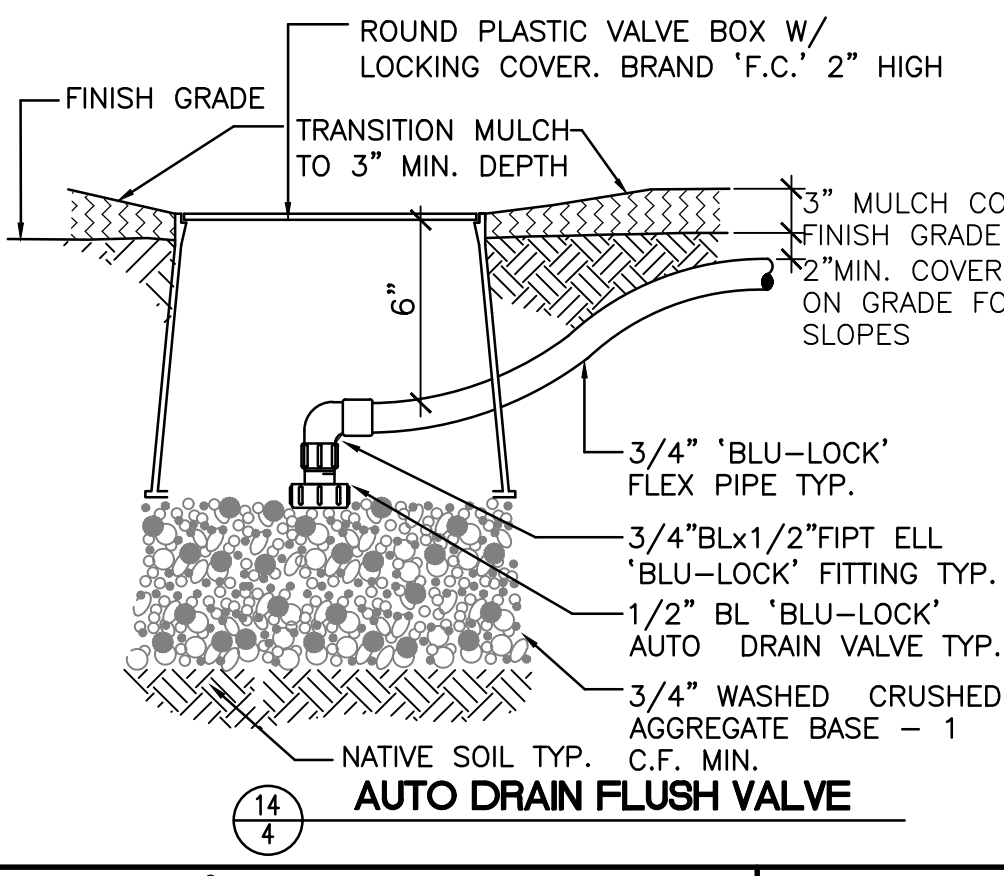
11 CHECK VALVES - PRESSURE REGULATORS



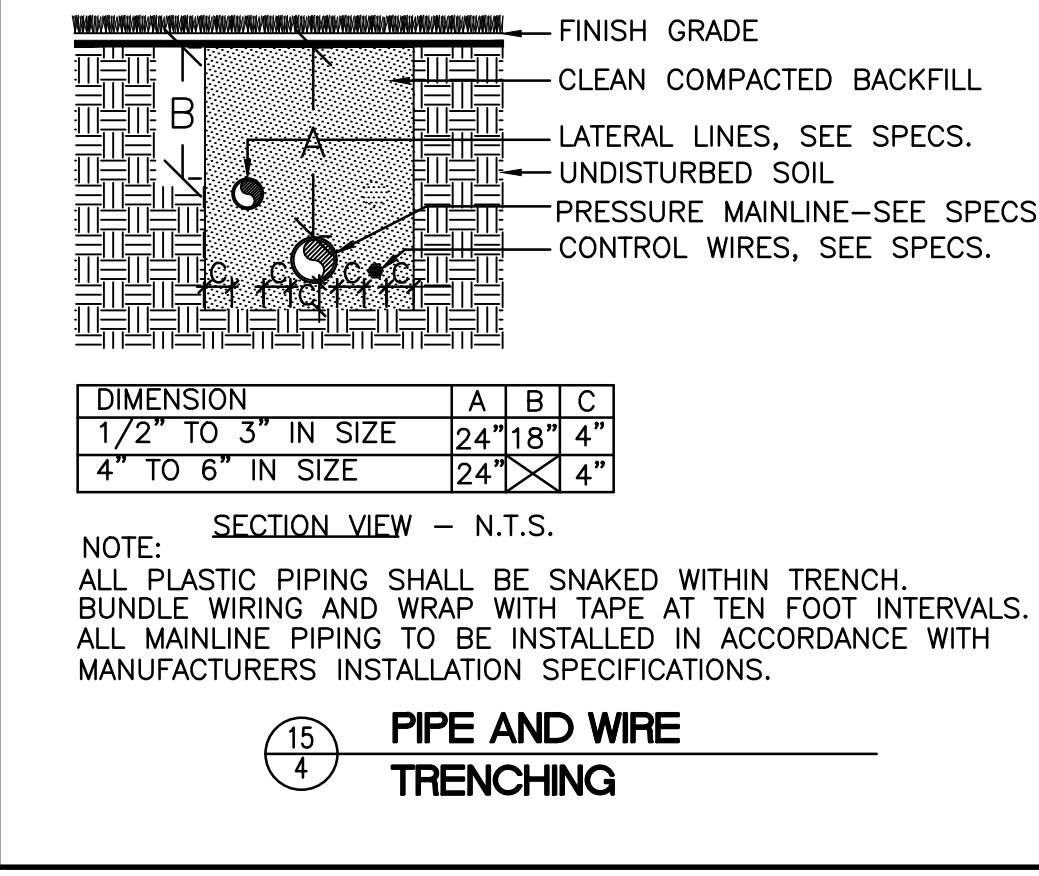
12 SHRUB DRIP EMITTER



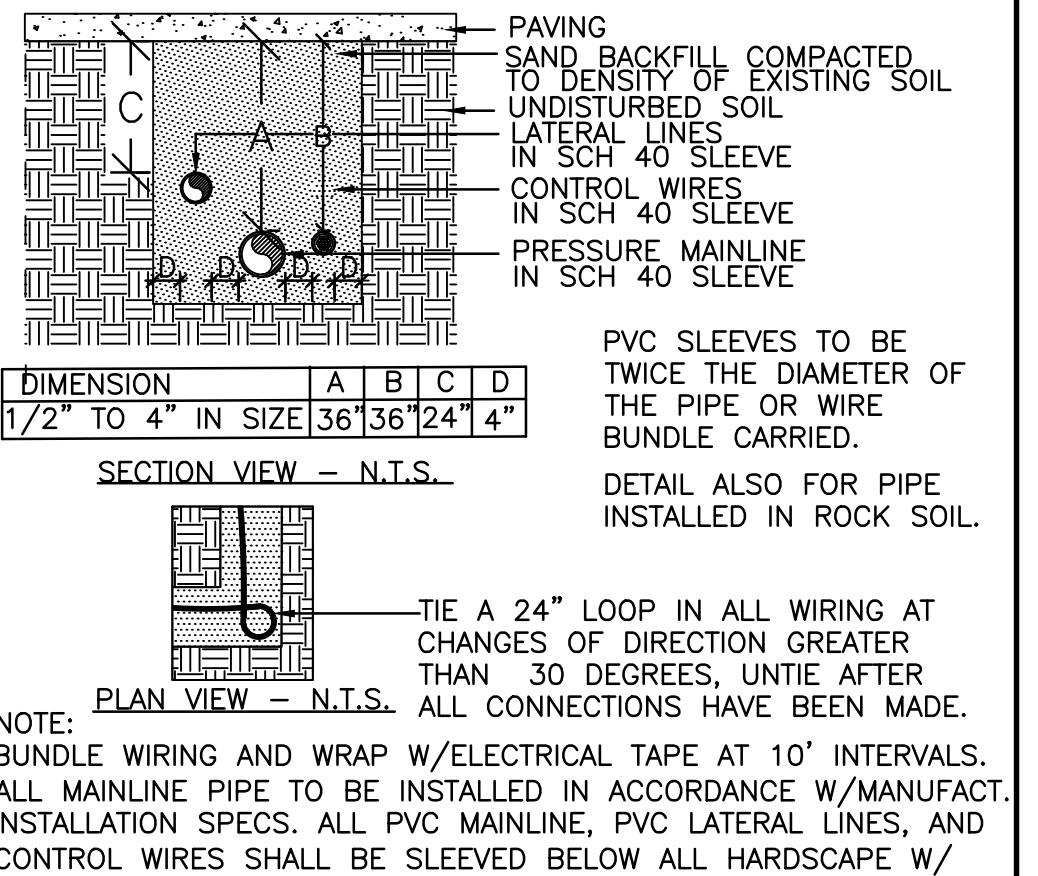
13 TREE DRIP LAYOUT



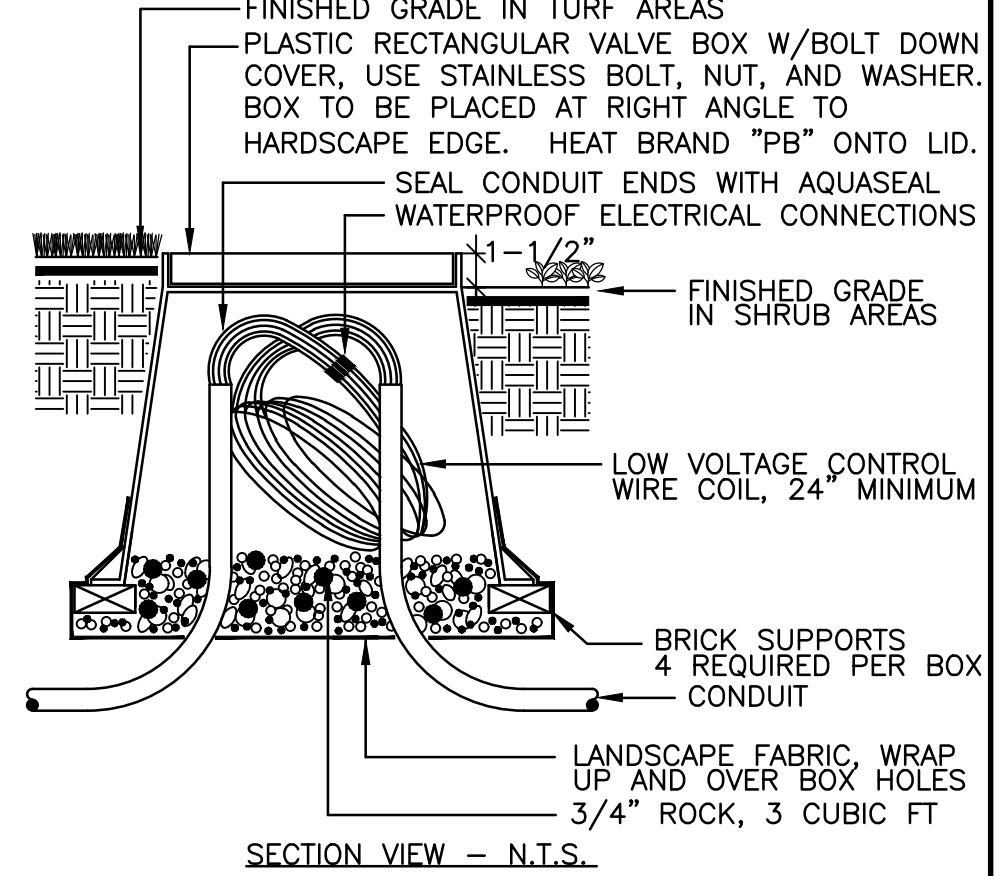
14 AUTO DRAIN FLUSH VALVE



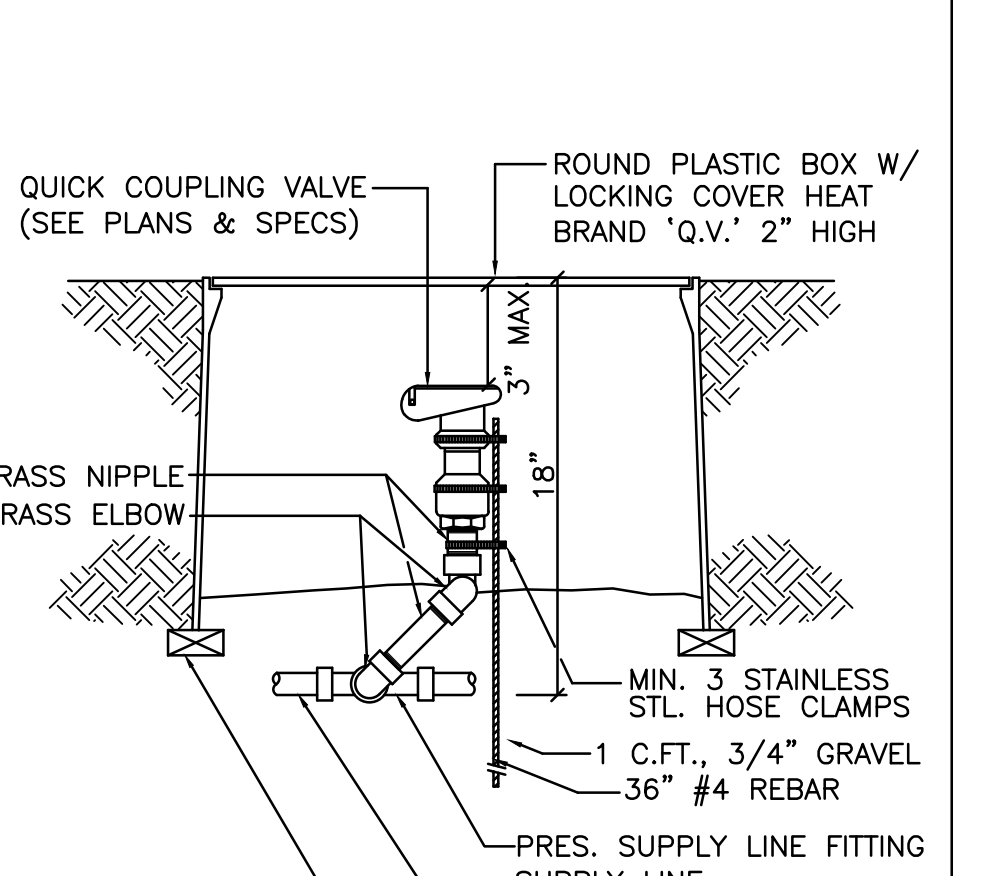
15 PIPE AND WIRE TRENCHING



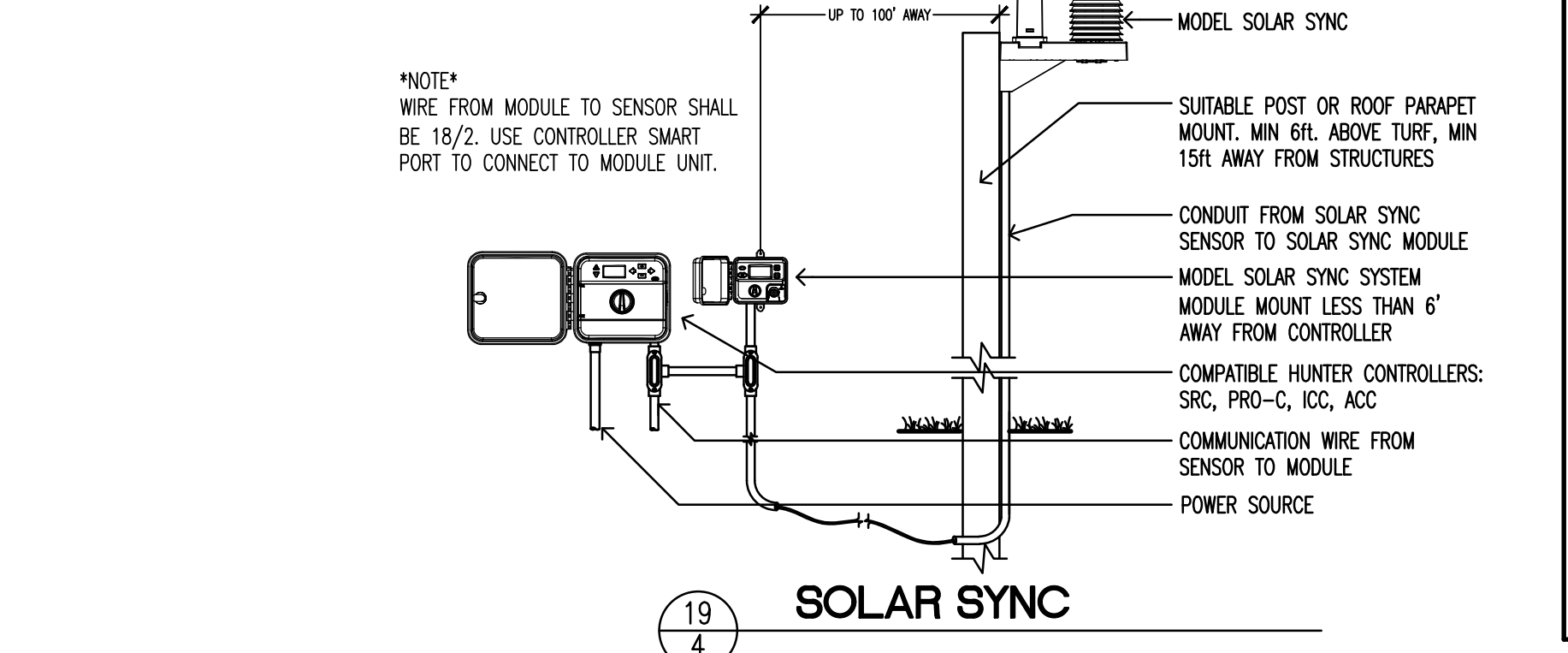
16 SLEEVE TRENCHING



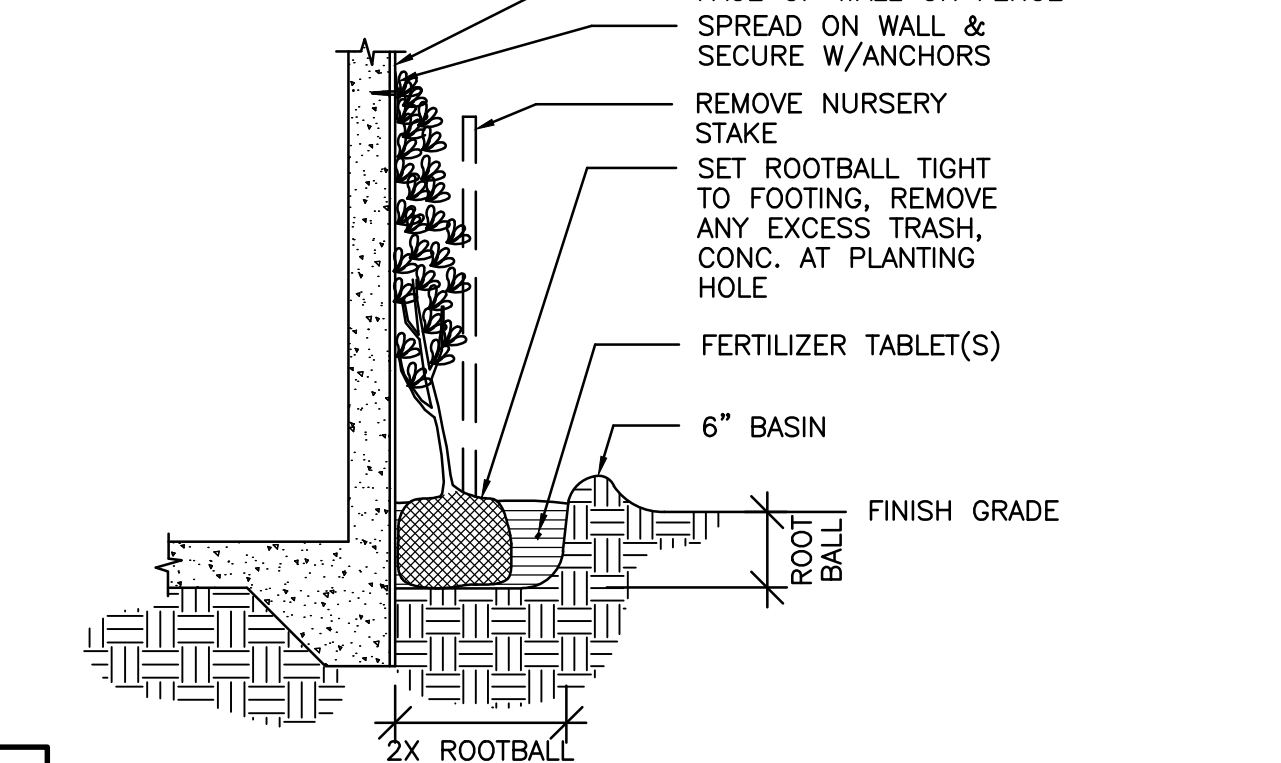
17 CONTROL WIRE PULL BOX



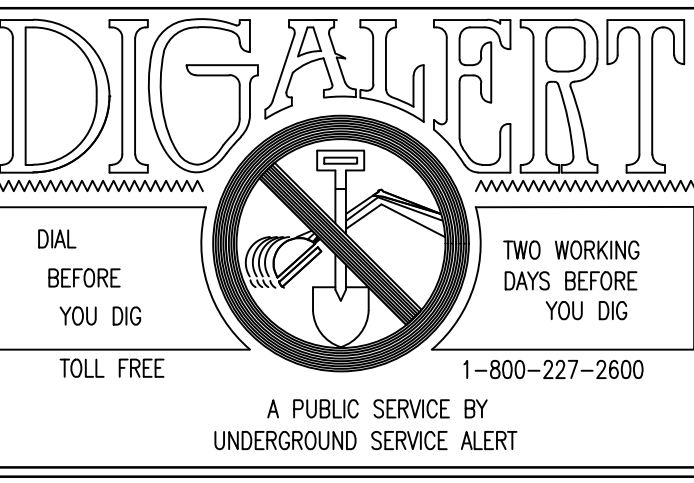
18 QUICK COUPLER



19 SOLAR SYNC



20 VINE DETAIL ON FENCE/WALL



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK DESCRIPTION:	
LOCATION:	
VERTICAL DATUM:	NAVD 83
HORIZONTAL DATUM:	NAVD 83

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER			COUNTY		

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41635 Enterprise Circle North, Suite C
 Temecula, CA 92590
 (951) 296-6802 AG# 14-121

Vincent DiDante
 CERT NO. 2017, EXP 09/2021

6-26-20
 9-30-21
 EXP.

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-4

COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
 AULD ROAD AND SKY CANYON ROAD

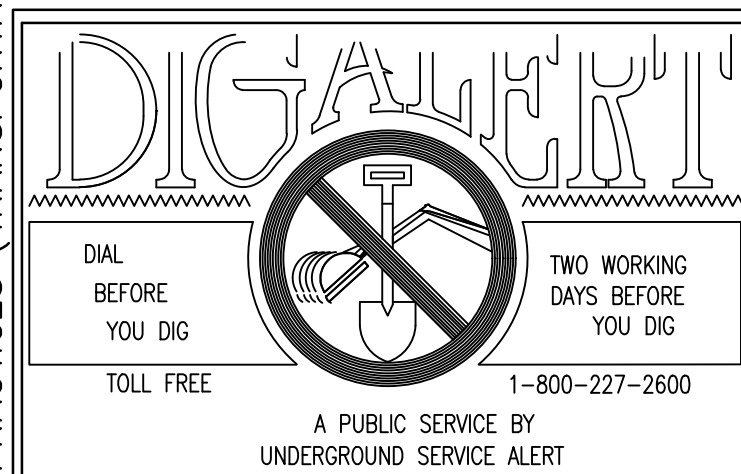
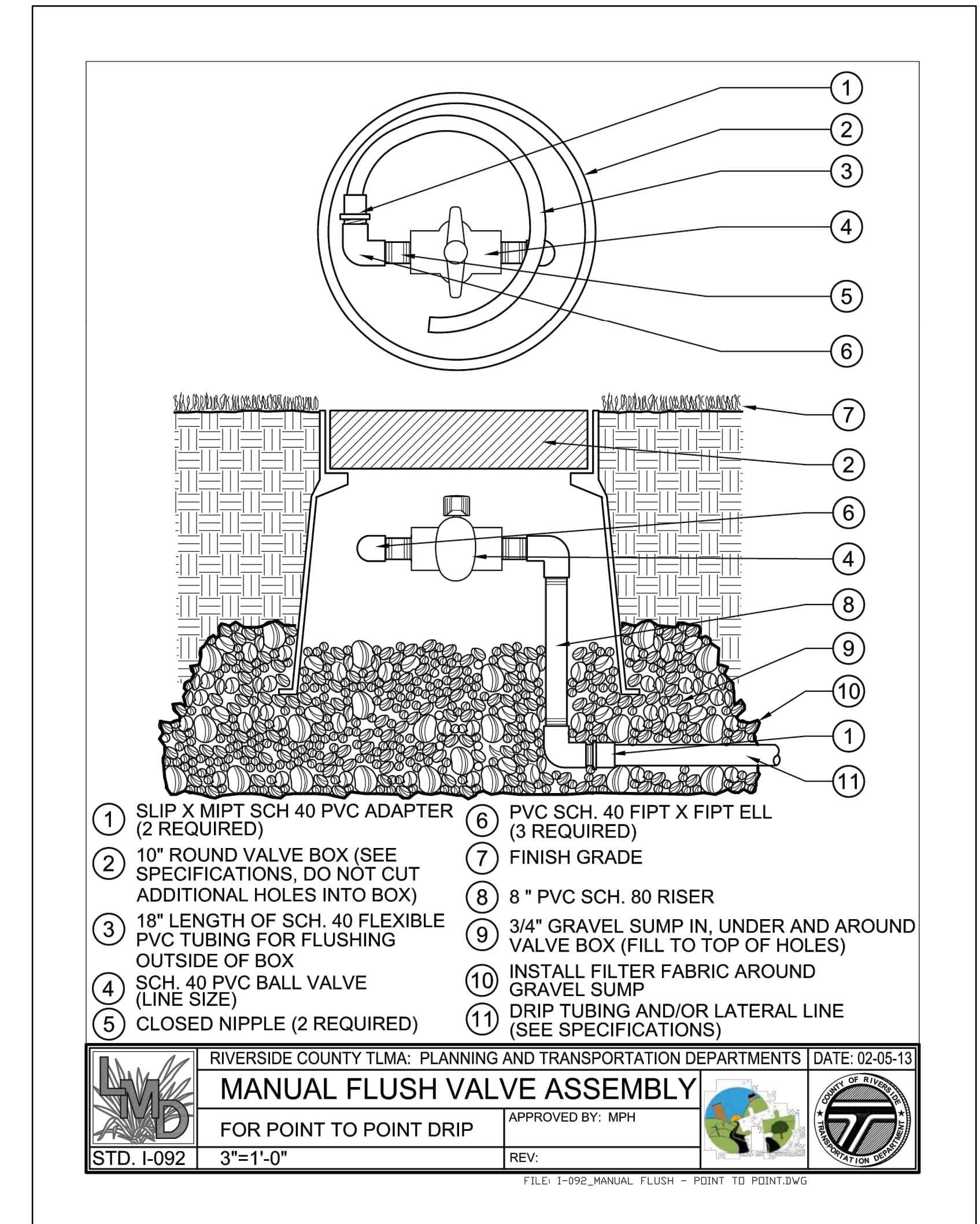
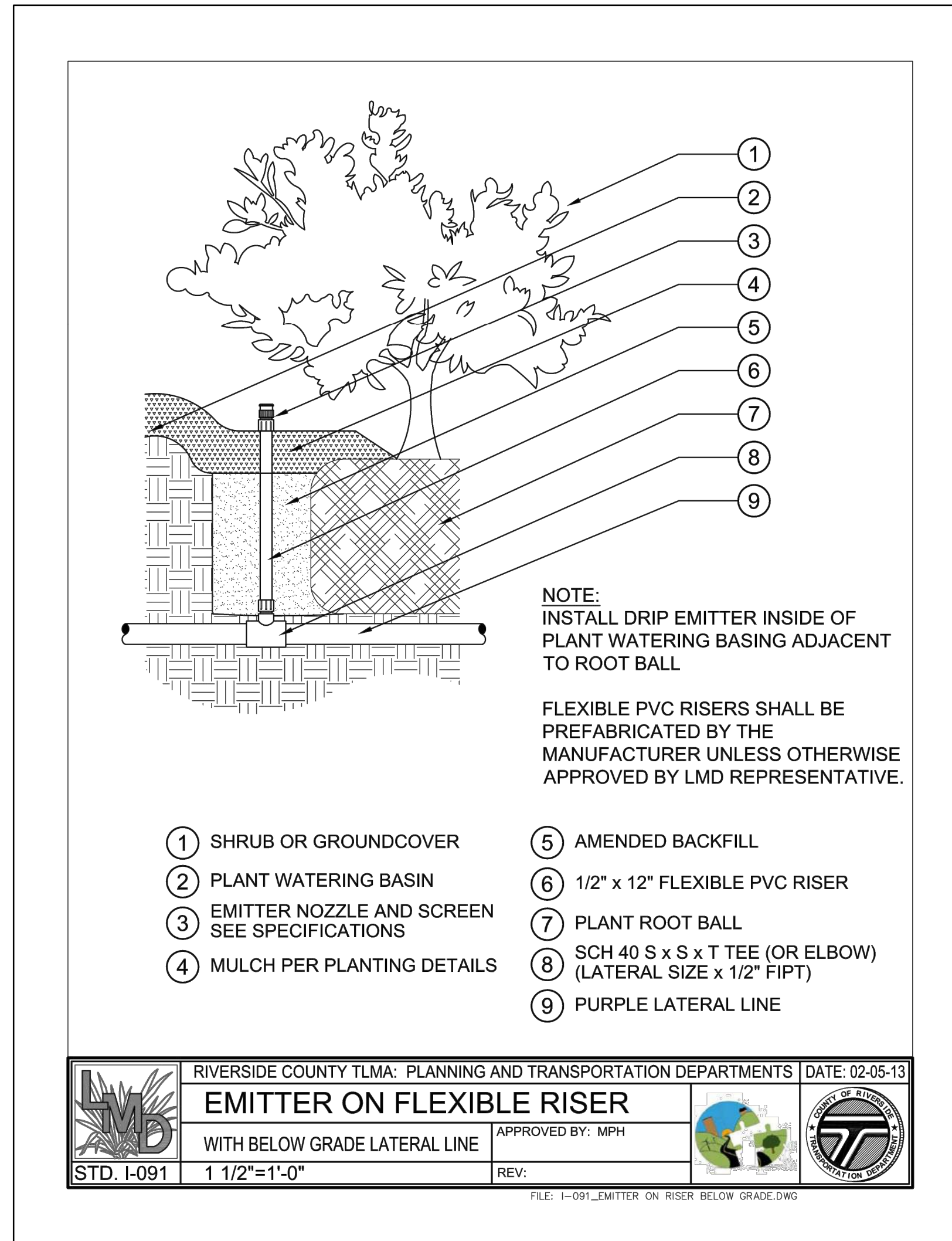
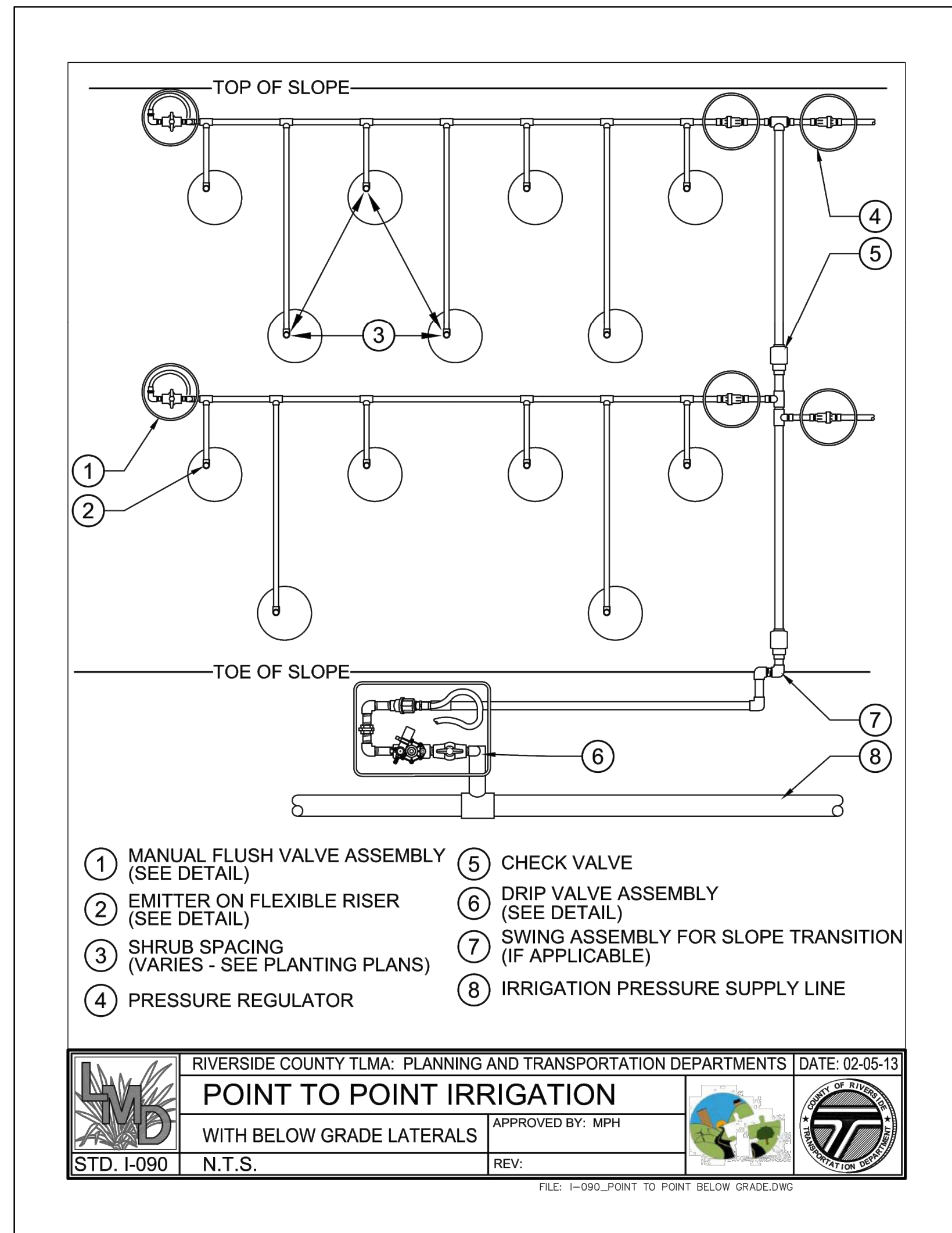
DETAILS 4 of 5 SHTS

FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968-HH

Plot Date: 16 Sep 20 - 9:45 am

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

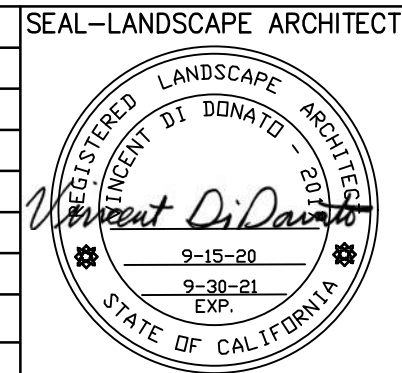
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK DESCRIPTION	
LOCATION	
VERTICAL DATUM	NAD 83
HORIZONTAL DATUM	NAD 83

MARK	BY	DATE	REVISIONS	APPR.	DATE



ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41635 Enterprise Circle North, Suite C
 Temecula, CA 92590
 (951) 296-6802 AG# 14-121
 Vincent DiDante 9-15-20
 CERT NO. 2017, EXP 09/2021 DATE

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-5
 COUNTY OF RIVERSIDE JUSTICE INSURANCE BUILDING
 AULD ROAD AND SKY CANYON ROAD COUNTY DETAILS 5 OF 6 SHTS
 FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968 - HH

TENTATIVE APP PP#	ZLSP200015
DATE SIGNED	11/18/2020
REGISTRATION NUMBER	CID 69924
PLAN CHECK OVERSIGHT LLA / CID	ORD 859.3
REGISTRATION NUMBER	CID 69924
DATE SIGNED	11/18/2020
REGISTRATION NUMBER	CID 69924
DATE SIGNED	11/18/2020
REGISTRATION NUMBER	CID 69924
DATE SIGNED	11/18/2020
REGISTRATION NUMBER	CID 69924

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

IRRIGATION

- INTENT – TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM, READY FOR USE, WITH ALL WORK AND MATERIAL CONFORMING TO GOVERNING CODES.
- ALL DIMENSIONS AND LOCATIONS SHOWN ARE DIAGRAM SITE CONDITIONS AND SHALL BE VERIFIED BEFORE INITIATING WORK.
- ALL WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER WITHOUT INTERFERING WITH EXISTING OR PROPOSED PLANTING OR OTHER WORK AND UTILITY LINES.
- IRRIGATION MATERIALS**
VALVE BOXES: PLASTIC BOXES SIZES AS REQUIRED.

PLASTIC PIPING: ALL PRESSURE PIPE, SCHEDULE 40 PVC SOLVENT WELD TYPE, OR BETTER. NON-PRESSURE PIPE, CLASS 200 PVC SOLVENT WELD TYPE, OR BETTER.

PLASTIC FITTINGS: TYPE I, SCHEDULE 80 PVC.

POLYETHYLENE: MOLDED, 85 P.S.I.

BALL VALVES: PLASTIC BODIED, 125 P.S.I. MINIMUM, HEAVY DUTY TYPE, FEDERAL SPEC, CROSS HANDLE.

DRIP EMITTERS: OF MODEL AND TYPE SHOWN ON PLANS.

CONTROL WIRE: DIRECT BURIAL, UL APPROVED; WHITE FOR COMMON, BLACK FOR CONTROL; 12 GAUGE MINIMUM SIZE COMMON, 14 GAUGE MINIMUM SIZE CONTROL WIRE. 2-WIRE SYSTEM

QUICK COUPLING VALVES: SINGLE LUG, TWO PIECE; PER LEGEND.

EXTRA STOCK: SUPPLY OWNER WITH VALVE KEYS, EXTRA EMITTERS, TWO QUICK COUPLING HOSE BIBS, AND MANUALS FOR EQUIPMENT USED.
- EXCAVATION**

TRENCHES SHALL BE CUT TO FOLLOWING REQUIRED GRADES:
PRESSURE PIPE AT (18") MIN. COVER; ALL NON-PRESSURE PIPE @ (12") MIN. COVER; EXCEPT BLU-LOCK @ (2") MIN. COVER.
- PIPE FITTING AND LAYOUT**

JOIN AND INSTALL PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDE. INSTALL LINES AWAY FROM FIXED IMPROVEMENTS AND ALONG EDGE OF PLANTING AREAS.
- EQUIPMENT AND INSTALLATION**

SET ALL EQUIPMENT TRUE, PLUMB, SECURE, AND ACCESSIBLE FOR OPERATION AND SERVICING PER MANUFACTURER'S RECOMMENDATIONS AND PER DETAILS SHOWN.
- BACKFILLING**

MATERIAL: SUITABLE FILL SOIL FREE OF LARGE ROCKS AND CLOUDS.

BACKFILL: TRENCHES SHALL BE COMPACTED TO AT LEAST 85% OF THE MAX. RELATIVE DENSITY AS DETERMINED BY THE ASTM D-1557 EXCEPT BACKFILL IN TRENCHES LOCATED UNDER A.C. PAVED AREAS AND/OR ANY TRAFFIC AREAS IN WHICH CASE TRENCHES SHALL BE COMPACTED TO 90%. BACKFILL SHALL BE SUBJECT TO TESTING BY THE SOILS ENGINEER.

SETTLING: PROPERLY WETTED AND TAMPED TO A FIRM FINISH GRADE WITH NO FUTURE SETTLING.
- TESTING AND ADJUSTING**

PRESSURE TEST: PRESSURE LINES AT 150 P.S.I. FOR 2 HOURS AND NON-PRESSURE LINES AT EXISTING STATIC LINE PRESSURE FOR 2 HOURS. LINES SHALL BE WATERTIGHT WITH NO LEAKAGE.

COVERAGE TEST: ADJUST AND POSITION EMITTERS FOR COMPLETE COVERAGE OF ALL PLANTING AREAS.
- RECORD PRINTS**

MAINTAIN A SET OF PRINTS DELINEATING AND DIMENSIONING LOCATIONS AND DEPTHS OF ALL PRESSURE PIPING, VALVES, AND GATE VALVES AS WORK IS COMPLETED. RECORD PRINTS SHALL REMAIN ON THE JOB SITE THROUGHOUT CONSTRUCTION. A LEGIBLE REDUCED LAMINATED SET SHALL BE PREPARED AND SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

3. INSTALLATION

ALL AREAS TO BE HYDROSEEDING SHALL BE WATERED TO A DEPTH OF SIX INCHES (6") PRIOR TO HYDROSEEDING.

USE HYDRAULIC EQUIPMENT WITH BUILT-IN AGITATION SYSTEM STANDARD TO THE INDUSTRY.

USING HYDROMULCH PULP AS A GUIDE, SPRAY THE SOIL WITH A UNIFORM VISIBLE COAT OF SLURRY UNTIL A COMPLETE EVEN COVERAGE OF THE AREA IS ACHIEVED.

SOIL PREPARATION AND PLANTING

- ALL PLANTING LOCATIONS SHOWN AND MEASUREMENTS SCALED FROM THE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM EXCESSIVE WIND, SUN, AND ALL OTHER DAMAGE.
- MATERIALS:**

TOPSOIL: APPROVED CLEAN SANDY LOAM AND/OR LOAM SOIL, OR APPROVED EQUAL.

SOIL CONDITIONER

NITROLIZED SHAVINGS, TERRA BLEND OR APPROVED EQUAL.

GYPSUM: BEN FRANKLIN AGRICULTURAL GYPSUM, OR EQUAL.

PRE-PLANT FERTILIZER: COMMERCIAL (6-20-20) OR EQUAL.

POST-PLANT FERTILIZER: COMMERCIAL (16-8-8) OR EQUAL.

PLANTING TABLETS: AGRIFORM (20-10-5) BLUE CHIP TABLETS.

PLANTING BACKFILL: TWO (2) PARTS EXCAVATED SOIL BLENDED WITH ONE (1) PART SOIL CONDITIONER.

MULCH: SHREDDED, CLEAN GROUND FIR OR PINE WOOD MULCH.

TREE STAKES: TWO INCH (2") BY TEN FOOT (10') LONG SOUND LODGE POLE PINE STAKES, POINTED ONE END ONLY.

TREE TIES: BLACK VINYL CINCH-TIES BY BORDEN OR EQUAL.

PLANT MATERIALS: PER THE CALIFORNIA STATE DEPARTMENT OF AGRICULTURE'S REGULATIONS FOR NURSERY INSPECTIONS OF RULES AND GRADING. PLANTS SHALL BE SOUND AND HEALTHY, FREE OF DISEASE AND DEFECTS, WELL DEVELOPED OF SIZE NORMAL FOR CONTAINER SIZE AND NOT ROOT-BOUND. UNSATISFACTORY AND UNDER-SIZED PLANTS WILL BE REJECTED. PROTECT PLANTS AT ALL TIMES ACCORDING TO SPECIES.
- SOIL PREPARATION AND GRADING**

ROUGH GRADES AND ROCK PLACEMENT: ESTABLISHED BY OTHER SECTIONS.

SOIL CONDITIONING: THOROUGHLY INCORPORATE THE FOLLOWING INTO THE PLANT BACKFILL MIX TYPICAL.

SOIL CONDITIONER – PER SOIL TEST
PRE-PLANT FERTILIZER – PER SOIL TEST
GYPSUM-PER SOIL TEST
WETTING AGENT – PER SOIL TEST

DEEP WATERING: DEEP WATERING LEACH ALL PLANTING AREAS TO EIGHT (8) INCHES MINIMUM DEPTH.

FINAL GRADING: ENSURE POSITIVE DRAINAGE OF PROJECT AREA WITH ALL AREAS LEFT SMOOTH AND EVEN AND FREE OF ROCKS, CLOUDS AND DEBRIS. FINISH GRADE SHALL BE ONE INCH (1") BELOW ADJACENT FLATWORK AND CURBS EXCEPT LAWNS SHALL BE FLUSH.
- PLANTING INSTALLATION**

LAYOUT: PER PLANS WITH FINAL REVIEW AND APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT.

EXCAVATION: PLANTING HOLES SHALL BE AS SHOWN ON DETAILS.

PLANTING TABLETS: SET THREE INCHES (3") BELOW GRADE:

1-5 GRAM PER FLAT PLANT AND/OR CUTTING
1-21 GRAM PER 1 GALLON
3-21 GRAM PER 5 GALLON
5-21 GRAM PER 15 GALLON
1-21 GRAM PER EACH 2 INCH BOX SIZE

SETTING: SET PLANTS SLIGHTLY HIGHER THAN FINISH GRADE AND THOROUGHLY WATER IN.

STAKING AND GUYING: TO INSURE SAFETY AND PROPER HEALTH OF TREE. TIE WITH TIES PER DETAILS.

WATER BASINS: AS REQUIRED TO ADEQUATELY WATER TREES AND SHRUBS.

LEVELING: ALL PLANTING AREAS SHALL BE LEFT SMOOTH AND EVEN.

MULCHING: NOTED AREAS SHALL RECEIVE EVEN THREE INCH (3") LAYER OF WOOD MULCH IN ALL PLANTING AREAS EXCEPT FUEL MODIFICATION AREAS WITH NO MULCH TYP.

7. MAINTENANCE

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER (EXCEPT INITIAL WATERING OF PLANTS) WEEDING, CARING FOR PLANTS, AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK:

THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (60) CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE ENTIRE PROJECT SHALL BE CARED FOR SO THAT A NEAT AND DURING THE FINAL (60) CALENDAR DAY PERIOD ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES. WEEDS, DALLAS, JOHNSON, AND BERMUDA GRASS SHALL BE REMOVED.

CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND WORKMEN SHALL NOT BE ALLOWED TO WALK ON SHRUB AREAS UNNECESSARILY BEFORE, DURING OR AFTER PLANTING. DAMAGED OR COMPACTED SHRUB AREAS SHALL BE RE-PLANTED AT THE CONTRACTOR'S EXPENSE.

IN ORDER TO EXPEDITE THE PLANT ESTABLISHMENT WORK, ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED AND FROM THE TIME ANY PLANTING IS DONE UNTIL THE END OF THE FINAL (60) CALENDAR DAY PERIOD.

THE CONTRACTOR MAY BE RELIEVED FROM MAINTENANCE WORK WHEN THE FINAL (60) CALENDAR DAY MAINTENANCE WORK HAS BEEN SATISFACTORILY COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

DAMAGE TO PLANTING AREAS SHALL BE REPLACED IMMEDIATELY.

- DEPRESSIONS CAUSED BY VEHICLES, BICYCLES, OR FOOT TRAFFIC TO BE FILLED WITH TOPSOILS AND LEVELED. REPLANT DAMAGED AREAS.
- EXTERMINATE GOPHERS AND MOLES AND REPAIR DAMAGE, AS ABOVE.
- GUARANTEE AND REPLACEMENTS**

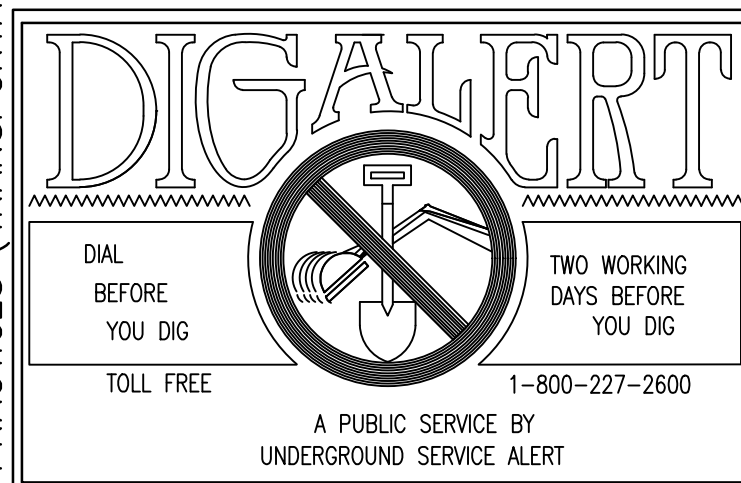
ALL SHRUBS AND GROUND COVER SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL TREES UP TO 5 GALLON SIZE SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. TREES IN 15 GALLON, OR LARGER, AND ALL FIELD GROWN SPECIMENS SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- CLEAN-UP**

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM OPERATION. REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE, AND LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, WITH ALL PAVING, WALKS AND OTHER CONSTRUCTION WASHED-DOWN AND FREE OF ALL DIRT AND DEBRIS.

SPECIAL CONDITIONS

ALL PROVISIONS OF THE GENERAL CONDITIONS OF THE CONTRACT SHALL APPLY TO THE WORK AS IF HEREIN WRITTEN.

- ALL EXISTING UTILITY LINES AND IMPROVEMENTS SHALL BE LOCATED PRIOR TO WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES TO COMPLETE WORK.
- CONTRACTOR SHALL BE INSURED FOR LIABILITY AND PROPERTY DAMAGE.
- CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PROPERTY.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR. (EXCEPT AS NOTED)
- ALL MATERIALS SHALL BE OF STANDARD, APPROVED, AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION.
- WORK SHALL BE PERFORMED WHEN WEATHER CONDITIONS PERMIT SATISFACTORY RESULTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPROVED METHODS AND STANDARDS AS SET FORTH BY THE CALIFORNIA COUNCIL OF LANDSCAPE CONTRACTORS, UNLESS OTHERWISE INDICATED OR SHOWN.
- ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS.
- ALL AREAS SHALL BE LEFT CLEAN, FREE OF DEBRIS AND WASHED DOWN.
- LANDSCAPE ARCHITECT RETAINS OPTION TO REQUIRE THAT CONTRACTOR RECEIVE A FIELD OBSERVATION OF EACH OPERATION AND MATERIAL PRIOR TO INCORPORATION INTO THE WORK.
- CONTRACTOR SHALL USE ANY MEANS NECESSARY TO PROTECT ALL PLANTED AREAS FROM FOOT TRAFFIC INCLUDING BUT NOT LIMITED TO STAKES & WARNING TAPE.

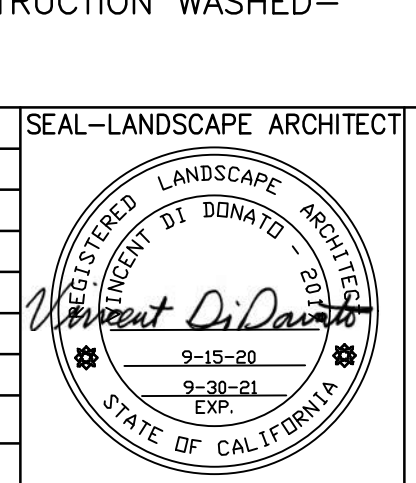


NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCHMARK DESCRIPTION	LOCATION	MARK	BY	DATE



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante
9-15-20
DATE

CERT NO. 2017, EXP 09/2021

PP26047/CUP190019	LSP20015/IP190035	SHEET NO. L-6
COUNTY OF RIVERSIDE		JUSTICE INSURANCE BUILDING AULD ROAD AND SKY CANYON ROAD SPECIFICATIONS
FOR: JUSTICE INSURANCE CO. W.O.		
COUNTY FILE NO. 968 - HH		6 OF 6 SHTS

An aerial photograph of a suburban neighborhood in French Valley, California. The image shows a dense residential area with many houses, streets, and some commercial buildings. In the background, there are rolling hills and mountains under a clear sky. The overall tone is somewhat muted, with a dark overlay on the bottom half of the image.

Commercial Cannabis Retail Request for Proposal

**Unincorporated Riverside County
Murrieta (French Valley)**

GENERAL APPLICATION INFO

Proposer/Organization Name: Fausto Atilano

Owner: Fausto Atilano

Operator #1: Fausto Atilano

Interested Party Pre-Registration Form Owner/Operator: Fausto Atilano

Project's Name/Location: 30375 Auld Rd. Murrieta, CA 92563 (French Valley)

Project's Square Footage - 2658

Proposal Category: Storefront w/delivery



Business Plan

French Valley Dispensary

Murrieta California

The Business plan that follows outlines the operational policies and procedures of the cannabis business (“Dispensary”) in the County of Riverside (the “County” or “local”). We are extremely experienced in the intricacies associated with legally operating a Dispensary and are highly educated in the laws, regulations, and ordinances of the County, the State, and the California Bureau of Cannabis Control (the “Bureau”) within the California Department of Consumer Affairs

A. Property Description

The company has secured a property suitable for the operation of a cannabis dispensary, located at 30375 Auld Rd. Murrieta CA 92563. The square footage of the building will be 2,658.

The company will occupy a facility that complies with all applicable state and local laws, regulations, ordinances, and other requirements based on the building requirement of Riverside County.

The facility is equipped with land, infrastructure, and will be equipped with equipment that is, at a minimum, sufficient for high-quality retail operations. The Company and its premises will comply with all relevant fire codes and local land use regulations. The facility will be outfitted with adequate lighting, ventilation, and temperature and humidity control equipment. Minimally, The Company and will ensure adequate lighting in all handwashing, dressing, and toilet areas, in addition to all areas where cannabis goods are examined or stored.

B. Day-To-Day Operations

1 Hour Prior to Opening: The manager and security personnel arrive on premises, enter Dispensary, secure alarm system and unlock vaults. The computer system (inventory management, track, and trace Blaze) is accessed, and GPS tracking is engaged for delivery. Inventory (stored from the prior day at closing) is removed from the vault and displayed in appropriate secured locations for retail. Cash draws are reconciled for the start of the business day.

30 Minutes Prior to Opening: Budtenders and Shift Supervisors begin their workday. The online ordering system is reviewed for all orders placed during non-operational hours. Inventory to fulfill the orders is gathered, entered into Blaze Retail and Trace-and Trace, and packed for delivery. Budtenders assist management with loading floor displays with cannabis products brought from the vault.

Opening: No sooner than the statutory time of 6:00 A.M. will the doors be unlocked, and the store opened for operations. Customers waiting to enter will be allowed into the secured waiting room, where identification will be checked, and their customer profile consulted by security and a staff member. Individually, a budtender will escort each waiting customer into the Dispensary to assist with any desired purchases, providing education and assistance on each product available. As items are selected, the budtender will finalize the sale, providing all required receipts and products in compliant exit packaging. Customer will be escorted to the exit.

An appropriate staff member packs orders placed online for pickup and delivery. Delivery drivers log all inventory packed for delivery in Blaze Retail and depart the facility with initial orders. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of The Company's state and local cannabis licenses, delivery request receipts, and Trip Plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and The Company's-provided employee identification card on his or her person throughout the delivery process. Upon return to the facility, the delivery driver will log all cash received, and inventory all un-delivered products in the appropriate systems.

Inventory Deliveries: Management schedules all deliveries in advance. Prior to order placement, licensing is verified by management to ensure that the distributor has all appropriate licenses. As the products are delivered, security and management receive them, and immediately they are scanned into Track-and-Trace and Blaze Retail. Delivery manifests are consulted for accuracy and testing/packaging compliance confirmed. Inventory needed for the floor is immediately displayed, while excess product is stored in the appropriate vault.

Closing: 9:15 P.M. marks the deadline for all delivery orders leaving the property, within a 30-minute delivery radius marked by GPS. At 9:50 P.M. each day, security personnel notify any customers who enters the waiting area that no additional sales will be made, to ensure a closing time in compliance with local and State regulations. Inside the Dispensary and showroom, management and budtenders will remove all product from the displays and secure the inventory in the appropriate vault.

Delivery vehicles are returned to the property, all product removed is returned to the inventory by the delivery driver, and all cash turned over to management. Management reconciles all cash received, and places it in the appropriate vault until picked up by the armored truck company. Janitorial staff enters the facility after closing for thorough cleaning. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of The Company's state and local cannabis licenses, delivery request receipts, and Trip Plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and The Company's-provided employee identification card on his or her person throughout the delivery process.

C. STATE LICENSING REQUIREMENTS

We have studied the regulations as they have been drafted, revised, and finalized. The Company has a vast legal team comprised of General Counsel, Corporate Counsel, and Cannabis Counsel. As additional legal resources are required, competent legal staff is acquired. We spare no expense when it comes to legal compliance.

The Company is applying for an Adult-Use and Medical Storefront Retailer License at this time. The corresponding State license is the State License type 10, which is issued pursuant to California Business and Professions Code §§ 19300.7 and 26050(a). In order to qualify for the annual State Type 10 license, we will have to provide the State with a full and complete application, including proper contact information, declarations, ownership list, entity documentation, disclosure of non-owners with a financial interest, fee determination, FBN info, compliance with the Compassionate Use Act, plus the following documents:

- BCC-LIC-011 Premises Diagram
- BCC-LIC-013 Financial Information Form
- BCC-LIC-015 Transportation Procedures
- BCC-LIC-016 Inventory Procedures
- BCC-LIC-017 Non-Laboratory Quality Control Procedures
- BCC-LIC-018 Security Procedures
- BCC-LIC-020 Delivery Procedures
- CEQA Compliance Records
- Labor Peace Agreement (if applicable)
- Surety Bond

In addition to the above, The Company will also register with the California Department of Tax and Fee Administration (CDTFA) for a seller's permit and regularly file sales and use tax returns. The Company will create an account with the Franchise Tax Board to obtain an SEIN as well as obtain a Federal tax identification number (EIN). The Company is fully aware that we cannot operate a legal cannabis business within the State of California absent a temporary, provisional or annual license from both the County and the State.

D. HOURS OF OPERATION

In compliance with Riverside County Ordinance No. 348 §19.505 (I) and MAUSCRA §5403, The Company will only operate the Dispensary and Delivery business seven (7) days a week, between the hours of 6:00 A.M. and 10:00 P.M. In strict compliance with the ordinance, our Dispensary doors will be locked at 9:50 P.M. each day to ensure that all sales have concluded by 10:00 P.M. As we utilize GPS for all deliveries, we will only deliver orders received by 9:15 P.M. if delivery can occur within 30 minutes of receipt. The Company will conspicuously post the hours of operation at all public entrances to the Dispensary.

Whenever the Dispensary will not be open for retail sales, The Company will ensure that the premises will be securely locked with commercial-grade, non-residential door locks and will be equipped with an active alarm system. All cannabis goods will be stored in a locked safe at the Dispensary and only authorized employees and contractors of The Company will be allowed to enter the premises after hours.

E. PRODUCT PROCUREMENT

The Company intends to procure a wide variety of Adult-Use cannabis goods, with a particular focus on those with demonstrable medicinal properties, including but not limited to:

- Dried flower of many varieties.
- Edibles infused with cannabis.
- Concentrated forms of cannabis.
- Topicals infused with cannabis.
- Tinctures of distilled and concentrated cannabis oils.

Where feasible, The Company will procure manufactured cannabis goods from licensed facilities, with particular preference given to products manufactured by those with valid County commercial cannabis business licenses. Secondly, we will consider procuring products from licensed facilities deemed “small” in nature and located in areas suffering from the highest rates of poverty. Our decision-making process also includes consideration for those businesses who employ persons from diverse backgrounds.

Regardless of the location of procurement, The Company conducts high levels of due diligence prior to placing any product orders or placing products for retail sale. Our due diligence process includes the following steps: Products will be analyzed for potency, presence of pesticides, presence of mold, presence of bacteria, and other contaminants regulated under local, State, or Federal law. In the event that analyzed cannabis goods are found to have any such contaminants, they will be returned or destroyed according to the destruction policy outlined below. Additionally, all products will be thoroughly analyzed to ensure compliance with current packaging and labeling regulations, including indication of dosage, ingredients, and testing results. Upon confirmation of the above listed information, the product is properly recorded in our inventory management system, track-and-trace, and only then offered for retail. The Company intends to procure and provide a wide variety of ancillary related items including but not limited to:

- Consumption devices & accessories for cannabis goods.
- Clothing and wearable items.

The Company will procure quantities consistent with the needs presented by the customers. The Company desires to maintain inventory levels of sufficient quantity to supply the requisite demand, with focus on ensuring that inventory levels do not exceed what is immediately necessary, so as to minimize the amount of excess inventory being stored and secured at the location at any particular time.

F. STATE AND LOCAL COMPLIANCE

The Company takes compliance with both local and State law very seriously. Aside from employing a robust legal staff, all management undergoes extensive training on regulations pertinent to the particular business location and type. Continuing education is a requirement of

employment, and The Company provides such training as new regulations are released. Non-managerial employees will be provided with summary sheets to include compliance related topics for educational purposes. All staff training events will take place when necessary to ensure that the entire team understands the importance of regulatory compliance, and to address any issues or questions that may be present. During our employee training for our Riverside County businesses, Ordinance No. 348 as well as the final California cannabis regulations will be reviewed at great length.

G. TRACKING OF CANNABIS PRODUCTS

Inventory Tracking System

Two inventory tracking systems will be employed in concert to maintain an accurate accounting of the status, location, movement, and ultimate disposition of all cannabis inventory that comes into the licensed Dispensary. These electronic accounts of inventory will be reconciled daily and confirmed periodically with physical inventory counts to ensure no inventory discrepancy goes unnoticed. Inventory discrepancies will be promptly investigated and, when appropriate, reported to relevant authorities as described in this narrative.

A seed-to-sale methodology will be utilized by The Company that is METRC compliant, at all times. The GM, will train all personnel to adhere to a seed-to-sale tracking methodology and will monitor implementation. If the team encounters difficulty remaining in compliance with inventory policies and procedures, or when any flaw in the existing procedures is discovered, the Dispensary Manager will evaluate the issue, determine the steps for correction, and, as necessary, amend the procedures and re-train personnel. It is the responsibility of each employee to comply with the inventory procedures and all state and local requirements as instructed in training.

Tracking Equipment

The Company's inventory will be tracked with the use of two systems: the statewide track and trace system and The Company's selected third-party seed-to-sale system, Blaze Retail. The Company will utilize electronic equipment that may include, at a minimum, the following:

- Radio-Frequency Identification Devices.
- Bar code identifiers.
- Scanning equipment and software.
- Cash registers. • Desktop computers.
- Mobile devices.
- Cloud-based technologies that manage all aspects of the cannabis life cycle from seed to sale.

Third-Party Seed-To-Sale System

A Bureau-approved inventory seed-to-sale system will be The Company's primary virtual system to track cannabis product inventory. The seed-to-sale system will include data points for the different stages of commercial activity, including, but not limited to, acquisition, inventory, and sale. The Company will ensure that each day's beginning inventory, acquisitions, sales, disbursements, disposal of unusable cannabis products, and ending inventory are documented in the statewide track and trace system, as well as the third-party seed-to-sale system. This system will be METRC compliant.

Blaze Retail will be the The Company's third-party seed-to sale inventory tracking and internal production recordkeeping system. The system will function as a virtual system for tracking cannabis product inventory as well as recording and tracking other data points of interest to The Company.

The system will be used in conjunction with the statewide track-and-trace system to help The Company comply with inventory tracking requirements established under the state's track and trace system. Once the statewide system supports interoperability with third-party systems via a bi-directional application programming interface ("API") and Blaze Retail obtains the necessary approvals for integration, Blaze will be the sole point of required data entry into the statewide track and trace system. The Company's equipment will be fully integrated to process and maintain data. At minimum, the statewide track and trace system and Blaze will be utilized to do the following:

- Monitor business activities, inventories, delivery, and sales transactions.
- Record details about the retail process and inventory management activities in accordance with internal company policy.
- Enter required information regarding acquisition, inventory management, and sale in the statewide track and trace system in accordance with applicable statutes and regulations.
- Maintain date indicative of receipt of goods, the type and amount of goods received, the party who holds title to the goods and the UIDs or lot number of the goods.
- Access an electronic history of production, quality assurance, and distribution for each batch or lot and inventory transfers or sales between licensees and locations.
- Produce labeling for batches or lots in each stage of the retail process.
- Produce finished product labeling for all nonmanufactured cannabis products to be packaged and labeled on site.
- Generate reports on demand.
- Track the date of sale, type of goods purchased and quality of each, related sales prices.

H. COMMUNITY INTEGRATION

Neighborhood Integration Plan: It is no secret that the legalization of commercial cannabis businesses has brought some concern to hosting communities. As experienced cannabis business owners, The Company's ownership team has reached expert status in locating and launching new facilities. When opening a new business, we utilize the following steps to ensure a seamless opening.

- Upon locating a suitable building, conduct an inspection of the surrounding neighborhood to identify any cultural, structural, or architectural themes.
- Conduct research to identify any guidelines for operation outlined in a specific community or neighborhood plan.
- Meet and confer with local government officials and planning divisions to collaboratively finalize all launch plans.
-

Neighborhood Outreach: We offer the community multiple opportunities to contribute to our business plan in the following ways.

Schedule an Open House: The open house will give neighbors both residential and commercial in nature, an opportunity to come to our business location (or a location more appropriate for the event) and ask questions, discuss concerns, discuss our security plan, and learn what our business has to offer.

Door to Door Canvassing: The Company will personally attempt to meet neighbors surrounding our business location. Neighbors will be provided with information about our Open House as a means to engage and open a direct line of communication.

Open Door Policy: The Company has an open-door policy. We encourage all neighbors who feel negatively affected by our operations to reach out to a Manager, discuss their concerns, and follow up will occur within a reasonable timeframe.

Sourcing Locally: Effective community integration also includes The Company providing support to other local businesses. In order to accomplish this, we research local businesses who may be able to provide us with services, prior to considering businesses located outside of the community. Services may include: accounting, marketing, uniform supply, payroll/HR services, party supplies, food services, janitorial services, security services, vehicle leasing, insurance services, equipment rental, contractor services, etc.

Business-to-Business Partnerships: To show additional support and spark economic growth, we have developed a discount program that caters to local business partnerships.

While the program varies by location, we identify businesses such as restaurants, theaters, hotels, retail locations and museums, and offer a store discount for all receipts of purchase shown related to a partnering business.

Entertainment: Reading Cinemas, Siler Gallery, Temecula Valley Museum, Wings and Rotors Air Museum

Restaurants: Nonno’s Ristorante, Calhoun’s Family Texas Barbeque, DownTown Public House

Hospitality: Residence Inn by Marriott, Courtyard by Marriott, Hampton Inn & Suites, Comfort Inn & Suites.

I. START-UP SCHEDULE

(Post CUP & State Licensing) (Construction & Improvements)

A. Construction Timeline

a. The proposed construction is expected to be completed within 26 weeks.

- Week 1: Plan check and pull permits
- Week 2-5: Grading of land
- Week 4-5: Utilities lines pulled
- Week 6-11: Utility layout out and foundation poured
- Week 11-15: Framing then rough in electrical, framing, landscape of property begins
- Week 15-17: Low voltage pre-wiring: panic buttons, alarm and fire alert system
- Week 18-20: Interior drywall, begin exterior façade cameras and painting
- Week 20-22: Trim out electrical, interior and exterior lighting and outlets
- Week 22-24: Paint and flooring
- Week 24-26: Install all interior components: furniture, cabinetry, digital menus and cameras

b. The construction will begin with land grading and utility pulled and placed properly.

c. The proposed construction activities include the addition of a new building.

d. Interior floor-to-ceiling walls will be constructed to create an entrance room, sales room, managers office, safe/vault and storage rooms.

e. Exterior surfacing of building including new stucco, paint and wooden façade to be added

f. New asphalt pavement of the current parking lot

g. All landscaping will all be from the Friendly plant list and as well as up-kept by a company.

h. New flooring, display cases, and fixtures will be installed in the sales room. Access to all sensitive areas, where product and/or cash will be present, will be controlled through mag lock system that only employees and security personnel can direct. A lighting plan will be developed and permits for Mechanical, Electrical, and Plumbing will be pulled to accommodate the new store layout.

i. ADA Compliance

i. Through the course of above-mentioned construction improvements, all areas of and requirements pertaining to disabled access pursuant to Title 24 of the State of California Code of Regulations and the federally mandated American’s with Disabilities Act will be completed by

duly licensed contractors to ensure both compliance with the letter and the spirit of the law. It is Applicant' intention to ensure that no physical barriers exist that would minimize the access to or jeopardize the safety of all disabled customers.

B. Getting business operational

a. Week 22-24

i. Prior to construction being complete, the General Manager, will start the hiring process and will open a 2- week window for Riverside County residents to apply

ii. Applicant will endeavor to fill all open positions with Riverside County applicants

b. Week 22-26

i. Following the 2-week window, the General Manager will open up the application process to all persons over the age of twenty-one (21)

ii. All employees will undergo a minimum of 1 week of paid training in the business location going over all standard business practices as described in the "Day-to-Day Operations"

iii. Have the store ready to open and have a soft opening for two days to have staff ready for grand opening

c. Week 26: Open to Public

K. CUSTOMER EDUCATION & IMPAIRMENT PLAN

CANNABIS EDUCATION

The Company's leadership team prioritizes the development and delivery of quality cannabis education for both employees and customers.

Customer Education

While some customers may be experienced in cannabis purchasing, with the growth of the recreational market, many are new and inexperienced. Whether an expert or a novice, we feel it is our duty to ensure that all who enter our establishment are provided with full educational opportunities on the products we offer, potency of each product, effects one may experience during consumption, etc. Providing education and support to customers is essential to achieving overall safe use and decreasing impairment. With our in-depth education and support program, each customer will be provided with the most up-to-date information on the products we retail.

Employee Education

As a customer enters our retail establishment, their first interaction is with a member of our staff. The only way to provide customers with high quality education and information on products we retail, is to first ensure that all employees are provided top-notch training. To accomplish this, we will provide employees with access to the exact same educational tools as are seen by customers. Familiarity of the materials is key to reducing potential customer impairment issues and safety concerns.

Education Methods

The Company will provide cannabis research and product information directly to the customer in multiple easy to access methods. We do not believe that all customers process information alike, and as such, we will offer multiple platforms for customers to gain access to quality cannabis information. In today's market, customers are data driven. Health conscious decisions play a big role in purchasing choices, and it is our goal to provide a number of resources to aide customers in their decision-making process.

Customers will be provided with the following educational opportunities:

- **In-Person Consultation:** Provided by trained staff members (occurs during 1st visit to Dispensary)
- **Electronic Preloaded Tablets:** Tablets will be stationed throughout the Dispensary for hands on access to customers. All tablets will be preloaded with detailed information on products being sold, effects of use, price, and consumer reviews.
- **Website/App:** Includes an extensive educational portal identifying products retailed in the Dispensary, effects of use, consumer reviews, general safety guidelines for use, reliable research on cannabis strains, etc.

- **Consumer Reviews:** These have proven to be a powerful tool for consumers education on retailed products. Our website will have a comment/customer review section for consumers to permanently post their experience using products we retail.

IMPAIRMENT POLICY

In the event that a customer does find himself in a state of impairment, The Company's staff will be trained in the following Impairment Policy to safely handle any impairment situation that may arise. Policy: Employees selling cannabis products will at all times, be aware of the level of intoxication reached (to the extent possible) by a customer. Employees have the right to refuse cannabis products to customers who appear to be excessively intoxicated, in a polite and professional manner. Management will assist in handling any situations that falls into this category.

Procedure:

- Employees will report to management any customer exhibiting severe signs of intoxication. Common signs may include: - Slurred or indistinct speech pattern; - Lack of coordination while walking (absent those with a medical condition); - Slow verbal response time when asked questions.
- If the customer attempts to purchase further products, after having been identified as intoxicated, employees will politely take the order and inform the management before finalizing a sale.
- Management will exhaust all means where consumers will not be served further cannabis products. This can be done by engaging the customer in a conversation or by simply telling the consumer that the sale is not possible.
- Employee will discretely inform all colleagues that the customer has been informed that they are no longer eligible for purchases at this time.
- Prior to allowing a customer to leave the Dispensary, employees will further assess the level of intoxication to determine if the customer should be provided with transportation home. If it is determined that the customer is too intoxicated to operate a vehicle, bicycle or other mode of transportation, the employee will contact Uber, Lyft or the pre-designated cab partner to ensure the safe transportation of the customer to their home.
- The Company reserve the right to ask any customer who appears to be intoxicated, or is behaving in a manner which is threatening, harassing, aggressive, or causing concern to other patrons, to leave the premises.

L. LOCAL HIRE PROGRAM

The Company has typically taken a unique approach to our hiring process. First and foremost, as indicated below, we focus our hiring process on local candidates, creating economic growth within the community. Secondly, we focus on hiring individuals who may have difficulty obtaining employment in other common businesses. We are committed to hiring those who have faced issues with cannabis convictions in the past, so long as local regulations allow. Third, we will make a concerted effort to hire those from more diverse and economically disadvantaged backgrounds. While we do not intend to ask potential candidates about their background specifically, our job postings will encourage diverse groups to apply. We will offer a safe working environment for all people, with a zero-tolerance policy for vice offenses (drug and alcohol intoxication, sexual harassment) and bullying. The Company will be a source of economic opportunity and social growth for residents of the County and offer new hope to those who have faced narrower career avenues.

Local Job Creation: One of the most immediate benefits that our business can bring to the County is economic opportunities in the form of job creation.

Recruitment Plan: The Company will hire between 90- 100% of their employees from the local community. In order to attract and locate local talent, we will attend job fairs and Job postings will be disseminated through local employment agencies with a specific mention in the postings of desiring candidates that live in the local community. We will post our positions on <https://www.valleyresourcecenter.org>, Cal WORKs GAIN, Riverside County Work Force, <https://business.murrietachamber.org/jobs> a division of the Murrieta Chamber of Commerce and other like minded organizations within the community.

Above Living Wage: The present minimum wage in Riverside County is \$15.50 per hour. The current Living Wage is \$18.86 per hour. Our minimum starting wage for any employee is \$20.00 This exceeds the minimum wage by 1.5 times.

Estimated Number of Employees: The following indicates the estimated number of full time and part time employees we intend to hire each of our first five years in operation.

Year 1: 12 employees with 4 being full time and 8 being part time

Year 2: 15 employees with 5 being full time and 10 being part time

Year 3: 22 employees with 7 being full time and 15 being part time

Year 4: 25 employees with 7 being full time and 18 being part time

Year 5: 25 employees with 7 being full time and 18 being part time

Employee Advancement Opportunities:

The Company delights in the opportunity to promote within. Any position openly available is first offered to current employees. So long as an employee has been continually employed with the company for 6 months, they may apply for advancement opportunities. It is not uncommon for our employees to quickly advance. We reward excellence, passion, motivation and loyalty.

M. LOCAL OWNERSHIP

Fausto Atilano is 100% owner of the business and owner of the property located at 30195 Auld Rd. Murrieta, CA 92563. He has been a resident of Riverside County for nearly 30 years, living in the Lake Elsinore area since 1990. Aside of living locally, Mr. Atilano has owned and operated “Fausto’s Bail Bonds” with locations in downtown Riverside, Murrieta, and Banning.



City of Arts & Innovation

CITY OF RIVERSIDE
 3800 MAIN STREET
 RIVERSIDE, CA 92522
 PHONE: (951) 928-5485 • FAX: (951) 928-2358

PUBLIC INFORMATION RECORD

DBA:	Fausto's Bail Bonds, Inc.		
Business Name:			
Location Address:	4117 MAIN ST RIVERSIDE, CA 92501-3576		
Mail Attention:			
Mailing Address:	4117 MAIN ST RIVERSIDE, CA 92501-3876		
Phone:	(951) 787-1800		
Ownership:	Corporation		
Account No.:	1253518	License No.:	1253518
License Issued:	3/14/2019	License Expires:	03/31/2020
Business Status:	Open	License Status:	To Be Printed
Start Date:	03/14/2019	Close Date:	
Location:	Inside	Location Type:	Commercial
Rate Type (STD):	Tax Free	Rate Type (D):	Downtown - D
Business Type:	AGENCY APPOINTED AGENT		
NAIC Description:	All Other Personal Services		
SIC Description:			
Owner:	Fausto's Bail Bonds, Inc.	TITLE:	

BUSINESS TAX CERTIFICATE		CITY OF BANNING							
The issuance of this Business Tax Certificate does not allow you to occupy the building. Do not occupy the building until you receive a "Certificate of Occupancy" from the city.									
BUSINESS NAME:	Fausto's Bail Bonds	RATE:	General Service Business						
BUSINESS LOCATION:	422 E Ramsey St Banning, CA 92220	DESCRIPTION:	Bail Bonds						
BUSINESS OWNER:	Fausto Atilano	<table border="1"> <tr> <td>Account Number:</td> <td>024000</td> </tr> <tr> <td>Effective Date:</td> <td>July 02, 2018</td> </tr> <tr> <td>Expiration Date:</td> <td>July 28, 2019</td> </tr> </table>		Account Number:	024000	Effective Date:	July 02, 2018	Expiration Date:	July 28, 2019
Account Number:	024000								
Effective Date:	July 02, 2018								
Expiration Date:	July 28, 2019								
<table border="1"> <tr> <td> FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683 </td> </tr> </table>		FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683	By: <u>V. Martin</u> Business License Officer						
FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683									
TO BE POSTED IN A CONSPICUOUS PLACE		NOT VALID UNLESS SIGNED BY CITY OF BANNING BUSINESS LICENSE OFFICER. NOT TRANSFERABLE							

N. LABOR: COMPETITIVE COMPENSATION

Above Average Pay Rate: According to the website www.payscale.com, an Operations Manager currently earns between \$51,000 and \$97,000 with the median being \$69,965. Our Operations Manager will be paid \$75,000. A bartender in California averages \$11.93 per hour, where we pay \$16.50 per hour. www.indeed.com lists an Inventory Associate's salary as \$18.19 per hour. Our Inventory Manager will be paid \$25.00.

Wages Exceed Minimum Wage: The present minimum wage in the County is \$15.50 per hour. Our lowest paid employee earns \$18.86, which is 1.5 times the minimum wage.

Compensation Package: Aside of fair wages, The Company intends to offer the following benefits to employees.

- Medical and dental insurance;
- Sick and vacation leave that accrues at the standard rate (1 hour per 30 hours worked);
- Maternity leave of at least 12 paid weeks off;
- Educational subsidization and assistance in subject
-

Labor Peace Agreement

The Company intends to enter into a Labor Peace Agreement with a bona fide labor organization when our staff exceeds 20 qualifying employees. The Company is an Equal Opportunity Employer and does not condone any hiring practices that discriminate based on race, color, religion, creed, sex, sexual orientation, gender identity, national origin, ancestry, age, veteran status, disability unrelated to job requirements, genetic information, military service, or other protected status. The Company is committed to creating a work environment that is focused on safety first. The Company intends to offer medical care benefits and is committed to educational and work-growth opportunities for all dispensary employees.

O. COMMUNITY INVOLVEMENT (OWNERS AND/OR OPERATORS)

Mr. Atilano is a true philanthropist. He has an extensive history of giving back to the local community. Specifically, Mr. Atilano has given to Cops for Kids in Lake Elsinore, Riverside County Sheriffs, Children’s Miracle Network Hospitals, Temecula Valley Pop Warner, Animal Friends of the Valley, and Chaparral High School Basketball in Temecula, just to name a few. He is most excited to execute the Community Calendar provided for in Section 18: Neighborhood Compatibility and for the possibility of supporting Riverside County’s law enforcement and beautification under our Additional Benefits as shown in Section 12: Additional Benefits of this application.



SENSITIVE USE ZONING CONFIRMATION

To the best of our knowledge, the lot location secured above for use as a Retail Sales Cannabis Business is not located within 1,000 feet (when measured from the nearest point of the respective lot lines using a direct straight-line measurement), from any:

1. Child Day Care Centers,
2. K-12 Schools,
3. Public Parks,
4. Youth Centers.

NEIGHBORHOOD COMPATIBILITY PLAN

NEIGHBORHOOD OUTREACH As is shown in Sub-Section H of our Business Plan (Section 4), we've spent a great deal of time focusing on community outreach. Our outreach is two-fold. First, we have a steady outreach plan to ensure that our integration into a community is seamless when opening a new business. Second, we have an outreach plan focused on giving back to the community as is exhibited in the Community Calendar below and Section 12: Additional Benefits. Our mission is to gain the trust of the neighboring businesses and residents by providing ample opportunities to "get to know" our business and staff. We have a true open-door policy where communications are concerned and welcome all members of the community to express any thoughts or concerns with us.

Recent Neighborhood Outreach Conducted In an effort to get a feel for the neighborhood where we intend to locate our dispensary, we have reached out to all neighbors within a 1000 ft. radius of the location. We sent each address within this area a letter expressing who we are, what we are hoping to do, and provided a contact email for any concerns to be expressed.

Plan to Address Concerns: Upon receiving any emails, which we have not at this time, we will immediately send a response to the sender offering them an opportunity to speak with us in person. A list of any expressed concerns will be drafted and placed on our schedule to be discussed at the next owners' meeting. Our intent is to adjust our business plan to reflect solutions to the concerns raised. We intend to repeat this process multiple times throughout the next several months. Our open-door policy should provide a sense of community and comfort for all involved.

Our property is designed with the community and safety at the forefront. Our location will have a front entrance that will lead directly into a designated reception area. In the reception area, a receptionist will greet the customer and confirm age restrictions. The reception area is separate from the showroom floor with the only means of access to the showroom, through a secure door. The purpose of the separation is to ensure that only customers of age are permitted access, and to control the flow of access for heightened safety and security. Our showroom floor is not flooded with cases and equipment, but rather open to allow for the smooth flow of traffic. Just off the showroom is our office and an emergency exit. Within the office, there is secured and controlled access to the 'vault' or inventory storage area, where all products sold on the floor are managed. In some cases, we are able to provide a restroom for public use, but where the restroom flows from the office, for security reasons, it is only accessible by staff. If space permits, we will also include rest space for employees and additional non-secure storage space.

Exterior Areas/Surrounding Public Areas

While cannabis dispensaries are becoming more common in neighboring communities, resistance can still be felt from time to time. In an effort to reduce any feelings of discomfort as we enter a community, we always take into consideration the surrounding landscape. Just as we use neutral colors inside of our locations, we do the same on the exterior. We do not use neon signs or large green crosses. Any logos and designs are tasteful, and our signage always confirms to the local signage plans.

Security

Every exposed side of the subject property will be outfitted with surveillance cameras and lighting so as to provide a clear view during the day and night. The cameras and lighting will provide customers and the community with a safe and visible area around the subject premises. Lighting will follow all applicable County of Riverside and State laws so as to be compliant and not cause excessive light pollution. Surveillance cameras will be recording 24/7 and outside signage will notify people in the area. Once construction begins, security of the premise becomes a focal point. Security will be 24 hours a day on site. This is to ensure no trespassing or theft of the property will happen while construction is occurring. Security guards will perform random perimeter sweeps to ensure subject area and local premises are free of any security concerns.

Contrary to initial concerns, the establishment of marijuana facilities have been shown to actually deter crime in the surrounding community due to the significant investment in security personnel and infrastructure. Several studies have concluded that marijuana facilities do not lead to increased crime in their communities.

In late 2010, the Denver Police Department analyzed crime rates in areas in and around dispensaries. The Department found that crime was down 8.2% in 2010 when compared with the same period in 2009, and as compared to an 8.8% drop in crime for the city overall. In a June 2011 Regent University study, researcher Maura Scherrer found that most crimes,

including robbery, vandalism, and disorderly conduct increased in Denver from 2008 to 2009. However, in areas within 1,000 feet of a dispensary, rates were down for most types of crime (including a 27.5% reduction in disorderly conduct citations). She concluded, “it appears that crime around the medical marijuana centers is considerably lower than citywide crime rates; a much different depiction than originally perceived.”

A March 2014 study by researchers at the Program in Criminology at the University of Texas at Dallas analyzed the FBI’s Uniform Crime Report Data for states across the country between 1990 and 2006 and found that medical marijuana laws were not proven to have a crime exacerbating effect on any of the seven crime types they analyzed (homicide, forcible rape, robbery, aggravated assault, burglary, larceny, and auto theft). Additionally, they found that medical marijuana laws preceded reductions in homicide and assault.

The establishment of this business will not only create new jobs in the neighborhood but will add an increased security presence around the facility and will have a significant positive impact on the entire neighborhood. The property will have a multi-tiered and sophisticated security system, with layers of surveillance cameras used both inside and outside the premises, and security guards employed to ensure safety. Our company’s presence will serve as a general deterrent to criminal activity and other problems on the street, thereby ensuring a safe environment not only for members and staff but also for neighbors and businesses in the surrounding areas.

COMMITMENT TO THE COMMUNITY

Our application has exhibited our commitment to enhancing the community in several places. Our owners and operators are all heavily involved with philanthropic endeavors. We have a designated multiple ways in which we intend to give. Aside of these, we have designed a unique Community Calendar designed specifically to serve this very community through volunteer hours, donations, in-kind donations, drives and lecture series.

JANUARY

Community/Nonprofit Partnership: SHAPE Riverside County The Company. believes in the importance of health and wellness and as such, will support SHAPE. SHAPE’s mission is to create healthy communities and promote health awareness and behaviors. The Company will make a financial contribution to SHAPE or an affiliate to further their mission.

Monthly Focus: Mental Wellness Lecture Series: Cannabis Alternative Remedies to Promote a Healthy Mind Community Event Participation: Volunteer Orientation/ Homelessness Resource Committee Meeting Giving Goal: Monetary donation to SHAPE Riverside County or an affiliate.

FEBRUARY

Community/Nonprofit Partnership: Black History Month Parade Celebrating diversity and inclusiveness, The Company has selected the Riverside County Black History Parade Celebration as our monthly focus. The parade and expo celebrated 40 years in 2019, and The Company looks forward to contributing to the 41st celebration.

Monthly Focus: Black History Month Lecture Series: ACLU Diversity Awareness (Presented by a member of the ACLU) Community Event Participation: Black History Month Parade and Expo Giving Goal: Volunteer hours, in-kind or monetary donation to the Reception.

MARCH

Community/Nonprofit Partnership: Murrieta Dollars for Scholars The Company is excited to partner with Murrieta Dollars for Scholars because it provides an opportunity to support the advancement of education while celebrating diversity. Dollars for Scholars has provided over 2.3 million in scholarships to Murrieta students over the past 24 years. provides numerous scholarship opportunities to students in the county, helping build bridges for disadvantaged students.

Monthly Focus: Advancing Education Lecture Series: Navigating College Admissions (Speaker from Scholarship Committee) Community Event Participation: Dollars for Scholars fundraising event Giving Goal: Make a donation to the Dollars for Scholars scholarship fund

APRIL

Community/Nonprofit Partnership: American Heart Association The Company will work with the American Heart Association to fund research programs and grants and will participate in the Southwest Riverside County Heart Walk to support research, prevention initiatives, and provide better patient care for cardiovascular disease.

Monthly Focus: Heart Health Lecture Series: Living a Heart Healthy Life (Guest Speaker from AHA) Community Event Participation: Southwest Riverside County Heart Walk

MAY

Community/Nonprofit Partnership: Path of Life Ministries The Company aims to improve the lives of those living in poverty and suffering from economic insecurity. Understanding that affording even the basic essentials such as food, clothing and housing can be a struggle, we have selected the Path of Life Ministries as our March focus. Path of Life Ministries supports 10 shelters throughout the county and supports the needs of the homeless through their mission to rescue, restore and rebuild.

Monthly Focus: Ending Homelessness Lecture Series: Career Opportunities in the Cannabis Industry Community Event Participation: Volunteer with Path of Life Ministries Giving Goal: Participate in the Sponsor-a-night program with a monetary donation

JUNE

Community/Nonprofit Partnership: Murrieta Senior Center The Murrieta Senior Center helps older adults enrich and empower their lives. The Center provides opportunities for social interaction, recreation, basic support services, and education for the seniors in Murrieta. Recognizing the value of seniors in our community, The Company is eager to volunteer with the Murrieta Senior Center and engage with the seniors it serves.

Monthly Focus: Celebrating Seniors Lecture Series: Cannabis Uses for Seniors Community Event Participation: Volunteer service at the Senior Center for events or meal service Giving Goal: 4 volunteer hours per staff member at the Banning Senior Activity Center and sponsor an event for the month

JULY

Community/Nonprofit Partnership: The Arc of Riverside County The Arc of Riverside County is a nonprofit organization who has provided valuable services and care to people who suffer from a wide range of disabilities since 1953. The Company will work with The Arc to provide volunteer assistance and financial support for its career training, after school, and social recreation programs.

Monthly Focus: Disability Awareness & Acceptance Lecture Series: Looking Beyond Disabilities (The Arc Speaker) Community Event Participation: Annual Awards Banquet Giving Goal: In-kind or monetary donation to support the Annual Awards Banquet

AUGUST

Community/Nonprofit Partnership: Truevolution TruEvolution is a community-based response to the unique health disparities and social inequities experienced by LGBTQ youth in Riverside County. Over the last ten years, TruEvolution has expanded its reach and focused its programs on advocacy efforts and direct social services.

Monthly Focus: LGBTQ Pride and Acceptance Lecture Series: Community Panel on Understanding Diversity Community Event Participation: Volunteer on committee for Riverside Pride celebrations. Giving Goal: Volunteer hours, in-kind or monetary donation to TruEvolution

SEPTEMBER

Community/Nonprofit Partnership: Murrieta Arts Council The Company will partner with the Murrieta Arts Council whose goals are to enrich the community through arts and culture. The Murrieta Arts Council hosts several community events throughout the year and The Company will promote and provide volunteer assistance for the Murrieta Arts Council's events.

Monthly Focus: Appreciation of the Arts Lecture Series: Promoting Arts in the Community (Banning Cultural Alliance Guest Speaker) Community Event Participation: Annual Fundraiser Giving Goal: Financial & volunteer contribution to the annual fundraiser

OCTOBER

Community/Nonprofit Partnership: Race for the Cure Inland Empire The 21st Komen race for the cure in Inland Empire takes place in 2019 and The Company looks forward to supporting the Komen Foundation with breast Cancer research.

Monthly Focus: Breast Cancer Prevention & Recovery Lecture Series: Guest speaker from the Susan G. Komen race team Community Event Participation: Susan G Komen Race for the Cure Inland Empire Giving Goal: Support a team participating in the Race for the Cure event

NOVEMBER

Community/Nonprofit Partnership: Reaching New Heights Foundation, Inc. RNHFI networks and collaborates with America's Job Centers within the community as well as partnering with other local Veterans Affairs and veteran organizations and state and local agencies that provide veteran job fairs and workshops. RNHFI also offers psychological therapy, counseling, job training, and resources to help veterans prepare to join the workforce.

Monthly Focus: Celebrating Veterans Lecture Series: Cannabis Career Coaching for Veterans Community Event Participation: Attend American Legion 852 Meeting Community Give: Sponsor Scholarship for Boys State through American Legion Post 852

DECEMBER

Community/Nonprofit Partnership: Community Food Pantry of Murrieta The Company believes that all people should have access to food and shelter. By joining forces with the Community Food Pantry of Murrieta, The Company can not only help organize and distribute food to those in need, they can also engage with the community at large and get to know individuals in the community around them.

Monthly Focus: Ending Hunger Lecture Series: Promoting Arts in Education (CFPM Guest Speaker) Community Event Participation: Host a food donation drive Giving Goal: 4 volunteer hours per staff member at the food pantry and donation of food goods for the month of December

PRELIMINARY SAFETY & SECURITY

SAFETY PLAN

Fire Procedures and Prevention System

Fire prevention, suppression, alarm, and life safety systems which conform to, at a minimum, the required State and City regulations will be installed and maintained. In addition to a twenty-four (24) hour centrally monitored fire alarm, Applicant will, where required and where feasible, install fire suppression systems consisting of sprinkler systems, fire alarm systems, fire extinguishers, and gas detection systems. Applicant will obtain all necessary permits for any fire prevention systems, installed at the premises, from the Riverside County Fire Department.

Minimally, Applicant will maintain a minimum of a one (1) hour fire barrier between the premises and the adjacent business(es) not engaged in commercial cannabis activities. Additionally, all doors will be “fire-rated.”

All locked areas will be readily and easily opened from the inside to prevent entrapment. If a fire does not present an immediate danger to personal safety, one (1) employee will try to extinguish the fire. If a fire presents an immediate danger to personal safety, 911 will be called immediately and the building will immediately be evacuated.

Odor Filtration

If the current odor filtration system is found to be insufficient, Applicant will contract with a duly licensed HVAC company with experience in odor elimination/control to install and maintain a HEPA and carbon filtration system. Applicant will ensure that it possesses a ventilation and odor-control filtration measures sufficient to prevent odors from inside the Facility from being detected outside the Facility. The system will help to ensure odors are unable to escape from building by creating a negative pressure environment through the use of exhaust fans pulling air through carbon filtration.

- Applicant will contract with the licensed professional engineer to secure a certification that the system is capable of preventing odors from inside the Facility from being detected outside the Facility. The design of the ventilation and filtration system will be based on industry-specific best-control technologies and best-management practices to effectively mitigate cannabis odors. The system will use a range of odor-mitigation practices to control odor-emitting activities, sources, and locations.
- Applicant personnel will be responsible for regular maintenance to ensure that the ventilation and filtration system remains functional and the Dispensary Manager will implement staff training procedures regarding use and maintenance of the system.

- All records relating to the installation and/or maintenance of the odor management system will be made available upon verbal or written request of the City Health Officer and will include, but not be limited to:
- Odor complaints received, actions taken by the business, and responses to the complaint.
- System installation, maintenance, and any equipment malfunctions. Fire and Burglar Alarm Applicant contract to have a commercial-grade burglar alarm

Fire and Burglar Alarm

Applicant contract to have a commercial-grade burglar alarm system installed which adheres to the Riverside County Code requirements and the stated objectives of the Security Plan. The system is monitored continuously remotely by AA Security 150 Pacific Coast Hwy #200, Long Beach, CA 90804

SECURITY PLAN

SECURITY OVERVIEW Applicant will have comprehensive security policies and procedures that will pertain to all aspects of retail and delivery operations that are developed to compliant with the regulations set forth by the City of California City (“the City”), the California Bureau of Cannabis Control (the “Bureau”) within the California Department of Consumer Affairs and all applicable state and local laws, regulations, ordinances, and other standards. All Cannabis stored on the premises will be stored in the vault and no storage will be outside.

The Dispensary Manager will be responsible for ensuring all employees follow policies and procedures regarding the security of the Facility. The Dispensary Manager will implement and maintain employee training policies and procedures for security training. All employees will aid in the security of the Facility through prevention, awareness, reporting, and responsible incident management. As such, all employees will be required to immediately report security breaches and incidents of non-compliance to their supervisor.

The Dispensary Manager is also responsible for contacting the City Manager and local law enforcement in the event of intruders, loiterers, or any other security breach endangering the Facility, employees, consumers or patients. The Dispensary Manager will be responsible for working with the contracted Security Officer to identify potential areas of security risk, to ensure all employees have had sufficient training in Applicant’s security policies and procedures, and for regularly checking the operation and function of the digital video recording device. The Dispensary Manager will meet periodically with state and local law enforcement to discuss alarm response, criminal activity statistics, patrol frequency and other pertinent matters.

SECURITY PERSONNEL

Applicant employs security guards through a State of California (the “State”) and City licensed Private Patrol Operator (“PPO”) (the “Security Officers”). The primary focus of these Security Officers is to control the ingress and egress, monitor consumer and patient behavior, conduct continuous threat assessments, and assist the dispensary staff with security concerns as they arise. Security Officers will regularly monitor the perimeter of the building through video surveillance and by making regular “rounds”, twenty-four (24) hours per day and seven (7) days per week. Regardless of whether employed directly through a third-party contractor, all Security Officers must be at least twenty-one (21) years of age and will comply with Chapters 11.4 and 11.5 of Division 3 of the California Business and Professions Code (“BPC”).

Applicant must meet all of the requirements of a proprietary private security employer which includes, without limitation:

- Maintain a current registration with the Department of Consumer Affairs as a proprietary private security employer.
- Maintaining an accurate and current record of each Security Officers name, address, commencing date of employment, position, and, if applicable, date of termination.
- Maintaining an accurate and current record of proof of completion of the mandatory Security Officer skills training or reason for exemption from the training.

Applicant has and will continue to have under contract with a private patrol operator who will furnish armed and unarmed Security Officers to secure and protect the Dispensary operation. The private patrol operator and its Security Officers must comply with all applicable provisions of Chapter 11.5, Division 3 of the California Business and Professions Code (BPC). This includes, without limitation, compliance with the following:

- The private patrol operator must be appropriately licensed by the Bureau of Security and Investigative Services (BSIS) within the California Department of Consumer Affairs and must provide a verifiable copy of that license to Applicant before a contract for security services is signed.
- The private patrol operator must also be insured as required under BPC 7583.39 and 7583.40.
- The private patrol operator must meet the minimum qualifications and licensing requirements for a private patrol operator, and operate in compliance with Article 4, Chapter 11.5, Division 3 of the BPC and all other applicable state and local laws and regulations.
- All Security Officers must be employed and vetted by the private patrol operator
- The private patrol operator is responsible for ensuring that all Security Officers that provide security services for Applicant are registered with the BSIS, complete mandatory training, and

comply with all other requirements for Security Officers as described in Article 4, Chapter 11.5, Division 3 of the BPC and all other applicable state and local laws and regulations.

- Any Security Officer employed by the private patrol operator who will carry a firearm while providing contract security services for Applicant must hold a valid firearm qualification card and have completed the mandatory course in the carrying and use of firearms. Applicant will require evidence of the valid firearm qualification card before the Security Officer begins carrying a firearm on Applicant's licensed premises.
- Any Security Officer employed by the private patrol operator who will carry a baton while providing security services for Applicant must possess a valid baton certificate and carry a copy at all times when carrying the baton on Applicant's premises. Applicant will verify the baton certificate before any Security Officer may carry a baton on site.
- Any Security Officer employed by the private patrol operator who will carry a non-lethal chemical agent, such as tear gas, while providing security services for Applicant must possess proof of completion of a statemandated course in the carrying and use of tear gas or any other non-lethal chemical agent. The private patrol operator will be required to provide proof of completion before any a Security Officer may carry a non-lethal chemical agent may be carried on Applicant's premises.

With the exception of Applicant's Security Officer(s) carrying a firearm in the course of their duties, weapons and firearms are prohibited on the premises of the Adult-Use Cannabis Dispensary.

ALARM SYSTEM

Applicant will have a professionally monitored security alarm system installed at the Facility. The alarm system will be monitored by AA Security and responded to by Warner Safe Guard, Inc., both staffed twenty-four (24) hours a day, seven (7) days a week. The provider of the alarm system and monitoring service will be licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services. Applicant will notify the Bureau of any intent to change its security alarm service provider.

The alarm system will, at a minimum, consist of the following:

- Appropriate equipment, including sensors, necessary to monitor activity inside and outside the Facility, including:
 - o Perimeter of facility.
 - o All entrances and exits.
 - o Roof hatches or skylights.
 - o Rooms with exterior windows.
 - o Rooms with exterior walls or walls shared with other building tenants.

- o Rooms containing cannabis and cannabis products.
- o Rooms containing safes.

- Applicant shall obtain a security alarm system permit in accordance with Chapter of the City's Municipal Code.
- A Security Surveillance Equipment Room where main system operating equipment will be kept.
- All telephone junction boxes or rooms where alarm telephone circuits terminate will be locked, tamper protected, and all labels or tags identifying these alarm circuits will be removed

Alarm System Communication

The alarm system will include an automatic voice dialer, which means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio, or other communication system, to a law enforcement, public safety, or emergency services agency requesting dispatch. In addition, the alarm system will be equipped with a failure notification system that notifies the alarm monitoring service provider of the system failure via audio, text, visual, or audiovisual message, within a maximum of five (5) minutes of such failure.

Alarm System Testing

Applicant will conduct an annual onsite inspection and test of the entire alarm system in the presence of the alarm system service provider to determine needed repairs and adjustments.

Alarm System Records

Applicant will keep and maintain alarm system records at the Facility. Upon request, Applicant will make all information related to the alarm system, monitoring and alarm activity available to the Bureau. At a minimum these records will include the following:

- The name of the alarm installation and monitoring service provider.
- Copies of service contracts.
- A map of the Facility showing the location and operation of each alarm system component including alarm telephone circuits.
- A list of users authorized to access the alarm system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents triggering an alarm.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

SURVEILLANCE SYSTEM

Applicant will have a fully operational electronic video surveillance system installed at its Facility that complies with the rules set forth by the Bureau and all applicable state and local laws, regulations, ordinances, and other requirements. The provider of the surveillance system equipment will be approved by the Bureau and Applicant will notify the Bureau of the intent to make any changes to the surveillance system. The surveillance system will, at a minimum, consist of the following:

- Appropriate equipment necessary to video record activity inside and outside the entire Facility to capture a clear and certain identification of any person entering or exiting the Facility, which will be appropriate for the normal lighting conditions of the area under surveillance.
- Each camera shall be permanently mounted and in a fixed location and, to the extent reasonably possible, shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling the camera. Appropriate equipment to record keycard entry and exit activity of all Applicant employees and visitors.
- A backup battery system that immediately provides sufficient power to support a minimum of four (4) hours of recording in the event of a power outage.
- A dedicated locked safe room to store all entry/exit records and video recordings in the Security Surveillance Equipment Room.
- A Security Surveillance Equipment Room where all main system operating equipment will be kept.
- A surveillance-system storage device or cameras that will be transmission control protocol/ TCP/capable of being accessed through the internet.
- The ability to provide a direct feed and login capabilities to the Bureau to allow for real- time access and monitoring of the Facility via the live video surveillance recording system.

The surveillance system will be monitored twenty-four (24) hours a day, seven (7) days a week by Applicant's Security Department. The system will remain operational while the Facility will be closed and will collect and store video surveillance on a twenty-four (24) hour basis and at a minimum of fifteen (15) frames per second. Applicant will cooperate with the Bureau if, at any time and without notice, Applicant's surveillance system, and its component parts, will be subjected to testing by the Bureau.

Video Surveillance Equipment

All video surveillance cameras will:

- Be permanently mounted in a fixed location that prevents intentional obstruction, tampering with, and/or disabling the camera.
- Record a minimum fifteen (15) frames per second.
- Have a minimum resolution of 2 megapixels. - Have infrared capabilities to capture images in low or no lighting conditions. - The ability to identify activity occurring within twenty feet (20') from all points of entry and exits into and out of the exterior of the Facility.

The video surveillance system will also include a digital archiving device and monitors that will each be at least nineteen (19) inches or greater that will be connected to the electronic recording security system at all times. There will be a twenty-four (24) hour live feed with motion-activated recording capabilities from all video cameras, which Applicant will make available for immediate viewing by the Bureau, upon request.

The system will have the ability to immediately produce a clear color still photo that will be a minimum of 9600 dpi from any camera image, either live or recorded. A date and time stamp will be embedded on all recordings and will be synchronized, set correctly and not significantly obscure the picture. Time will be measured in accordance with the United States National Institute Standards and Technology standards.

The system will allow for the exporting of still images in an industry standard image format, including .jpg, .bmp and .gif. Exported video will have the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no tampering or alteration of the recorded image has taken place. Exported video will also have the ability to be saved in an industry standard file format that can be played on a standard computer operating system.

Camera Coverage and Placement Cameras will be installed in a manner that will prevent them from being readily obstructed, tampered with, or disabled. Cameras will be placed in a location that allows for the clear and certain identification of any person and activities in all areas required to be filmed and will ensure visibility of activities will not be obstructed by lighting equipment covers, fixtures, or other equipment. Each surveillance camera will be programmed with a defined home position that remains consistent when the surveillance system will be restarted. The defined home position feature will remain enabled at all times and allow for automatic return to the home position. Cameras will be calibrated and focused to maximize the quality of the recorded image. Cameras will not be installed in bathrooms or locker rooms or any other area where a legitimate expectation of privacy exists.

Applicant will install security cameras to monitor and record all areas of the Facility including, at a minimum:

- Gated parking lot entrance, if applicable.
- All entrances and exits into and out of the exterior of the Facility, including both indoor and outdoor vantage points.
- Outdoor trash receptacles.
- Roof hatches or skylights.
- Rooms with exterior windows.
- Rooms with exterior walls or walls shared with other building tenants.
- Rooms containing safes approved.
- All entrances and exits of limited access areas and inside limited access areas.
- All areas where cannabis or cannabis products will be present, including where cannabis goods will be weighed, packed, stored, quarantined, loaded unloaded, prepared or moved within the premises.
- Loading/unloading areas.
- All areas where cash will be counted, transferred, or stored.
- All areas where records will be stored.
- Areas where cannabis will be destroyed.
- Security rooms.
- Areas storing a surveillance-system storage device with at least one camera recording the access points to the area.
- Point-of-sale areas and areas where cannabis goods will be displayed for sale.

At each point of sale location, camera placement will allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity. o At each point of sale location, camera placement will allow for the recording of the computer monitors used for the sale.

Notice Given Applicant will cause to be installed a sign posted in a conspicuous place near each monitored location on the interior or exterior of the premises which shall be not less than twelve (12) inches wide and twelve (12) inches long, composed of letters not less than one (1) inch in height stating: "All Activities Monitored by Video Camera".

Surveillance Communication

The surveillance system will include a failure notification system that alerts the Dispensary Manager of any interruption in surveillance and/or the complete failure of the monitoring system. within a maximum of five (5) minutes of such failure via audio, text, visual, or audiovisual message. Additionally, an alarm will signal the Security Officer on duty whenever an

unauthorized entry is attempted with the picture ID of the individual attempting entry shown on the access control monitor.

Surveillance System Access Procedure

All video surveillance recordings will be easily accessible and will be stored on a DVR that will be server-based with storage as required to meet recording rate and retention. This system will be password-protected and separate from any other equipment in the Facility.

The Dispensary Manager must be notified immediately for surveillance access. The surveillance system may only be accessed if authorized by the General Manager. The following procedures apply to management:

- When a visitor requests surveillance system access, ask for the visitor's identification, have the visitor fill out the Dispensary Visitor Log, and provide a visitor badge. Visitors must visibly display a visitor badge at all times while on the licensed premises;
- Determine the visitor's reason for accessing the surveillance system;
- If applicable, request official documentation of any records and recordings requested, the name of the requesting agency or body, and agency contact information. Make copies of any official documentation for internal recordkeeping purposes. Only City and law enforcement officials and those individuals specifically designated by the Applicant may have requests for records and recordings approved;
- Once sufficient information and documentation has been received, unlock the surveillance room and escort the approved visitor(s) inside;
- Before the DVR box may be unlocked, all individuals present (including the Dispensary Manager) must fill out the Surveillance System Access Log;
- Once the "Surveillance System Access Log" has been filled out, open the DVR lockbox.
 - If records or recordings must be provided:
 - o Plug in keyboard and enter username and password to access the DVR records and recordings;
 - o Use the remote to navigate the DVR;
 - o Locate any requested records and make records available in the requested format;
 - o If proper format cannot be accessed from the Facility, contact the designed surveillance monitoring company; •
 - Once the reason for the visit has been fulfilled, lock the DVR lockbox and escort the visitor out of the surveillance room; and
 - Document the visitor's time of departure on the Dispensary Visitor Log and retrieve the visitor badge.

Surveillance Testing & Maintenance

All security equipment will be kept in good working order and be inspected and tested at regular intervals, not to exceed thirty (30) calendar days from the previous inspection and test. Applicant will ensure that the surveillance system will be properly maintained for playback quality so that images can be seen and the identity of all individuals and activity in surveillance areas will be captured. Applicant will regularly schedule and oversee all required maintenance of surveillance equipment in accordance with manufacturer recommendations. Any equipment failure identified will be corrected as soon as possible. Applicant will repair or replace any failed component of the video surveillance recording system within twenty-four (24) hours, unless notice will be provided to the Bureau and an extension will be approved. On an annual basis, all security equipment will be inspected, and all devices tested by a vendor approved by the Bureau. Only authorized managers may access the surveillance room and DVR lockbox

Surveillance System Records and Recordings

Applicant will keep and maintain surveillance system records and recordings in the Facility and copies stored on a secure cloud storage. These records will include, at a minimum, the following:

- The name of the surveillance equipment installation service provider and all equipment manufacturers.
- Copies of any service contracts.
- A map of the Facility showing the location and operation of each surveillance system component, including the direction of camera coverage.
- A list of users authorized to access the surveillance system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents of unauthorized entry.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

All surveillance records will be made available for inspection, upon request, by authorized representatives of the City Manager, Bureau, and other government officials when necessary to perform their official duties. Applicant will send, or otherwise provide, copies of the recordings immediately upon verbal request or within a time specified by the City Manager. Applicant will retain the recordings for at least ninety (90) days and on an IP-configurable Digital Video Recorder (DVR) capable of producing an exportable still photograph, in TIFF, BMP, or JPG format, in color and from any live or recorded camera image. After the expiration of the retention period, and before selling or closing Applicant, the surveillance video recordings will be erased or destroyed prior to disposal. If Applicant is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a recording may contain relevant information, Applicant will retain an unaltered copy of the recording until the investigation or proceeding will be closed or the entity conducting the investigation or proceeding notifies Applicant that it will not be necessary to retain the recording.

To prevent tampering or theft, all surveillance recordings and monitoring equipment will be kept in a secure limited access area of the Applicant premises. The video surveillance recordings, including unaltered copies of such recordings will be made available for inspection, upon request, by authorized representatives of the City, the Bureau, and other government officials when necessary to perform their official duties.

Panic buttons

Panic buttons will be installed and connected through the alarm systems to directly call 911. These will only be operated in a direct emergency.

Panic buttons will be installed at:

- Reception location
- At each register on sales floor
- Manager office
- Storage room

Panic buttons will be tested monthly through the security company to insure they work properly.

Window Security

If any exterior windows are in need of bars, bars will be placed inside the interior side and will not be visible to the exterior.

Entry and Exit Points

All doors are built of burglary-resistant material, with commercial grade, non-residential locks. Additionally, exterior doors, as well as restricted and limited access area entries, will be automatic locking and equipped with electronic keycard access hardware. Minimally, all entrance doors to all limited-access areas will remain locked and closed when not in use during regular business hours.

The Facility's main entrance vestibule will include a mantrap to control passage from the public access area to the limited access area. Applicant uses Atrium Access Control's CDV1 A22, an Underwriter's Lab (UL) approved lock, which is rated as burglary resistant. Local alarms or hardwired day annunciation contact switches will be installed on all fire exits and other perimeter doors not authorized for employee or visitor use

Applicant will ensure that trees, bushes and other foliage outside of the premises do not allow people to conceal themselves from sight. The surveillance system's cameras will be capable of identifying persons, license plates, vehicles, the immediate surrounding areas, any activities occurring within the premises and within twenty feet (20') of all entry and exit points of the premises.

The Facility will have the ability to remain operational during a power outage. Applicant will ensure that all access doors will not be solely controlled by an electronic access panel so that locks will not be released during a power outage. Surveillance System Records and Recordings Applicant will keep and maintain surveillance system records and recordings in the Facility and copies stored on a secure cloud storage. These records will include, at a minimum, the following:

- The name of the surveillance equipment installation service provider and all equipment manufacturers.
- Copies of any service contracts.
- A map of the Facility showing the location and operation of each surveillance system component, including the direction of camera coverage.
- A list of users authorized to access the surveillance system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents of unauthorized entry.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

All surveillance records will be made available for inspection, upon request, by authorized representatives of the City Manager, Bureau, and other government officials when necessary to perform their official duties. Applicant will send, or otherwise provide, copies of the recordings immediately upon verbal request or within a time specified by the City Manager.

Applicant will retain the recordings for at least ninety (90) days and on an IP-configurable Digital Video Recorder (DVR) capable of producing an exportable still photograph, in TIFF, BMP, or JPG format, in color and from any live or recorded camera image. After the expiration of the retention period, and before selling or closing Applicant, the surveillance video recordings will be erased or destroyed prior to disposal. If Applicant is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a recording may contain relevant information, Applicant will retain an unaltered copy of the recording until the investigation or proceeding will be closed or the entity conducting the investigation or proceeding notifies Applicant that it will not be necessary to retain the recording.

To prevent tampering or theft, all surveillance recordings and monitoring equipment will be kept in a secure limited access area of the Applicant premises. The video surveillance recordings, including unaltered copies of such recordings will be made available for inspection, upon request, by authorized representatives of the City, the Bureau, and other government officials when necessary to perform their official duties

INCIDENT RESPONSE

Applicant will establish incident response procedures addressing any incident that may occur, including natural disaster, unauthorized access, theft, or IT security breach. Procedures will be in accordance with the rules set forth by the Bureau and all applicable state and local laws, regulations, ordinances, and other requirements. Procedures for general emergency and incident management, containment, and corrective measures will be thoroughly detailed. The Dispensary Manager will be responsible for ensuring the appropriate response procedures will be followed. All employees will receive incident response training annually. All employees will be trained to monitor for suspicious recommendations, unusual usage, or questionable disposition of cannabis.

The Dispensary Manager will notify the City Manager and appropriate law enforcement authorities and the Bureau as soon as possible and not more than twenty-four (24) hours after the discovery of a reportable incident as defined by the Bureau, state and local laws, regulations, ordinances, and other requirements.

Reportable incidents include, but will not be limited to

- Theft or physical loss of cannabis and cannabis products
- Theft, physical loss, or any other criminal activity pertaining to the operations of the licensee
- The licensee discovers diversion, theft, loss, or any other criminal activity by an agent or employee of the licensee
- Significant discrepancies identified during inventory. A significant discrepancy in inventory of cannabis goods means a difference in actual inventory compared to records pertaining to inventory of at least \$5,000 or two percent (2%) of the average monthly sales of the licensee, whichever is less.
- Loss or unauthorized alteration of records related to cannabis and cannabis products, registered qualifying consumer, patients, primary caregivers, or employees or agents.
- Any other crime related to cannabis and cannabis products.
- Any suspicious act involving the sale or distribution of cannabis and cannabis products by any person.
- Sale to minors.
- Unauthorized destruction of cannabis and cannabis products.
- An alarm activation or other event that requires a response by public safety personnel.
- Integrity of the inventory tracking system compromised.
- Breach of Applicant's network servers.
- Robbery or unauthorized entry in the Facility.
- Threats of violence to the Facility, employees, or visitors.
- Any other breach of security.
- Other incidents may include, but will not be limited to: Bomb threats.
 - Civil disturbances.
 - Hazardous chemical spill.
 - Infectious disease epidemic.
 - Serious accidents.
 - Fires.
 - Earthquakes.

- Floods.
- Windstorms or tornadoes.
- Other acts of God.

ILLEGAL, CRIMINAL, OR NUISANCE ACTIVITIES

Applicant will take reasonable steps to discourage persons on the premises, and within any parking areas under the control of Applicant, from engaging in illegal, criminal, or nuisance activities. For purposes of this Section, “illegal, criminal, or nuisance activities” includes, but is not limited to, disturbances of the peace, public intoxication, drinking alcoholic beverages in public or on the site of the permitted premises, smoking or ingesting cannabis goods in public or on the premises, illegal drug activity, vandalism, obstruction of the operation of a another business, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, excessive loud noise, or any other behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, or businesses.

Loitering

Loitering is against the law and Applicant policy. The Dispensary Manager or on-duty Security Officer must give a verbal warning to all loiterers that it is unlawful to occupy the property and ask them to leave immediately. If loiterers do not comply and continue to occupy the property, the Dispensary Manager must contact the on-duty Security Officer. The Dispensary Manager must contact the contracted security company if loiterers do not respond to the first verbal warning.

Property Maintenance

Applicant will ensure that the Facility, premises, and all associated parking areas, sidewalks and alleys, including any adjacent areas under Applicant’s control, are maintained in an attractive condition and kept free of obstruction, trash, litter, and debris.

Graffiti

Applicant will remove any graffiti from any walls constituted or considered to be that of Applicant premises within forty-eight (48) hours of its occurrence.

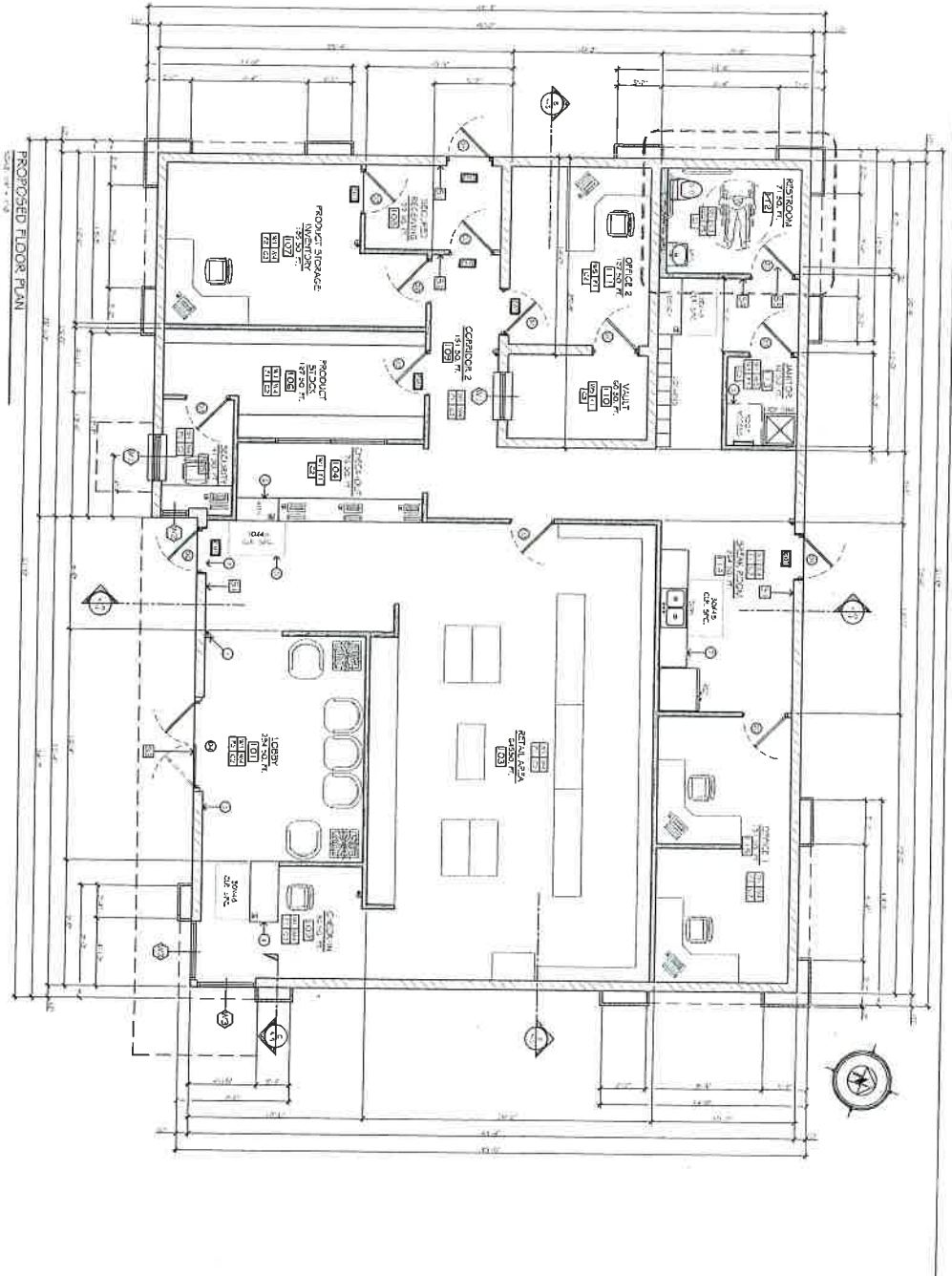
Nuisances

Applicant commercial cannabis activities will not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, vibration, or other negative impacts, and will not be hazardous due to use or storage of materials, processes, products, chemicals, or wastes. Applicant commercial cannabis activities will not adversely affect health, safety, or welfare of any persons engaged in the operation of the Adult-Use Cannabis Dispensary

24 HOUR CONTACT INFORMATION

Fausto Atilano (951)538-7861

Nicole Gasco (619)251-5209



Consumer safety is at the forefront of The Company's business operations. As such, we do not have a single policy that addresses enhanced product safety, but rather, draft all of our operational procedures, policies, and plans with product safety as the baseline.

Employee Training:

The Company spends a considerable amount of time training our employees. Employees deal directly with consumers, and therefore must be well versed on products as well as our company policies. Aside of the initial training at hire, The Company conducts periodic trainings to update employees on new law and company policies and procedures.

Legal Compliance Policy:

The Company strictly complies with all local and State regulations. Products retailed through our establishment have been thoroughly vetted and run through a rigorous check list of legal compliance, confirming proper testing, packaging (according to Cal. Bus. & Prof. Code Section 19347), labeling, tracking, etc.

Product Procurement Policy:

Guaranteeing safe products begins with a detailed Product Procurement Plan, and the selection of only the highest quality of products. The Company has a detailed Product Procurement Plan in place as we do not simply purchase products because they are popular or affordable. Our product selection process is conducted with multiple levels of due diligence to ensure that only the highest of quality products are retailed through our establishments. Our detailed Product Procurement Procedure can be reviewed in our Business Plan (Section E) of this application.

Track and Trace Operating Procedure:

Enforcing a strict Track and Trace SOP ensures that each product put into the stream of commerce is tracked from seed to sale. While it is true that this is a policy required by the State of CA, the enforcement of this policy is paramount in guaranteeing that only products produced by licensed cannabis companies enters the stream of commerce. This is the first line of defense in providing enhanced product safety.

Testing Operating Procedure:

The Company's Testing SOP leaves no room for error where the testing of cannabis products is concerned. Our procedure has a multi-step process to confirm and reconfirm whether cannabis products retailed in our location have undergone (and met) the State mandated testing requirements. Products that do not pass our inspection or have not been properly tested or tagged following testing, are not sold...period. While we as a retailer are not responsible for conducting testing, we are responsible for ensuring that proper testing has taken place in each step of the production process, and we take this responsibility seriously.

Product Recall Procedure:

All products recalled by a distributor, manufacturer, a governing body or other entity, or those which have received too many negative consumer reviews, will be immediately pulled from our

inventory and disposed of according to law. The Company does not retail products that are deemed unsafe and/or not recommended for human consumption.

ENHANCED PRODUCT SAFETY

Impairment Policy:

The Company does not retail products to individuals who are visibly impaired from the use of a controlled substance. Our Impairment SOP (as shown in our Business Plan (Section K) of this application) provides staff with a clear understanding of how to handle customers who may be impaired upon entering our establishment. With kindness and respect, we arrange for safe transportation for the customer, and decline any sales to impaired individuals.

Customer Education:

Just as a pharmacy is required to provide customers with an explanation of uses and side effects associated with prescribed medications, all of our customers will be given an explanation of each product when purchased. Every cannabis product has a Certificate of Analysis which shows the amount of cannabis in each product. This label will be explained to the consumer to ensure they know the amount of cannabis they will be consuming. Edible products are broken up into 10 milligrams of THC with a maximum total amount of 100 milligrams of THC. The sales associate will explain the product details to each consumer at the time of purchase as each product varies in size and THC amount.

Legally Compliant Packaging:

Products are packaged in such a way that children cannot access the internal contents. Products are individually wrapped at the point of preparation as is outlined by the new regulations issued by California. Each product that enters the dispensary will also have the California State Marijuana Label on it to show it contains marijuana. Products that contain nuts or other allergens will be labeled accordingly. The weight of cannabis used in the product, date of manufacturing, and a 'keep away from children' note, are all labeled accordingly. Per Cal. Code of Regs. Section 5307, all cannabis-based products are required to have a Certificate of Analysis, no more than 12 months old, with the package contents and results reflected clearly.

By making safety the focus of all of our operations and holding our staff accountable for implementing of each policy and procedure, we are able to protect our customers and exceed all local and State safety guidelines and regulations.

APPLICABLE LAW

California: Cal. Code Regs., tit. 24 (CALGreen); Cal. Code Regs., tit. 16 § 5002, § 5010; Cal. Code Regs. tit.14, § 17850; Cal. Bus. & Prof. Code § 26055(h), 26070.1; Division 13 of the Public Resources Code, California Environmental Quality Act (CEQA).

ENVIRONMENTAL IMPACT ON THE COUNTY

Under the most recently drafted California Cannabis Regulations, all cannabis businesses (absent an exemption) are required to conduct a California Environmental Quality and Safety Report in compliance with CEQA. Alongside the State’s stance, counties and cities promote environmental sustainability through the implementation of Climate Action Plans. The Company commits to help preserve the environment of Riverside County through sustainable business practices. To better understand the most important environmental goals of the County, we thoroughly reviewed the 2018 County of Riverside Climate Action Plan. The County identified the following actions as major contributors to the reduction of greenhouse gas emissions: 1) Energy Efficiency; 2) Harnessing Renewable Energy; 3) Recycling Waste; 4) Conserving/Recycling Water; 5) Access to Sustainable Transportation Modes.

Understanding the importance of protecting our environment, The Company will implement the following General Business Practices as well as Climate Plan Procedures as a means to protect the environment, reduce carbon footprint, and contribute to meeting the County’s 2018 Climate Action Plan goals

In structuring our site/floor plans for our retail location, we referenced both the Green Building Standards and CALGreen Building Code. As we are leasing existing properties (as opposed to building from the ground up), we are somewhat limited in structural changes. To the extent that lumber is utilized, it will be sourced from sustainable sources. Additionally, we will utilize biodegradable cleaning supplies for all cleaning purposes. The Company understands that to be effective in our efforts, our entire team must be a united front. As such, our employee training includes energy efficiency training and education, focusing on proper conservation efforts and implementation of this plan.

CLIMATE PLAN SUPPORT PROCEDURES:

Energy Efficiency

The Company will work directly with Riverside Public Utility, Southern California Edison or other public utility companies to ensure the most efficient and cost-effective means of providing electricity to the facility, while considering the cost and benefits of energy efficient technology as well as federal and state tax credits. Specifically, within our facility all lighting, heating and cooling will comply with California energy commission 2019 building energy efficiency standards. We will use LED light bulbs and motion sensors for activation and automatic shut off. Our ultimate goal is to become a zero net energy building, extracting no energy from the grid.

ENVIRONMENTAL BENEFITS

Harnessing Renewable Energy

Renewable energy sources are found in sunlight, in the air, deep underground and in our oceans. Due to locality, the most practical contribution The Company can incorporate into our build-out plans, with the cooperation of the land owner, is installation of solar technology. We have begun the process of investigating use and engaging the landowner in conversation. Additionally, where feasible, we will utilize natural gas over other energy sources.

Recycling Waste (Waste Reduction)

In compliance with Cal. Bus. & Prof. Code § 26070.1, all purchased cannabis products will leave the facility in a child-proof opaque package, designed utilizing the highest percentages of recyclable materials as possible. To encourage our customers to contribute to our recycling efforts, we will offer a Recycling Reward Program. Discounts on future purchases can be accrued in exchange for returning packaging to our store for proper recycling. As employees will also generate waste, proper recycling receptacles will be placed throughout the facility for easy access. In regard to Waste Management, all waste leaving our facility will be properly sorted and disposed of in a legal and environmentally safe manner. We are engaging with cannabis waste management companies to service our facility at this time.

Conserving/Recycling Water

As a retail location, The Company will not require copious amounts of water use. However, our water conservation and reuse efforts include installing water efficiency upgrades to the building such as, dual flush toilets and low flow faucets. Any upgrades to existing landscaping will only include drought resistant plants and shrubbery

Sustainable Transportation

The Company will reward customers who utilize public transportation, non-motorized transportation, or who carpool to our facilities through our Customer Transportation Reward Program, which offers discounts on purchases. Parking will be reserved for rideshare and carpool vehicles as well as bicycles and scooters. If feasible, a charging station will be installed for electric vehicles. Employees who are willing to utilize public transportation will be provided with a monthly stipend to assist with costs. Those who rideshare, carpool, or use non-motorized transportation (as well as those using public transportation) will be rewarded through the Employee Transportation Reward Program.

ADDITIONAL PUBLIC BENEFITS

In compliance with Board Policy B-9, The Company is prepared to give \$16.00 for every square foot of our retail space as a Community Benefit. Understanding that there are a multitude of additional ways to positively impact the community where we wish to locate, we have devised the following plans to cover all additional contributions we wish to make, above and beyond the County's designated Public Benefit.

Community Calendar

Providing for the community in a variety of ways, is a practice very familiar to The Company's owners and operators. Upon choosing where to locate our cannabis businesses, we spend copious amounts of time researching information related to the local area including nonprofits, community organizations, civic organizations, and governmental organizations most in need. Once identified, we design a community calendar incorporating volunteer hours, giving goals, and a public lecture series based around the organizations with whom we wish to partner. (See our Community Calendar in the Community Compatibility Plan in this application).

Equitable Community Hiring

The Company sees equitable community hiring as one of the most important benefits we can provide Riverside County. Aside of our commitment to hiring locally as described previously in this application, we also are committed to hiring those who have faced issues with cannabis convictions in the past. Our job postings will note that those who have cannabis convictions are encouraged to and should not hesitate to apply. We will also make a concerted effort to hire from individuals from diverse and economically disadvantaged backgrounds. While we do not intend to ask potential candidates about their specific background, our job postings will encourage these groups to apply.

Supporting Local Law Enforcement

The rapidly growing rate of legal and public acceptance for marijuana use is fundamentally changing the way law enforcement measures are executed and the implementation of best practices among the varying law enforcement entities. The law enforcement community and the marijuana community are no longer at odds, eliminating the adversarial relationship that has defined their interaction for the past century. The Company has great interest in supporting local law enforcement and we have made this our focus for our additional community benefit.

Hosted Collaborative Educational Events & Seminars

As public safety is among our top priorities, through what we hope is a collaborative and deliberative process, The Company would be honored to host a joint sponsorship of educational events and seminars with local law enforcement. We must work to tear down the

unfair and misunderstood barriers that have been entrenched over the decades between law enforcement and underprivileged communities.

Monetary Donations

In addition to the many philanthropic efforts described above, The Company is also prepared to make monetary donations in the following amounts to the following divisions of Riverside County

The Public Benefit amount in compliance with Board Policy B-9 for this property is \$22,400. Our total intended donation to support Additional Public Benefits is \$77,600 per year (which is more than 3 times the suggested amount) or 6% of Gross, whichever is greater. This will be an ongoing benefit that will continue over time. With the donated funds, we enthusiastically support the following projects.

- Paving of dirt roads
- Funding for Enhanced Code Enforcement
- Funding for Enhanced Law Enforcement services (Sheriff patrol/CHP patrol)

STATEMENT OF QUALIFICATION

Fausto Atilano has been a resident of Riverside County for nearly 30 years. He has lived in the Lake Elsinore area since 1990. Since 1998, Mr. Atilano has been the owner and operator of “Fausto’s Bail Bonds”, with locations in downtown Riverside, Murrieta, and Banning. Mr. Atilano “Fausto’s Bail Bonds” has been a pillar of the Riverside community, providing vital services to low income individuals. Mr. Atilano understands the need for flexibility and is sympathetic to the realities of desperate families and individuals in difficult situations. Mr. Atilano has been involved with the criminal justice system nearly his entire adult life. In the 1980s, he worked as a peace officer at the California Men’s Colony in San Luis Obispo. He then later worked as a guard at the California Institute for Men in Chino. He saw firsthand many of the injustices associated with the War on Drugs and how people of color and impoverished backgrounds were frequently disproportionately affected.

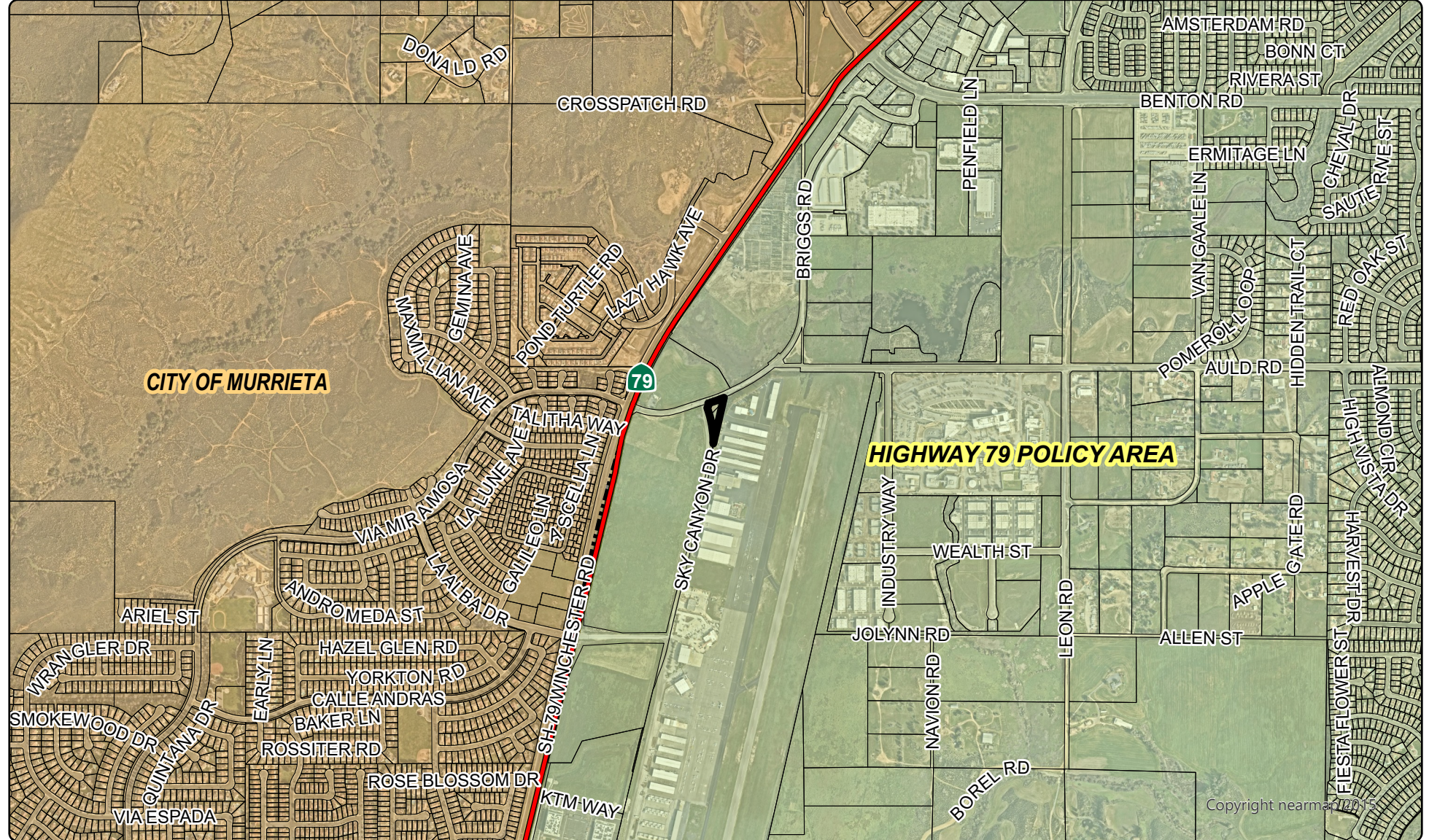
As a self-made business owner, Fausto is aware of the hardwork and determination associated with building a business from the ground up. He will bring that same mentality and positivity to a licensed cannabis dispensary. Mr. Atilano has an extensive history of giving back to the local community that has given so much to him. He has been involved in donating time and resources to the following charities: Cops for Kids in Lake Elsinore, Riverside County Sheriffs, Children’s Miracle Network Hospitals, Temecula Valley Pop Warner, Animal Friends of the Valley, and Chaparral High School basketball in Temecula. This list is not exhaustive and Mr. Atilano has donated his time and resources to many more charities in the County of Riverside. Mr. Atilano is the proud father of three boys. He is frequently involved in extracurricular activities including field trips and athletics. His primary concern is that a licensed cannabis dispensary is operated in a safe manner, with a primary emphasis on education and alleviating any fears the local community may have with licensed cannabis. Mr. Atilano has adequate financial resources to fund this business as is shown in the documents to follow.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP220038

VICINITY/POLICY AREAS

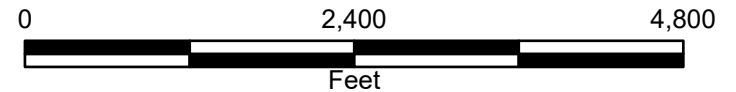
Supervisor: Washington
District 3

Date Drawn: 4/1/2024
Vicinity Map



Zoning Area: Rancho California

Author: Karen Jordan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>

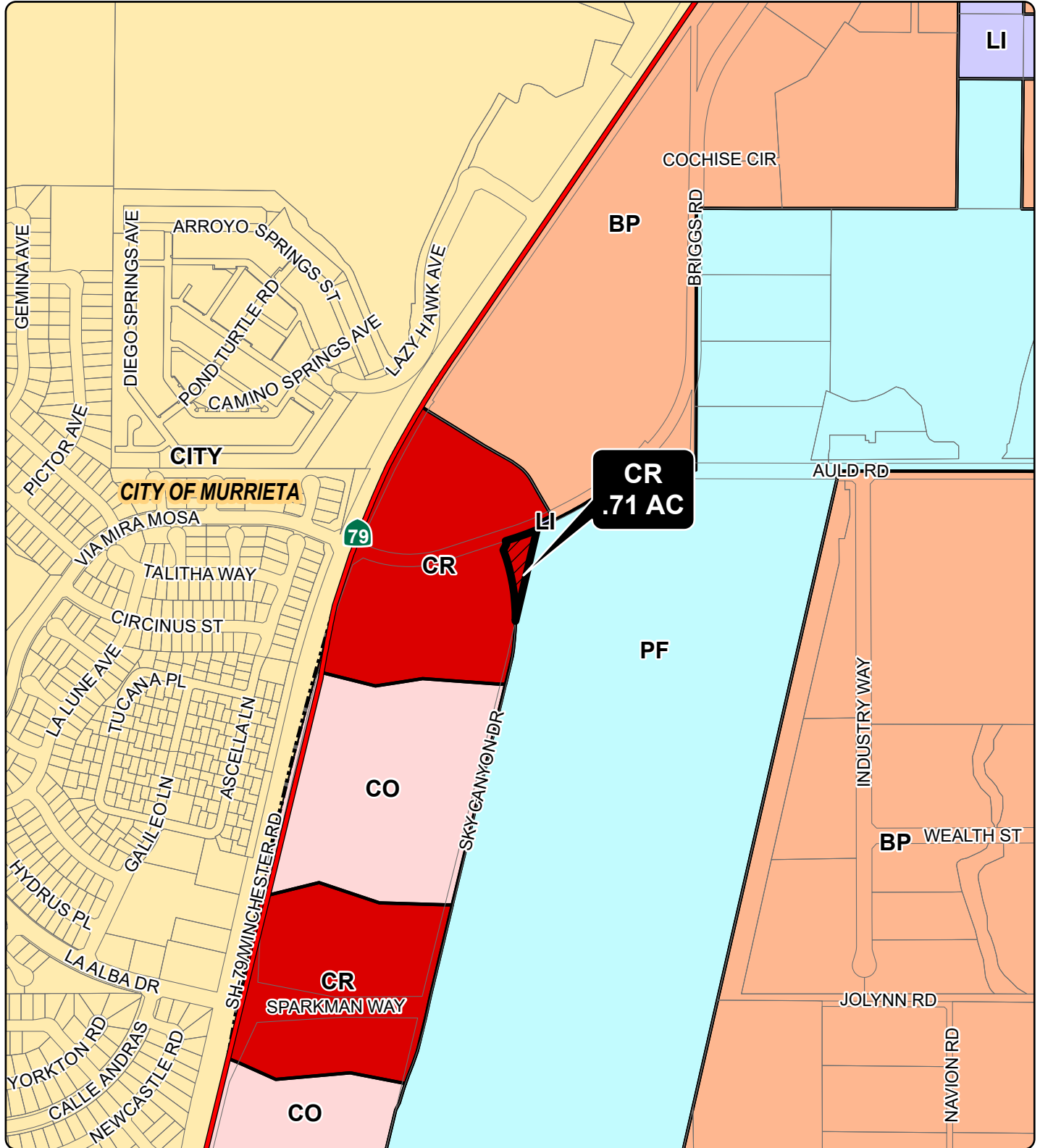
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP220038

EXISTING GENERAL PLAN

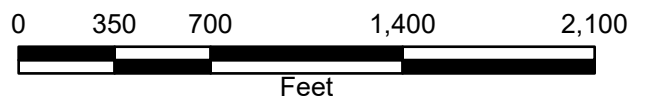
Supervisor: Washington
District 3

Date Drawn: 4/1/2024
Exhibit 5



Zoning Area: Rancho California

Author: Karen Jordan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP220038

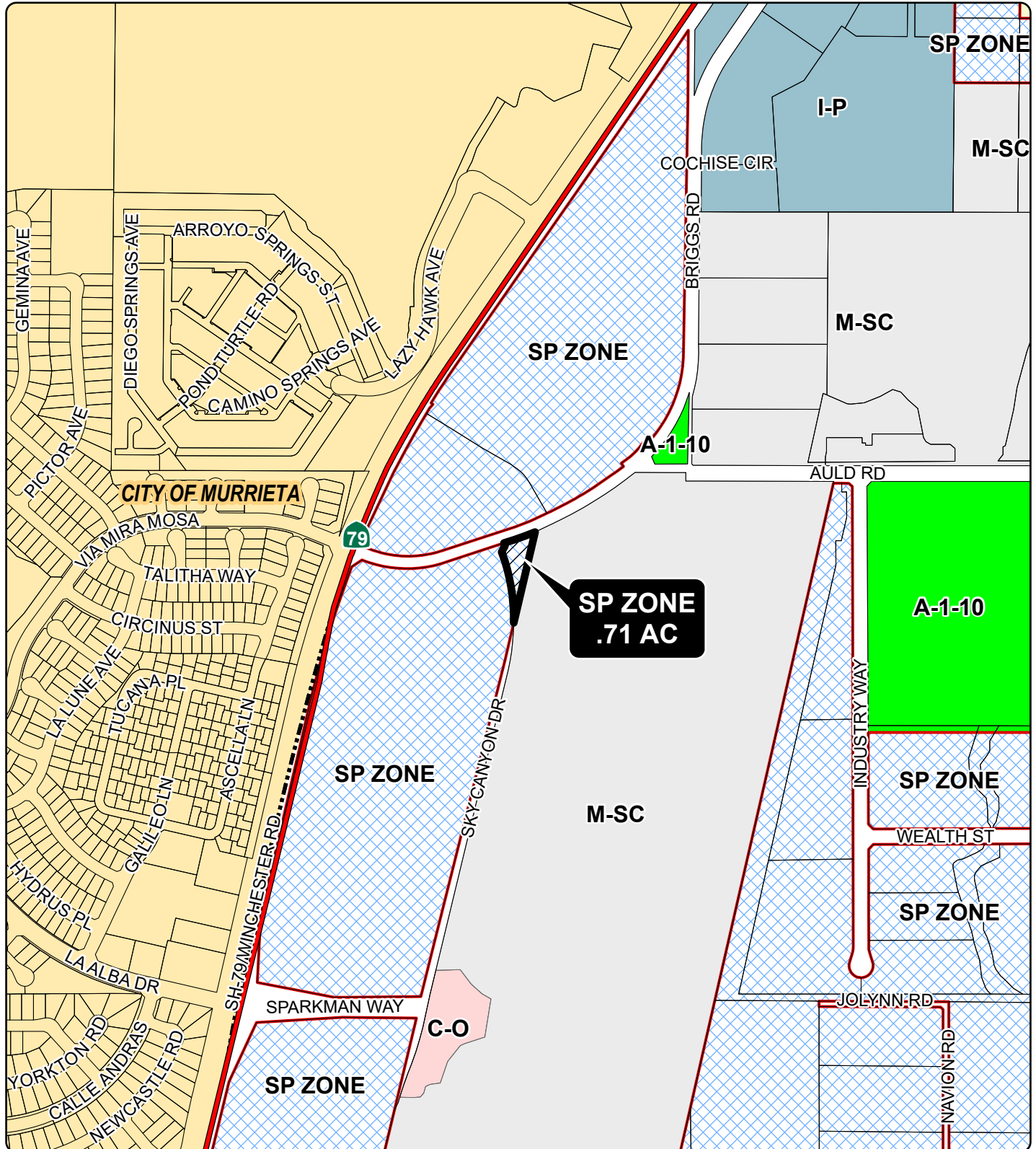
EXISTING ZONING

Supervisor: Washington

District 3

Date Drawn: 4/1/2024

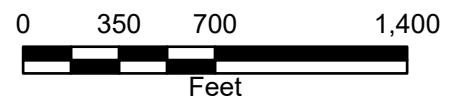
Exhibit 2



Zoning Area: Rancho California

Author: Karen Jordan

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



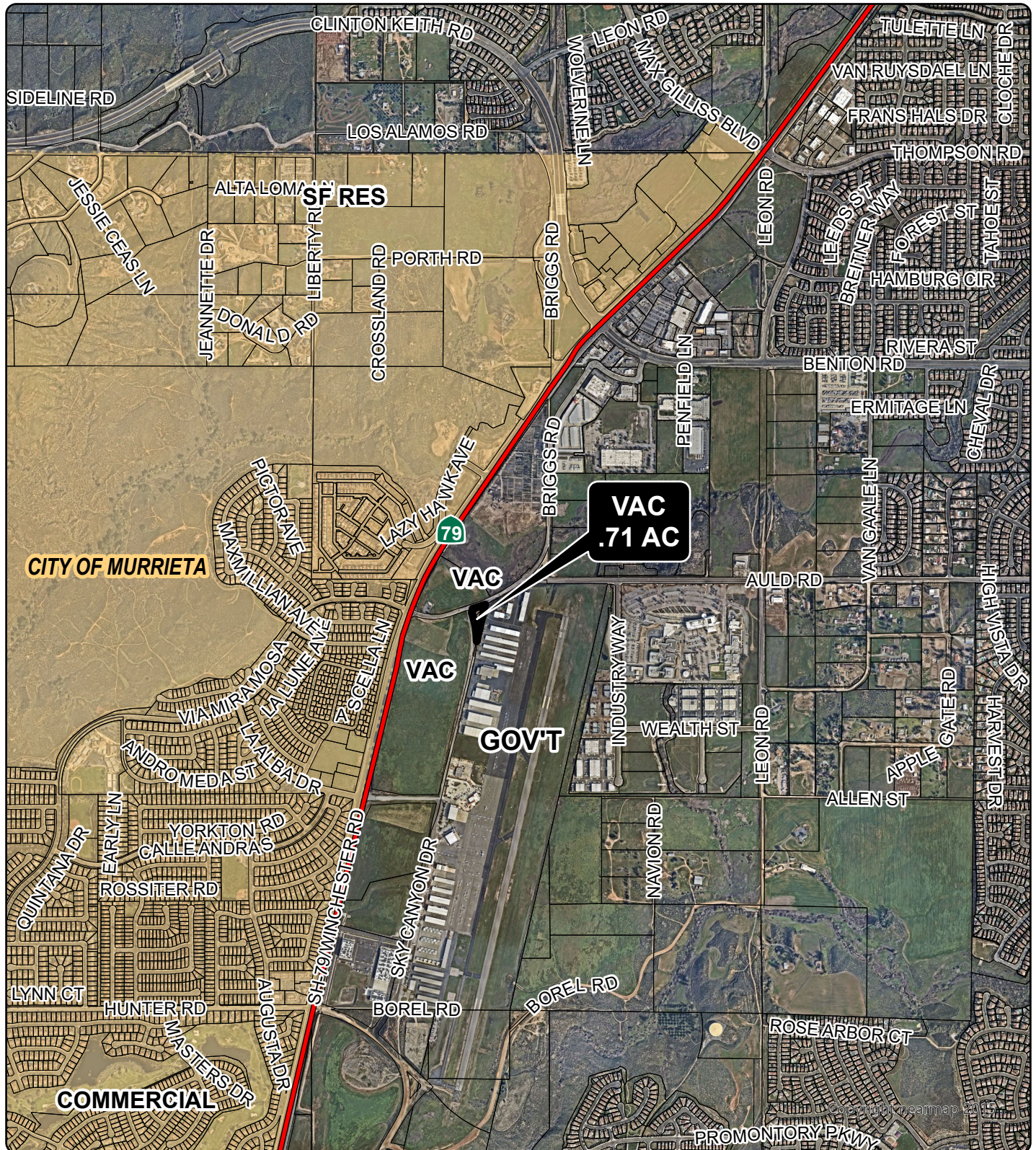
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP220038

LAND USE

Supervisor: Washington
District 3

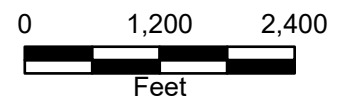
Date Drawn: 4/1/2024
Exhibit 1



Zoning Area: Rancho California

Author: Karen Jordan

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION: FINDING OF CONSISTENCY

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 220038 – Development Agreement No. 2300009

Project Location: 963-030-014

Project Description: Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The retailer would operate seven days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and six bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. Development Agreement No. 2300009 (DA2300009) is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Rancho California Area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Fausto Atilano, 30724 Benton Suite C302 RD Winchester, CA, 92596

Consistency Status: No Further Enviro Doc Required, pursuant to CEQA Guidelines, Section 15162 (Subsequent EIRs & Negative Declarations)

Reasons why project is consistent:

Environmental Analysis No. 42918 was prepared and adopted in October of 2017 for Plot Plan No. 26047, which was a proposal for the construction of a 2,880 square foot single-story office building for general commercial use and 16 parking spaces to accommodate operations. It was determined a Negative Declaration was appropriate as the analysis of the project scope determined that it would not have a significant effect on the environment. The current Project proposes to construct and operate a 2,658 square foot commercial building for use as a retail cannabis storefront with 16 parking spaces to accommodate operations. As these proposals are similar in scope, it has been determined that, for this Project, No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project if the lead agency determines that the project meets the following requirements:

1. The lead agency has determined, on the basis of substantial evidence in the light of the whole record, that the project does not trigger one or more of the following:
 - a. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The current Project proposes the development of the subject site with a similar sized structure and on-site improvements as those analyzed in EA42918. As such, there are no anticipated new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, that would occur from the proposed Project. The subject site is located within the Commercial Retail land use designation, which encourages local and regional retail and service uses, and the surrounding properties are similarly designated land uses that are commercial or compatible with a commercial use. Since the intent of the Project is to utilize the site for commercial purposes, as was the intent of the previously approved PP26047, the Project would remain consistent with the development pattern envisioned for this area. In addition, during the review of the Project by the various County Departments for compliance with development standards, there has not been new information found resulting in new significant effects or increasing the severity of a significant effect that were not known at the

time of the previous Environmental Analysis. Changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous study. Since the overall development impact area on the site is not changing, and the anticipated commercial use is not changing, the Project meets this requirement.

- b. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As the current proposed use and scope of operations analyzed are similar to those previously analyzed, there is not anticipated to be a substantial change to the potential impacts or the circumstance under which the Project is being undertaken that would require major revisions to the previous Negative Declaration (ND).
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the negative declaration was adopted shows any of the following: the project will have one or more significant effects not discussed in the previous EIR or negative declaration; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; and/or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The proposed Project would not result in any new significant impacts that were not already disclosed in the previous Negative Declaration (ND), nor would it result in substantial increases in the severity of the environmental impacts previously disclosed in the ND. As noted previously, the current Project proposes the development of the subject site with a similar sized structure and on-site improvements as those analyzed in EA42918. In addition, the land use designation and zoning ordinance set forth by SP265 for the Planning Area that the Project is located within is to remain the same. During the review of the Project by the various County Departments for compliance with development standards, there has not been new information found that would result in new mitigation measures previously found not to be feasible to now be feasible, nor were there found to be new mitigation measures that would be considerably different from those previously analyzed that would substantially reduce one or more significant effects. As the previous analysis conducted resulted in a ND, there were no proposed mitigations necessary to be implemented by the project in order to mitigate for potentially significant impacts. In addition, changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous ND. Since the overall Project scope is not changing, and the intensity of the use will not increase, the Project meets this requirement.

Kathleen Mitchell

County Contact Person



Signature

(951) 955 – 6836

Phone Number

Urban Planner IV

Title

4/16/24

Date

Date Received for Filing and Posting at OPR: _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



04/16/24, 10:05 am

CUP220038

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP220038. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 220038 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The retailer would operate seven days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed.

The Project site is within the Southwest Area Plan and the Highway 79 Policy Area. The Project is located at the north-east corner of Auld Road and Sky Canyon Drive.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 2/8/24
- Exhibit B (Floor Plans & Elevations), dated 7/7/23
- Exhibit C (Radius Map), dated 1/24/24
- Exhibit D (Business Operations Plan), dated 12/14/23
- Exhibit L (Conceptual Landscaping and Irrigation Plans)

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code requirements
 - California State Cannabis laws and regulations
 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION.

To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You. (Selvana Guirguis, Riverside County Building and Safety, (951) 955-1871)

ACCESSIBLE PATH OF TRAVEL: Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure, or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info: Plans prepared, stamped, and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH Hazmat

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at (951) 766-6524 for any questions.

E Health. 2 DEH Water and Sewer

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste or commercial waste related to cannabis processing, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

E Health. 3 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

4. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

5. Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC and Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.

6. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

7. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

8. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

Flood

Flood. 1 FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 220038 is a proposal to construct a 2,658 square foot building to operate as a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

retail cannabis facility. The site has been graded per permit BGR1900079, and parking, curbing flatwork, building pad, and drainage existing on-site is to remain. The project site is near the southeast corner of Sky Canyon Drive and Auld Road.

The site is not within a 100-year mapped floodplain. The site is within a FEMA Flood Zone D as shown on Panel No. 06065C2710G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The topography of the site consists of a mild south to northwesterly slope.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development could generate an increase in peak flow rates and adversely impact water quality and affect the downstream property owners, therefore mitigation will be required to offset such impacts. New construction should comply with all applicable ordinances.

This project is not associated with any existing or proposed District maintained facility; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

This site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal, or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern. for which the District will recommend conditions of approval. However, if during further review of the site, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Daniel Aguirre at 951.955.1348 or danaguir@rivco.org.

Planning

Planning. 1 ALUC Conditions

The Riverside County Airport Land Use Commission (ALUC) found the Project to be CONSISTENT with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

1) Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

2) The following uses/activities shall be prohibited at this site:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight limb following takeoff or towards an aircraft engaged in straight final approach towards a landing at an airport

(c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation

3) Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such easement has been previously conveyed.

4) The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building

5) The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor non-residential uses; and hazards to flight

6) The proposed water quality control basins shall comply with the following specifications:

(a) The basins shall be designed to provide a 48-hour drawdown time during a 24-hour rainfall event (The project engineer shall submit a letter of verification prior to issuance of a building permit. The basins shall be designed and maintained to provide for a max 48-hour detention period following the design storm, and remain totally dry between rainfalls)

(b) The edges of the basins will be at a 2:1 slope

(c) Plantings around the proposed basins shall comply with ALUC's landscaping brochure recommendations

(d) Regular maintenance will be conducted to eliminate any seeding or other unsuitable vegetation that may get started

(e) A notice sign shall be permanently affixed to each basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes. The sign will also include the name, phone, or other contact info of the person or entity responsible to monitor the stormwater basin."

7) The proposed structure shall not exceed a max elevation at top point (including all roof-mounted equipment) of 1,356 feet above mean sea level

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

8) Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL

Planning. 2 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety, or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

Planning. 4 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

Planning. 5 Comply With Ord./Codes

The development of these premises shall comply with the standards of Specific Plan No. 265 (Boreal Airpark Center), Article XIXh (Commercial Cannabis Activities) of Ordinance No. 348, and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on the approved Exhibits, unless otherwise amended by these conditions of approval.

Planning. 6 General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application.

Planning. 7 General - B. State License Required

The applicant or owner of the approved Commercial Cannabis Activity shall file for the required State license within 60 days after obtaining final project approval by the County. Furthermore, the applicant or owner of the approved Commercial Cannabis Activity shall demonstrate that the required State license has been obtained, prior to the County issuing a certificate of occupancy. The State license shall be maintained

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 General - B. State License Required (cont.)

throughout the operating life of the approved Commercial Cannabis Activity

Planning. 8 General - C. Suspension, Revocation, or Termination of State License

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Any operator or applicant of a Commercial Cannabis Activity shall provide written notice to the County of any suspension, revocation, or termination of any State license for Commercial Cannabis Activity within 48 hours of such suspension, revocation, or termination.

Planning. 9 General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh.

Planning. 10 General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 11 General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

- 1. An exhaust air filtration system with odor control that prevents internal odors from being emitted

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 **General - L. Restriction on Alcohol and Tobacco Sales or Consumption (cont.)**

or tobacco on the site of the Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 18 **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 19 **General - N. Security**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24-hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera’s footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.
6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services. During business hours a security personnel officer will be present inside the retail building to provide supervision of the security cameras and internal operations, and after hours a security officer will be present on-site to monitor the premises.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

General - N. Security (cont.)

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

15. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Ord. 348 Article XIXh

Planning. 20

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

Planning. 21

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21

General - P. Signage (cont.)

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Ord. 348 Article XIXh

Planning. 22

General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 General - Q. Records (cont.)

Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

Ord. 348 Article XIXh

Planning. 23 General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

Ord. 348 Article XIXh

Planning. 24 General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 25 General - T. Parking

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

Planning. 26 General - U. Visibility

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

Planning. 27 General - V. Hazardous Materials

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

Planning. 28 General - W. Compliance with Local and State Laws and Regulations

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28

General - W. Compliance with Local and State Laws and Regulations (cont.)

457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 29

General - X. Material Alterations to Premises

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

Planning. 30

Hood/Direct Lighting

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

Planning. 31

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping -- The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 Landscape Requirement (cont.)

available.

- 2) Ensure that landscaping, irrigation, and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease, and pests.

Planning. 32 LCP Landscape Concept Plan

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes, and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 33 Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 34 Permit Expiration

Pursuant to Ord. 348 Section 19.507 on Permit Expiration: All conditional use permits granted for a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 34 Permit Expiration (cont.)

Commercial Cannabis Activity shall expire and become null and void provided in each permit's conditions of approval and development agreement.

The following are the conditions applicable to the expiration of the entitlement:

A. The applicant or owner of the approved Commercial Cannabis Activity shall file for the required State license within 60 days after obtaining final project approval by the County. Furthermore, the applicant or owner of the approved Commercial Cannabis Activity shall demonstrate that the required State license has been obtained, prior to the County issuing a certificate of occupancy. The State license shall be maintained throughout the operating life of the approved Commercial Cannabis Activity.

B. The entitlement is set to expire within ten (10) years of the effective date of DA2300009, unless the term is modified or extended for additional time.

C. No less than six (6) months from the expiration date, the permittee may request the conditional use permit to be renewed as provided in the development agreement. Any request for renewal shall be in writing to the Planning Department and in conjunction with a revised permit application. The renewal request and revised permit application shall be processed in accordance with the procedures for processing the original permit, including any requirements for public hearing, notice of hearing and all rights of appeal. If all obligations detailed within the development agreement associated with the permit are not met, the revised permit application and renewal request will be recommended for denial. If a request for renewal is not requested or is not granted the conditional use permit shall be deemed expired on the date set forth in the permit's conditions of approval and development agreement.

D. If modified by subsequent amendments to Ordinance No. 348, those modifications shall apply to any timeline to obtain a license

Planning. 35 Retail Operational Requirements

Cannabis Retailers are subject to the following operational standards of business:

1. All Cannabis Retailers must conduct their operations within a permanent structure. Non-storefront Cannabis Retailers are authorized to conduct Cannabis Deliveries only and shall be closed to the public.

2. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

3. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

4. A Cannabis Retailer may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 35

Retail Operational Requirements (cont.)

5. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours
6. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area
7. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods
8. Restroom facilities shall be locked and under the control of the Cannabis Retailer
9. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations
10. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and, in a tamper-evident package, in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.
11. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot
12. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.
13. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle
14. Cannabis Retailers shall not include a drive-in, drive-through or walk-up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle

Planning. 36

Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

Planning-CUL

Planning-CUL. 1

IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO200021 Accepted

County Geologic Report GEO No. 200021, submitted for the project CUP190019, was prepared by GeoSoils, Inc. (GSI), and is titled; "Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, CUP190019 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California," dated March 25, 2020. In addition, GSI has also submitted the following reports:

"Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, Plot Plan No. 26047 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California, W.O. 7720-A-SC", dated May 7, 2018. "Preliminary Geotechnical Evaluation and Infiltration Testing, Proposed Office Building, APN 963-030-005, French Valley Area, Riverside County, California", dated April 22, 2008. (County Geologic Report No. 2508).

GEO200021 concluded:

1. Based on our review, it is our opinion that the subject site appears suitable for the proposed commercial development, provided the recommendations contained herein, and within the referenced reports by GSI (2020, 2018, and 2008) are properly implemented.
2. It is our understanding that the proposed commercial structure will now utilize a typical footings with

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200021 Accepted (cont.)

- slab-on-grade construction or a post-tension/mat foundation system, instead of a modular office building.
3. The foundation systems should be designed and constructed in accordance with guidelines presented in the 2019 CBC.
 4. It is anticipated that the expansive qualities of onsite soils will generally be low to medium (E.I. 21 to 90)

GEO200021 recommended:

1. For preliminary planning purposes, removal depths are estimated to generally range from ± 2 to ± 4 feet across the site, with localized deeper removals possible, if not removed by planned cuts.
2. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
3. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
4. Static settlement is calculated to be less than approximately 1.00 inch, and static differential settlement can be expected to be about 0.50 inches over a horizontal distance of approximately 30 feet.

GEO No. 200021 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200021 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 DEH- Health Clearance Not Satisfied

Prior to grading permit issuance, any existing onsite wastewater treatments systems or found water wells shall be properly destroyed under permit with DEH Land use. Application fees apply. Letter of nonexistence can be provided by a Riverside County DEH registered QSP or Water Well driller for clearance.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Fee Balance Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 Grading Plan Compliance Review Not Satisfied
Prior to issuance of a grading permit, Planning will review the proposed plans for compliance with the approved entitlement.

060 - Planning. 3 SKR Fee Condition Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.71 acres for Conditional Use Permit No. 220038. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. Description of the proposed site and planned grading operations.
3. Description of the level of monitoring required for all earth-moving activities in the project area.
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation. If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP Not Satisfied

WQMP was approved under PP26047. However, the previously approved WQMP does not completely match the site plan that was included in the submittal for CUP220038. So an updated WQMP that matches the grading/building permit is required.

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

from the Soils Engineer (registered geologist or certified geologist, civil engineer, or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health. Provide proof of established sewer and water service from the municipal purveyor. Application fees apply.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 2 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)

2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 3 Prior to permit Not Satisfied

Business Plan Request: Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 4 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)

2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Conform to Elevations & Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

080 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Fee Balance (cont.) Not Satisfied
 applicant/developer.

080 - Planning. 3 Plot Plan for Sign Program Not Satisfied

Any signage for a proposed entitlement project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only for a signage program) of Ordinance No. 348. This includes any signage for buildings or structures, monument signs, pylon signs, and any other signage that may be proposed for a given entitlement project.

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to provide for a 39 foot half-width dedicated right-of-way per County Standard No. 111, Ordinance 461.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside’s California Friendly Plant List when making plant selections. Use of plant material with a “low” or “very low” water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping
2. Streetlights
3. Street sweeping

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application.
2. Appropriate fees for annexation.
3. Two (2) sets of street lighting plans approved by Transportation Department.
4. Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - Landscaping Design Plans (cont.) Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 6 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 RCTD - Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP Not Satisfied

WQMP was approved under PP26047. However, the previously approved WQMP does not completely match the site plan that was included in the submittal for CUP220038. So an updated WQMP that matches the grading/building permit is required.

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

080 - Transportation. 9 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for 3 bins (trash, recyclable materials, and organics) and have adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six-inch-high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer, or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 DA Funding - Prior to Certificate of Occupancy Issuance Not Satisfied

Prior to issuance of the Certificate of Occupancy, for all Development Agreements regarding Commercial Cannabis, funds must be paid in accordance to the DA adopted for the project. This condition of approval cannot be deferred.

090 - Planning. 2 Obtain State License Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 3 Planning - Site Inspection Not Satisfied

Prior to permit final & utility release, the applicant shall request a planning inspection to verify the retail store complies with the prior to final conditions of approval of the Conditional Use Permit.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 5 Planning-USE - TRASH ENCLOSURES Not Satisfied

The trash enclosures are existing on-site. The trash area is located at the rear of the building and will be behind a 6-foot-tall metal gate. Due to its location on the site, and the screening to be installed around the trash receptacles, these structures will not be visible from a public street or adjacent parcel

Staff will verify that the enclosure is adequate and is located as shown on the APPROVED EXHIBIT A.

090 - Planning. 6 Planning-USE- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 6 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on the APPROVED Site Plan exhibit. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval and shall be installed in accordance with those plans.

090 - Planning. 7 Sheriff's Signage for No Loitering Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" sign from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff's Department to assist, as needed on site.

090 - Planning. 8 USE - ORD NO. 659 (DIF) Not Satisfied

If applicable, Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 220038 has been calculated to be 0.71 acres.

090 - Planning. 9 USE - COMPLY W/ LANDSCAPING Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 USE - COMPLY W/ LANDSCAPING (cont.) Not Satisfied
 approved Landscaping, Irrigation, and Shading Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 10 USE - INSTALL AND MAINTAIN LANDSCAPE Not Satisfied
 Prior to Building Final Inspection, irrigation and landscaping shall be installed and maintained in accordance with APPROVED Landscape Plans for this conditional use permit.

090 - Planning. 11 USE - ORD 810 O S FEE (MSHCP) Not Satisfied
 If applicable, prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 220038 is calculated to be 0.71 acres.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied
 This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits, and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied
 Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - Existing Maintained Not Satisfied

Auld Road along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and the shall be improved with 6 inch concrete curb and gutter located 32 feet from centerline to curb line and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half width dedicated right of way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right of way from 50 feet to 44 feet.)

NOTES:

1. A 6 foot sidewalk shall be constructed adjacent to the curb-line within the 12 foot parkway.
2. Driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.
3. Driveway shall be right in and right out only and raised curbed median (at the centerline of Auld Road) or pork-chop shall be constructed to restrict the left out and left in traffic movements as directed by the Director of Transportation. If a pork-chop design is utilized it shall be submitted to the Fire Department for review and approval.
4. A transition AC pavement tapering lane shall be improved along the east project boundary on Auld Road as directed by the Director of Transportation.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Auld Road and Sky Canyon Drive.

090 - Transportation. 5 RCTD - Part-width Improvement Not Satisfied

Sky Canyon Road along project boundary is a paved County maintained road designated INDUSTRIAL COLLECTOR STREET, and said road shall be improved with 6 inch concrete curb and gutter (project side), 46 feet part width AC pavement (28 feet on the project side and 18 feet on opposite side of the centerline), and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 60 foot part width dedicated right of way at a minimum (39 feet on the project side and 21 feet on the other side of the centerline) in accordance with County Standard No. 111, Ordinance 461.

NOTES:

1. A 6 foot concrete sidewalk (project side) shall be constructed adjacent to the right of way line within the 11 foot parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. A transition AC pavement tapering lane shall be improved along the south project boundary on Sky Canyon Road per 40 m/h design speed limit.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District for a project gross acreage of 4.17 acres.

090 - Transportation. 7 RCTD - Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Waste Resources

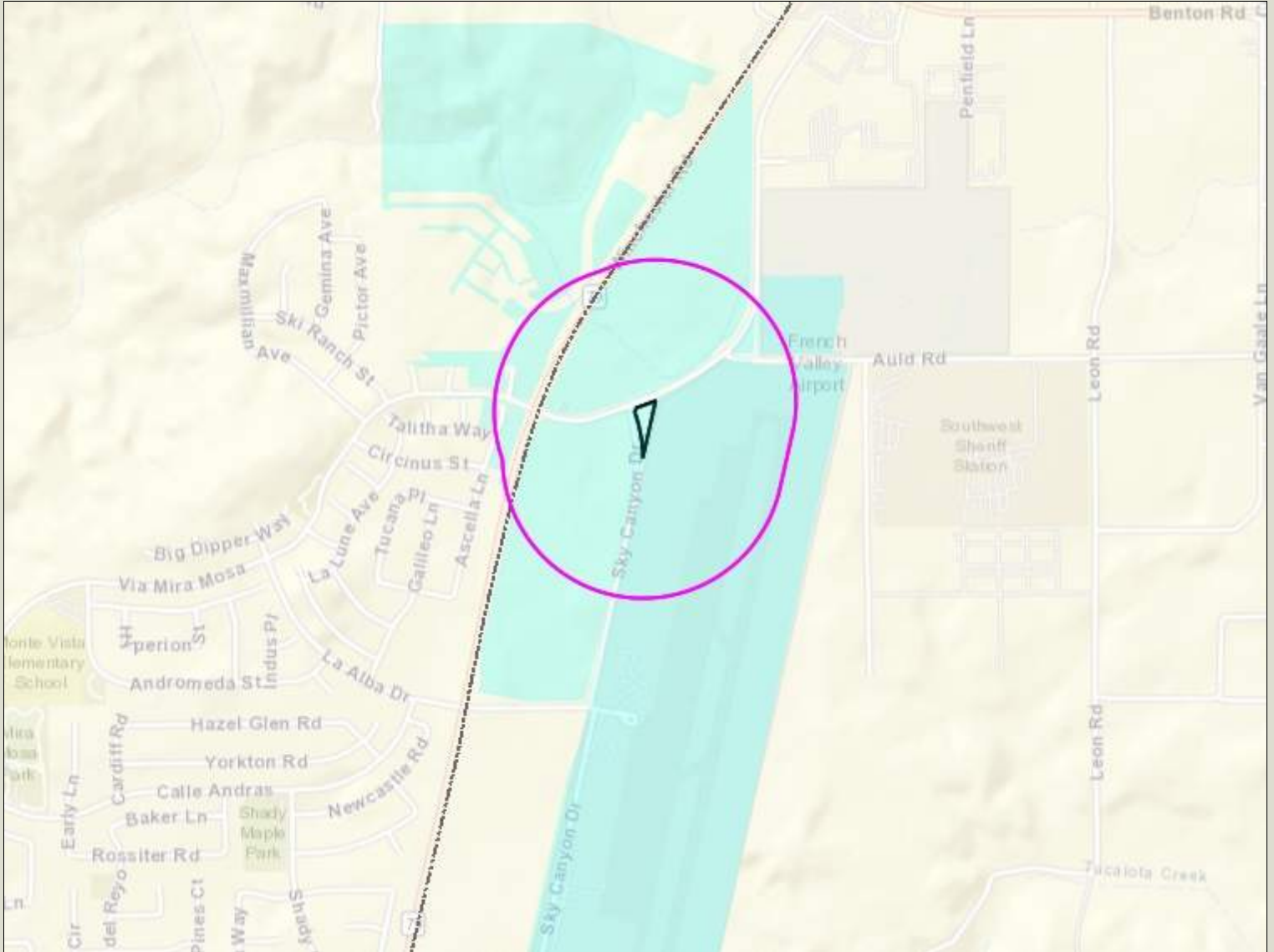
090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).

Riverside County GIS Mailing Labels

CUP220038-DA2300009

1,100 Foot Buffer



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/5/2024 8:20:55 AM

© Riverside County RCIT

900070004
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900070005
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900481003
JOHN L. GARDNER
37004 ASCELLA LN
MURRIETA CA 92563

900481006
CALVIN BROWN
PSC 559 BOX 6518
FPO AP 96377

900481007
HERBERT S. GORDON
36972 ASCELLA LN
MURRIETA CA 92563

900481008
ZUBAIR HAKIMZADA
36964 ASCELLA LN
MURRIETA CA 92563

900481011
BRANDIE BURNETT
36940 ASCELLA LN
MURRIETA CA 92563

900481012
JOSE LUIS RUIZ
36932 ASCELLA LN
MURRIETA CA 92563

900481016
MATTHEW P. NEWTON
36953 ASCELLA LN
MURRIETA CA 92563

900481025
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900481004
JENNIFER PERRY
36996 ASCELLA LN
MURRIETA CA 92563

900481005
KRANDRA SOUMPHONPHAKDY
36988 ASCELLA LN
MURRIETA CA 92563

900481009
XIAOZHOU WU
24601 OVERLAND DR
WEST HILLS CA 91304

900481010
JORGE GUIZAR
36948 ASCELLA LN
MURRIETA CA 92563

900481013
JESUS A. BECERRIL
36929 ASCELLA LN
MURRIETA CA 92563

900481014
HARDY FAMILY TRUST DATED 12/22/2021
36937 ASCELLA LN
MURRIETA CA 92563

900481015
TAYLOR YONTZ
36945 ASCELLA LN
MURRIETA CA 92563

900483006
AARON D. OERDING
36892 CAPRICIOUS LN
MURRIETA CA 92563

900483010
CITY OF MURRIETA
1 TOWN SQUARE
MURRIETA CA 92562

900483004
RAAJPAAL GOHLWAR
36913 CAPRICIOUS LN
MURRIETA CA 92563

900483005
LOW CHOY WENG & KOONWAN YAP 2006
7527 COVINGTON PL
RANCHO CUCAMONGA CA 91730

900483007
ERIK CRUZ
36900 CAPRICIOUS LN
MURRIETA CA 92563

900483008
NICOLAS DURAN
36908 CAPRICIOUS LN
MURRIETA CA 92563

900483009
JACQUILYNNE KING
36916 CAPRICIOUS LN
MURRIETA CA 92563

963030006
B I AULD
17775 LONG HOLLOW RD
CORNING CA 96021

963030010
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963030004
WAL MART STORES INC
PO BOX 8050
BENTONVILLE AR 72716

963030014
FAUSTO 50 REVOCABLE TRUST DTD 7/9/2019
39665 CALLE MEDUSA
TEMECULA CA 92591

963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

963070039
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963070042
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963070056
MOON VALLEY NURSERY OF CALIF
14000 N PIMA RD STE 150
SCOTTSDALE AZ 85260

963070059
MURRIETA KLC HOLDINGS 130
5120 SHOREHAM PL STE 280
SAN DIEGO CA 92122

963070061
MURRIETA KLC HOLDINGS 130
5120 SHOREHAM PL STE 280
SAN DIEGO CA 92122

963070058
MURRIETA KLC HOLDINGS 130
5120 SHOREHAM PL STE 280
SAN DIEGO CA 92122

963070062
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963520007
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963520009
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963520010
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963520019
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963540001
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963540006
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

963520014
CAL HEARTHSTONE LOT OPTION POOL 02
23975 PARK SORRENTO STE 220
CALABASAS CA 91302

Recorded at request of
Clerk, Board of Supervisors
County of Riverside

When recorded return to
Assistant TLMA Director – Planning and Land Use
4080 Lemon Street, 12th Floor
Riverside, CA 92501

DEVELOPMENT AGREEMENT NO. 2300009

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND

FAUSTO ATLIANO, JR., TRUSTEE OF THE FAUSTO 50 REVOCABLE TRUST DATED JULY 9, 2019

FVC RIVERSIDE, INC.

FAUSTO ATILANO, JR.

NICOLE GASCO

TABLE OF CONTENTS

RECITALS1

COVENANTS2

1. DEFINITIONS AND EXHIBITS3

 1.1 Definitions3

 1.1.1 “Agreement”3

 1.1.2 “Base Rate”3

 1.1.3 “Commercial Cannabis Activity”3

 1.1.4 “Conditional Use Permit”3

 1.1.5 “COUNTY”3

 1.1.6 “Development”3

 1.1.7 “Development Approvals”3

 1.1.8 “Development Exaction”4

 1.1.9 “Development Plan”4

 1.1.10 “Effective Date”4

 1.1.11 “Existing Development Approvals”4

 1.1.12 “Existing Land Use Regulations”4

 1.1.13 “Land Use Regulations”4

 1.1.14 “Mortgagee”4

 1.1.15 “OWNER”5

 1.1.16 “Project”5

 1.1.17 “Property”5

1.1.18	“Reservations of Authority”	5
1.1.19	“Subsequent Development Approvals”	5
1.1.20	“Subsequent Land Use Regulations”	5
1.1.21	“Transfer”	5
1.2	Exhibits	5
2.	GENERAL PROVISIONS	6
2.1	Binding Effect of Agreement	6
2.2	Ownership of Property	6
2.3	Term	6
2.4	Transfer	6
2.4.1	Right to Transfer	6
2.4.2	Release of Transferring Owner	6
2.4.3	Subsequent Transfer	7
2.5	Amendment or Cancellation of Agreement	7
2.5.1	Amendment or Cancellation	7
2.5.2	Modification to Additional Annual Public Benefit.....	7
2.6	Termination	7
2.7	Notices	8
3.	DEVELOPMENT OF THE PROPERTY	10
3.1	Rights to Develop	10
3.2	Effect of Agreement on Land Use Regulations	10
3.3	Timing of Development	10
3.3.1	Timing Related to Building Permit.....	10

3.4	Changes and Amendments	11
3.5	Reservations of Authority	11
3.5.1	Limitations, Reservations and Exceptions	11
3.5.2	Subsequent Development Approvals	12
3.5.3	Modification or Suspension by State or Federal Law	12
3.5.4	Intent	12
3.5.5	Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities	12
3.6	Public Works	13
3.7	Provision of Real Property Interests by COUNTY	13
3.8	Regulation by Other Public Agencies	13
3.9	Tentative Tract Map Extension	13
3.10	Vesting Tentative Maps	14
4.	PUBLIC BENEFITS	14
4.1	Intent	14
4.2	Public Benefits for Commercial Cannabis Activities	14
4.2.1	Annual Public Benefit Base Payments	14
4.2.2	Subsequent Annual Base Payments	14
4.3	Annual Additional Public Benefits	14
4.3.1	Subsequent Annual Additional Public Benefits	15
4.4	Taxes	15
4.5	Assessments	15
4.6	New Taxes	15

4.7	Vote on Future Assessments and Fees	15
5.	FINANCING OF PUBLIC IMPROVEMENTS	15
6.	REVIEW FOR COMPLIANCE	16
6.1	Annual Review	16
6.2	Special Review	16
6.3	Property Inspection	16
6.4	Records Inspection	16
6.5	Procedure	17
6.6	Proceedings Upon Modification or Termination	17
6.7	Hearing on Modification or Termination	17
6.8	Certificate of Agreement Compliance	17
7.	INCORPORATION AND ANNEXATION	18
7.1	Intent	18
7.2	Incorporation	18
7.3	Annexation	18
8.	DEFAULT AND REMEDIES	18
8.1	Remedies in General	18
8.2	Specific Performance	19
8.3	General Release	19
8.4	Termination or Modification of Agreement for Default of OWNER	19
8.5	Termination of Agreement for Default of COUNTY	20
8.6	Attorneys' Fees	20
9.	THIRD PARTY LITIGATION	20

9.1	General Plan Litigation	20
9.2	Third Party Litigation Concerning Agreement	20
9.3	Indemnity	21
9.4	Environment Assurances	21
9.5	Reservation of Rights	21
9.6	Survival	21
10.	MORTGAGEE PROTECTION	21
11.	MISCELLANEOUS PROVISIONS	22
11.1	Recordation of Agreement	22
11.2	Entire Agreement	22
11.3	Severability	23
11.4	Interpretation and Governing Law	23
11.5	Section Headings	23
11.6	Gender and Number	23
11.7	Joint and Several Obligations	23
11.8	Time of Essence	23
11.9	Waiver	23
11.10	No Third Party Beneficiaries	23
11.11	Force Majeure	23
11.12	Mutual Covenants	24
11.13	Successors in Interest	24
11.14	Counterparts	24
11.15	Jurisdiction and Venue	24

11.16	Project as a Private Undertaking	24
11.17	Further Actions and Instruments	24
11.18	Eminent Domain	24
11.19	Agent for Service of Process	25
11.20	Designation of COUNTY Officials	25
11.21	Authority to Execute	25
SIGNATURES		26
Exhibits	28
	Exhibit “A” - Legal Description of the Property.	
	Exhibit “B” - Map of Property and Its Location.	
	Exhibit “C” - Existing Development Approvals.	
	Exhibit “D” - Existing Land Use Regulations.	
	Exhibit “E” – Commercial Cannabis Activity Site Plan and Description.	
	Exhibit “F” – Applicable Public Base Benefits Payments.	
	Exhibit “G” – Cannabis Area Calculation Exhibit.	
	Exhibit “H” – Commercial Cannabis Activity Public Benefit.	

DEVELOPMENT AGREEMENT NO. 2300009

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), and the persons and entities listed below (hereinafter "OWNER"):

Fausto Atilano, Jr., Trustee of the Fausto 50 Revocable Trust dated July 9, 2019
FVC Riverside, Inc.
Fausto Atilano, Jr.
Nicole Gasco

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4978 (hereafter “Ordinance 348.4978”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County’s requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4978 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS ANDEXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4978, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or reconstruction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;

- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- Exhibit “A” - Legal Description of the Property
- Exhibit “B” - Map Showing Property and Its Location
- Exhibit “C” - Existing Development Approvals
- Exhibit “D” - Existing Land Use Regulations
- Exhibit “E” - Commercial Cannabis Activity Site Plan & Description
- Exhibit “F” - Applicable Annual Public Benefits Base Payments
- Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit "H" - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460), or the OWNER may transfer the rights under the Agreement, to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) For an Assignment of Property rights, no transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, for either the transfer of the Property interest or any interests under this Agreement, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by

COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement.

2.5.1 Amendment or Cancellation. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.5.2 Modification to Additional Annual Public Benefit. At the time of the Agreement's Effective Date, Ordinance No. 348 requires a separation of 1,000 feet between cannabis retailers. In the event Ordinance No. 348 is amended and reduces the separation between cannabis retailers to less than 1,000 feet, the parties acknowledge that an amendment to the Agreement modifying the Additional Annual Public Benefit may be proposed by the OWNER and processed in accordance with Section 2.5.1 of this Agreement and the County's Procedures and Requirements for the Consideration of Development Agreements.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 220038) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 220038.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown

on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Fausto Atilano
30195 Auld Rd.
Murrieta, CA 92563

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.3.1 Timing Related to Building Permit. OWNER shall show substantial progress towards obtaining a building permit, as determined by the Planning Director, within two (2) years of the final approval of the conditional use permit. Subject to the Planning Director's discretion, if substantial progress has not occurred, the Agreement must return to the Board of Supervisors at a noticed public hearing where the Board of Supervisors has the discretion to cancel, modify, or extend the Agreement and/or the approved conditional use permit at that time.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
 - (b) Increase the density or intensity of use of the Property as a whole;
- or,
- (c) Increase the maximum height and size of permitted buildings or structures;
- or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
 - (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

- (a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

- (b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

- (c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

- (d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such

subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5 Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right

to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual Base Payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of issuance of the certificate of occupancy and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER’s ballot as affirmatively voting in favor of such assessment, fee or charge.

5. **FINANCING OF PUBLIC IMPROVEMENTS.** If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity

and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with the associated Conditional Use Permit and this Agreement.

6.4. Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, the applicable Conditional Use Permit, and consistency with the Request for Proposal Responses including, but not limited to, ownership of Property, local hiring, and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or

made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

FA _____ _____ _____
OWNER Initials OWNER Initials OWNER Initials OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

NG

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations

hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material

Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By: _____
Chuck Washington
Chairman, Board of Supervisors

ATTEST:

KIMBERLY RECTOR
Clerk of the Board


By: _____
Deputy
(SEAL)

FORM APPROVED COUNTY COUNSEL
BY: ACG 4-25-24
AARON C. GETTIS DATE

OWNER:


Fausto Atilano, Jr., Trustee of the Fausto 50
Revocable Trust dated July 9, 2019

Dated: 4/11/24


By: 
Fausto Atilano, Jr., Trustee

FVC Riverside, Inc., a California corporation

Dated: 4/11/24

By: 
Fausto Atilano, Chief Executive
Officer and Secretary

Dated: 4/11/24

By: 
Fausto Atilano, Jr.

Dated: 4/11/24

By: 
Nicole Gasco

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared FAUSTO ATILANO, JR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement NO 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: FAUSTO ATILANO JR
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared FAUSTO ATILANO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vera Nedeljkovic
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement No 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: FAUSTO ATILANO
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared FAUSTO ATILANO, JR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vera Nedeljkovic
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement No. 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: FAUSTO ATILANO JR Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared NICOLE BASCO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vera Nedeljkovic
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement NO 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: NICOLE BASCO Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

Development Agreement No. 1900012

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Riverside, State of California, described as follows:

Being a portion of the North one half and the South one half of Government Lot 2, in the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, in the unincorporated territory of the County of Riverside, State of California, described as follows:

Beginning at the intersection of the Westerly line of that certain Parcel of land described in deed to the County of Riverside recorded July 2, 1986 as Instrument No. 154437 of Official Records of Riverside County, California, with the Southeasterly right of way line of Auld Road, as shown by map on file in Book 78, Pages 53 through 59, inclusive, of Records of Survey, Records of Riverside County, California, said point being on a non-tangent curve concave Northwesterly and having a radius of 2,030.00 feet, a radial to said point bears South 22°29'47" East; Thence on said Westerly line South 12°178'07" West, 413.31 feet to the Easterly line of Sky Canyon Drive as described in road easement to the County of Riverside, recorded January 29, 1992 as Instrument No. 31489 of Official Records of Riverside County, California, said point being on a non-tangent curve concave Westerly and having a radius of 1,038.00 feet, a radial to said point bears North 88°01'19" East; Thence, on the Easterly line of Sky Canyon Drive, Northwesterly on said curve through a central angle of 18°07'50" 328.46 feet; Thence North 20°06'31" West, 21.00 feet; Thence North 27°16'40" East, 33.97 feet; Thence North 20°06'31" West, 14.00 feet, to the Southeasterly right of way line of said Auld Road; Thence leaving the Easterly line of Sky Canyon Drive, on said right of way, North 69°53'29" West, 81.74 feet, to the beginning of a curve concave Northwesterly and having a radius of 2,030.00 feet; Thence Northeasterly on said curve, through a central angle of 02°23'16" 84.60 feet, to the Point of Beginning.

EXCEPTING THEREFROM that portion of the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, described in Inst. No. 57819, recorded Jan. 27, 2004 on file in the office of the County Recorder, County of Riverside, State of California, and as shown on Record of Survey filed in Book 120 of Records of Survey, Page 14, on file in the office of the County Recorder, more particularly described as follows:

Beginning at the most Northerly corner of the property described in said Inst. No. 57819, said corner being the beginning of a non-tangent curve and lying on the Southerly right of way line of Auld Road (30.00 foot half-width) as shown on said Record of Survey, said curve being concave Northerly having a radius of 2030.00 feet, a radial to said corner bears South 22°29'51" East; Thence Westerly along said curved right of way line, also being the Northerly line of said Inst. No. 57819, through a central angle of 02°24'39" and an arc length of 85.42 feet; Thence continuing along said right of way line and said Northerly line of Inst. No. 57819, South 69°54'48" West, 80.87 feet to an angle point therein; File No: 620650009

Thence along the Northwesterly line of said Inst. No. 57819, South 20°05'12" East, 14.00 feet to a line parallel with and distant 44.00 feet Southerly of, measured at right angles to the centerline of said Auld Road as shown on said Record of Survey, said point shall be referred to as point "A"; Thence North 69°54'48" East along said parallel line, 80.87 feet to the beginning of a tangent curve concave Northerly having a radius of 2044.00 feet, said curve lying 14.00 feet Southerly and concentric with the previously described curve; Thence Easterly along said curve through a central angle of 02°08'19" and an arc length of 76.30 feet to a point on the Easterly line of the property described in said Inst. No. 57819, a radial to said point bears South 22°13'31" East; Thence along said Easterly line on a non-tangent bearing, North 21°16'59" East, 17.02 feet to the point of beginning, for public road, drainage and utility purposes, granted to the County of Riverside on January 1, 2021 as Inst. No. 2021-0040731 of Official Records of said County and described as Parcel 1 of Exhibit A therein.

ALSO EXCEPTING THEREFROM that portion of the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, described in Inst. No. 57819, recorded Jan. 27, 2004 on file in the office of the County Recorder, County of Riverside, State of California, and as shown on Record of Survey filed in Book 120 of Records of Survey, Page 14, on file in the office of the County Recorder, more particularly described as follows:

Beginning at the most Southerly corner of the property described in said Inst. No. 57819, said corner being a point on the curved Easterly right of way line of Sky Canyon Drive (38.00 foot half width) as shown on said Record of Survey, said curve being concave Westerly having a radius of 1038.00 feet, a radial to said corner bears North 88°01'06" East; Thence Northerly along said curve right of way line through a central angle of 18°06'39" and an arc length of 328.11 feet as shown on said Record of Survey; Thence continuing along said right of way line, North 20°05'33" West, 21.33 feet; Thence continuing along said right of way line, North 27°17'46" East, 33.97 feet to said herein described Point "A"; Thence South 26°07'38" West, 33.24 feet to a line parallel with and 1.00 feet Easterly of said right of way line; Thence along said parallel line, South 20°05'33" East, 21.33 feet to the beginning of a tangent curve concave Westerly having a radius of 1039.00 feet, said curve being concentric with and 1.00 feet Easterly of the previously described curve; Thence Southerly along said curve through a central angle of 17°53'44" and an arc length of 324.52 feet, to a point on the Easterly boundary line of said property described in said Inst. No. 57819, a radial to said point bears North 87°48'11" East; Thence along said Easterly boundary line, South 12°16'59" West, 4.03 feet, to the point of beginning, granted to the County of Riverside on January 1, 2021 as Inst. No. 2021-0040731 of Official Records of said County and described as Parcel 1 of Exhibit A therein.

APN: 963-030-014 (formerly 963-030-005)

EXHIBIT "B"

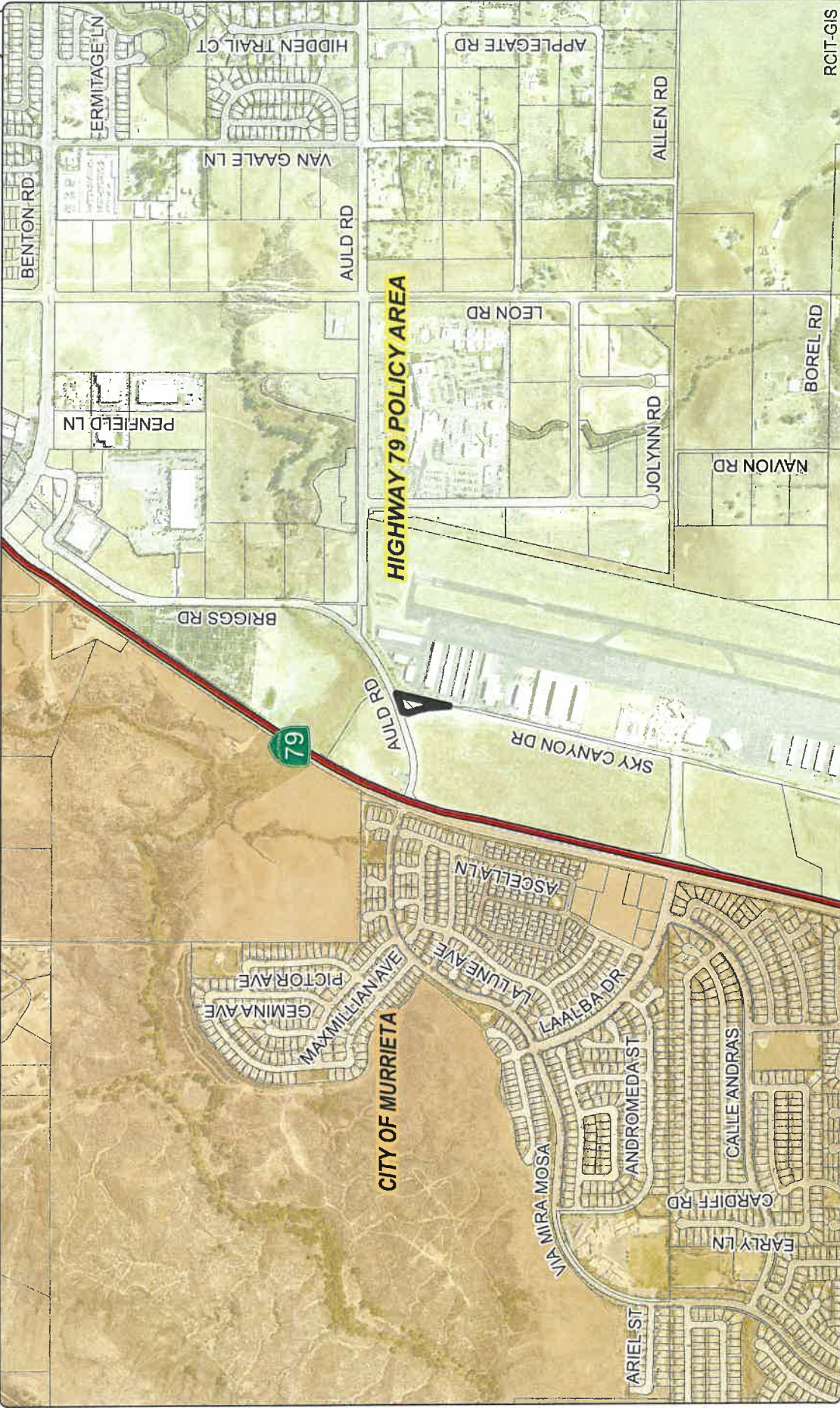
Development Agreement No. 2300009

MAP OF PROPERTY AND ITS LOCATION

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP220038
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 07/31/2020
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-2000 or the County Planning Department at (760) 952-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

EXHIBIT "C"

Development Agreement No. 2300009

EXISTING DEVELOPMENT APPROVALS

Conditional Use Permit No. 220038

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 2300009

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2021-108
2. Ordinance No. 348 as amended through Ordinance No. 348.4997
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.106
5. Ordinance No. 458 as amended through Ordinance No. 458.17
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.11
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.7
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.22
16. Ordinance No. 673 as amended through Ordinance No. 673.7
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.6
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.10
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.3
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.17
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927.2
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2020-124 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 2300009

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, Conditional Use Permit No. 220038 permits a Cannabis Retail to operate with 2,658 square feet of retail within an existing building.

CONDITIONAL USE PERMIT NO. 220038 - SITE PLAN EXHIBIT

30375 AULD RD, CA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

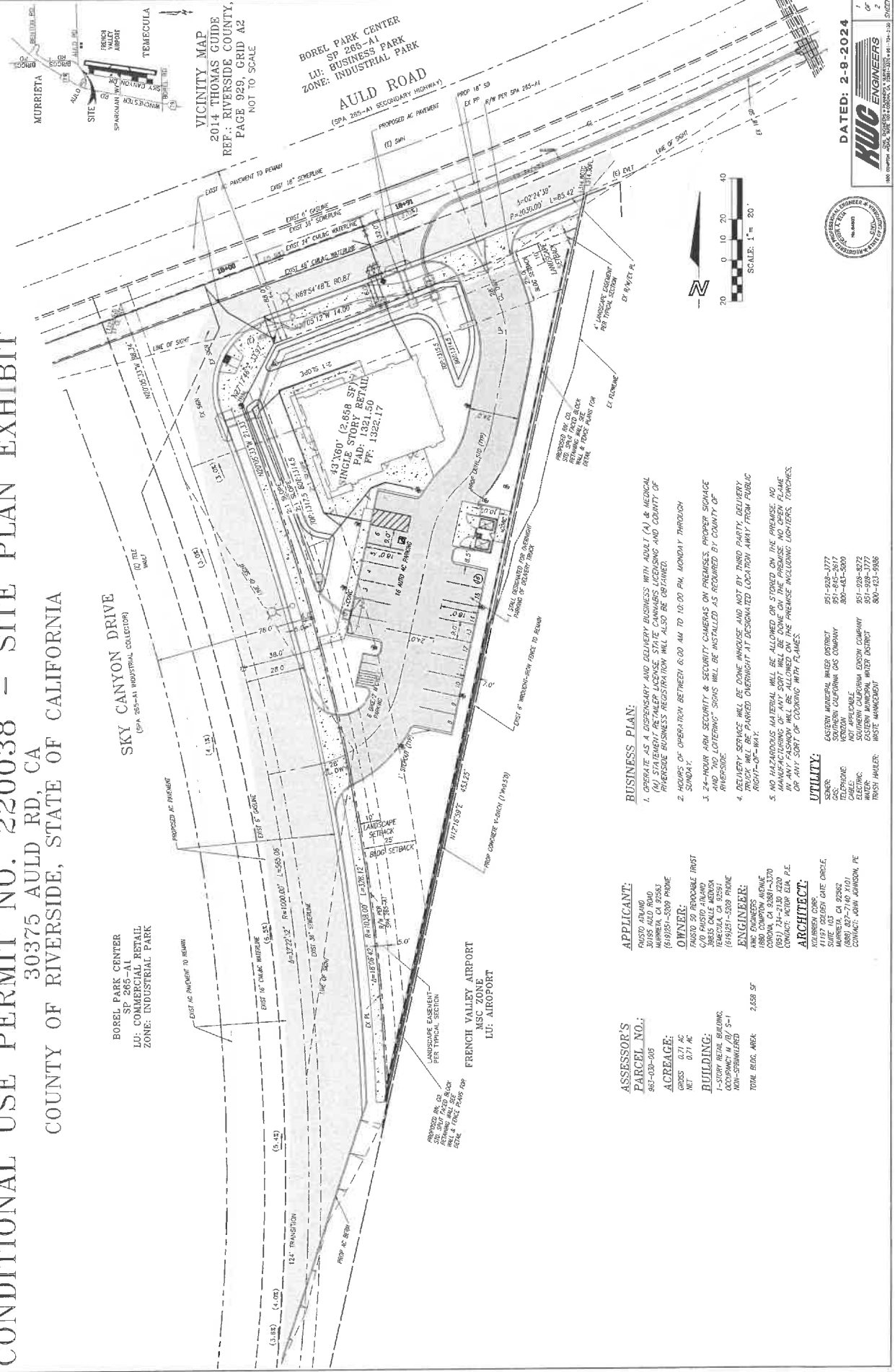
BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
 (SPA 265-A1 INDUSTRIAL COLLECTOR)

VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID 42
 NOT TO SCALE

BOREL PARK CENTER
 LU: SP 265-A1
 ZONE: INDUSTRIAL PARK

AULD ROAD
 (SPA 265-A1) SECONDARY HIGHWAY



ASSESSOR'S
 PARCEL NO.: 967-00-008
 ACRES: GROSS 0.71 AC, NET 0.71 AC
BUILDING: 43,700 SQ FT, 1 STORY, 2,658 SF, 100% COMPLETE, 100% FINISHED, NON-SPRINKLERED
 TOTAL BLDG. AREA: 2,658 SF

APPLICANT:
 FUSTO ALAMO
 10000 ALAMO AVENUE
 MURRIETA, CA 92583
 (916) 351-5309 PHONE

OWNER:
 FUSTO SO DISPOSABLE FIRST
 C/O FUSTO ALAMO
 3885 CALLE MEDINA
 MURRIETA, CA 92583
 (916) 351-5309 PHONE

ENGINEER:
 KUTUBERIAN CORP.
 1880 COMPTON AVENUE
 CORONA, CA 92881-1370
 (951) 744-2100 FAX
 (951) 744-2100 PHONE
 (916) 351-5309 PHONE

ARCHITECT:
 KUTUBERIAN CORP.
 SUITE 103
 10000 ALAMO AVENUE
 MURRIETA, CA 92583
 (951) 744-2100 FAX
 (951) 744-2100 PHONE
 CONTACT: JOHN JANSSEN, PE

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE, STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 6:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER STORAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY DELIVERY TRUCK. TRUCK WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME OR ANY OTHER HAZARDOUS ACTIVITY WILL BE PERMITTED ON THE PREMISE INCLUDING LIGHTERS, TORCHES OR ANY SORT OF COOKING WITH FLAMES.

UTILITY:

SEWER: EASTERN MUNICIPAL WATER DISTRICT 951-933-1777
 GAS: SOUTHERN CALIFORNIA GAS COMPANY 800-441-3000
 TELEPHONE: VERIZON 800-441-3000
 NOT APPLICABLE
 CABLE: SOUTHERN CALIFORNIA BROADBAND COMPANY 951-258-3464
 ELECTRIC: CALIFORNIA ELECTRIC POWER & GAS 951-377-3777
 TRASH HAULER: WASTE MANAGEMENT 800-433-9586



HWC ENGINEERS
 1000 GARDEN AVENUE, SUITE 103, CORONA, CA 92881-1370
 (951) 744-2100
 DATED: 2-8-2024
 OF 2
 SHEET 2

1/19/2024 10:57:10 AM REVISED PER PERMITS 2023 12 05

EXHIBIT “F”

Development Agreement No. 2300009

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to Conditional Use Permit No. 220038 includes usable space as shown on Exhibit “G”. In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot for retail. Therefore, the public base benefit payment will be \$47,844.00 and will increase annually at a rate of 2%.

EXHIBIT “G”

Development Agreement No. 2300009

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes a Cannabis Retailer to operate with 2,658 square feet of retail cannabis within an existing building. The Cannabis Retailer will only operate within the area as shown in Exhibit “E” and Exhibit “G”.

CONDITIONAL USE PERMIT NO. 220038 - SITE PLAN EXHIBIT

30375 AULD RD, CA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

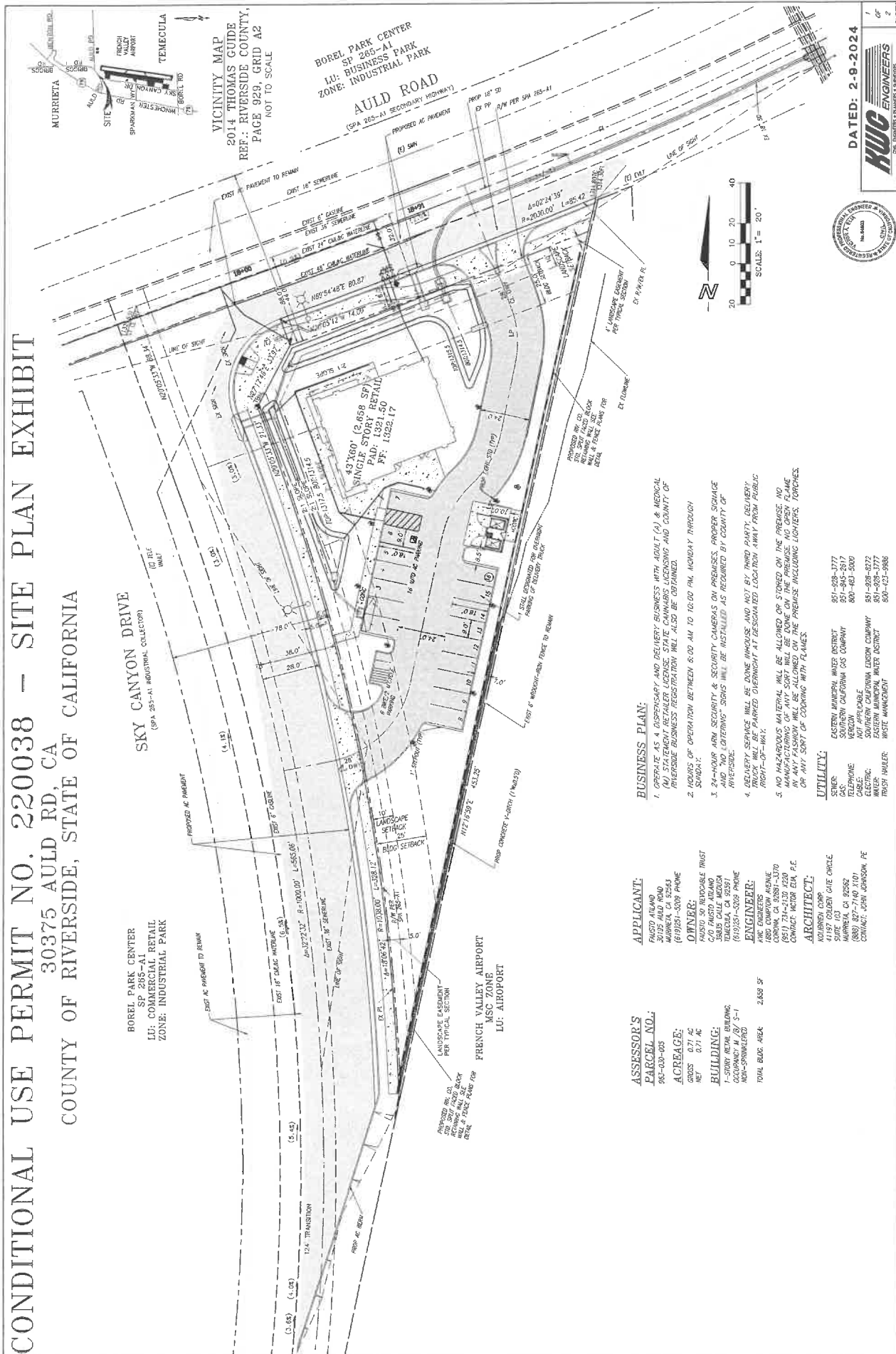
SKY CANYON DRIVE
 (SPA 265-A1 INDUSTRIAL COLLECTOR)

VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK

AULD ROAD
 (SPA 265-A1 SECONDARY HIGHWAY)

FRENCH VALLEY AIRPORT
 MSC ZONE
 LU: AIRPORT



ASSESSOR'S

PARCEL NO.: 957-00-003
ACREAGE: GROSS 0.71 AC, NET 0.71 AC
BUILDING: 1-STORY RETAIL BUILDING
 OCCUPANCY M / B / S-I
 NON-SPRINKLERED
 TOTAL BLDG. AREA: 2,658 SF

APPLICANT:

FAUSTO ARIANO
 15835 CALLE MEDINA
 MURRIETA, CA 92563
 (919) 351-5039 PHONE
OWNER:
 FAUSTO SO REVOCABLE TRUST
 C/O FAUSTO ARIANO
 15835 CALLE MEDINA
 MURRIETA, CA 92563
 (919) 351-5039 PHONE
ENGINEER:
 HWG ENGINEERS
 1850 CAMPION AVENUE
 CORONA, CA 92626
 (951) 261-1100
 CONTACT: KEVIN DIAZ, P.E.

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE. STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 6:00 AM TO 10:00 PM MONDAY THROUGH SUNDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER STORAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE IN-HOUSE AND NOT BY THIRD PARTY. DELIVERY TRUCK WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO MANUFACTURING OF ANY KIND WILL BE DONE ON THE PREMISE. NO OPEN FLAME OR HEAT SOURCE WILL BE ALLOWED ON THE PREMISE INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.

UTILITY:

EASTERN MICHIGAN WATER DISTRICT 951-268-3777
 SOUTHERN CALIFORNIA GAS COMPANY 951-463-5517
 VERIZON 951-463-5889
 CABLE: NOT APPLICABLE
 SOUTHERN CALIFORNIA Edison COMPANY 951-268-8772
 WASTE MANAGEMENT: WASTE MANAGEMENT 951-423-9886

ARCHITECT:

ACORNSON CORP.
 10000 W. GATE CHURCH
 SUITE 103
 MURRIETA, CA 92582
 (951) 327-7140 T101
 CONTACT: JOHN JOHNSON, PE



HWG ENGINEERS
 1850 CAMPION AVENUE
 CORONA, CA 92626
 (951) 261-1100
 CONTACT: KEVIN DIAZ, P.E.

DATED: 2-9-2024

1 of 2
 SHEET

R:\19\2024\220038\220038_SIT PLAN EXHIBIT.dwg 2/9/2024 12:05

EXHIBIT "H"

Development Agreement No. 2300009

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$77,600 with an annual increase of 5%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

Date: May 1, 2024

To: Riverside County Planning Commission

From: Russell Brady, Principal Planner
Kathleen Mitchell, Project Planner

RE: Item 4.1 – Comments Received Regarding CUP220038/DA2300009 (Cannabis Retail Storefront)

Since completion of the report package for the Planning Commission meeting on May 1, 2024, Staff has received the attached email comments from the public at large regarding 'support of' and/or 'opposition to' the proposed project; Conditional Use Permit No. 220038 & Development Agreement No. 2300009.

1. **City of Temecula** – emailed letter of concerns, laying out issues they saw in the project exhibits they wanted resolved to improve the consistency of the exhibits and the overall safety of the proposed project operations (dated April 29, 2024); Staff replied to receipt of this letter, and the applicant prepared a response to comments letter that was provided in return to the City of Temecula for their consideration. The letter and response are both attached.
2. **Peirano & Associates** – emailed letter on behalf of their client, Michael Simonian, indicating that the public hearing for this item should be postponed until the litigation has concluded between Simonian and the project applicant, Fausto Atilano (dated April 29, 2024); Staff replied to receipt of this letter.

PEIRANO & ASSOCIATES, INC.

ATTORNEYS AT LAW

2700 N. MAIN STREET, SUITE 750
SANTA ANA, CA 92705

TELEPHONE: (714) 881-5985

FACSIMILE: (714) 558-4854

April 30, 2024

VIA EMAIL ONLY

Ms. Kathleen Mitchell
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Email: kmitchell@rivco.org

RE: Public Hearing 24742 Conditional Use Permit No. 200038 CUP 220038

Dear Ms. Mitchell,

This letter serves to inform you that this law firm represents Defendants Sideview Management Services LLC and Michael Simonian in pending litigation with Fausto Atilano over a CUP application over the same property involving the above-referenced public hearing currently set to be heard tomorrow on May 1, 2024.

Mr. Atilano is both a plaintiff and cross-defendant in the current lawsuit. Central to both the complaint and the cross-complaint is a CUP application involving the same property and the same use. The case is currently set for trial for June 7, 2024, and the court will be deciding the fate of the currently stalled CUP.

The pending litigation is in the Superior Court of California, County of Riverside, under case numbers: CVSW2107042 and CVSW2303669. Any decision to grant the CUP will inevitably result in the County of Riverside being enjoined from granting any such CUP. We believe that the prudent thing to do is to postpone and or table for consideration the Current CUP application until the Court has decided as to all the parties' rights over the property and already pending CUP application.

By postponing its decision, the County will surely save the time and expense in dealing with an injunction. Please save the County the headache and simply respect the Court's right to determine each of the party's rights over the currently pending CUP application with the County. Please feel free to reach out with any questions or comments via email or by phone below.

Very truly yours,

PEIRANO & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'C. Peirano', with a large, sweeping flourish at the end.

Cristian L. Peirano, Esq.



City of Temecula

April 29, 2024

Ms. Kathleen Mitchell
Riverside County Urban Planner IV
4080 Lemon Street
Riverside, CA 92502-1629

Subject: Conditional Use Permit No. 220038 & Development Agreement No. 2300009 – Hangar 420 Commercial Cannabis Retail Establishment

Dear Ms. Mitchell:

The City of Temecula is in receipt of your Notice of Public Hearing, postmarked April 16, 2024, concerning a scheduled public hearing for “Hangar 420” a commercial cannabis retail establishment to be located at 30375 Auld Road (APN 963-030-014).

Due to the projects location within Temecula’s Sphere of Influence (SOI), the City has safety concerns with the location of the project, specifically the proposed establishments distance to: 1) neighboring residences within the City of Murrieta to the west (approximately 825’), 2) Community Park to the northwest (approximately 1,295’), and, 3) Southwest Detention Center to the east (approximately 1,600’).

Additionally, the City’s review of the proposed project plans yielded the following comments:

- Page A-2 Window schedule proposes, “Level 2 bullet resistant/outer most pane to be tempered glass.” This requirement should be added to the Door Schedule as the main entrance doors proposed are glass.
- Pages A-3 and A-11: The proposal shows a “Transaction Window” on the front elevation of the structure despite the prohibition within Ord. No. 348, with no explanation or justification for its inclusion. County Ordinance No. 348 Section 19.519(D)(15) states: “Cannabis Retailers shall not include a drive-in, drive-through or walk-up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.”

Ms. Kathleen Mitchell
April 29, 2024
Page 2

- The Americans with Disabilities Act (ADA) compliance per Section 11B-904.4 (Sales and service counters) of the 2022 California Building Code, should be shown on the plans for the “Transaction Window.”
- Page C-1 (Site Plan) has discrepancies with the Landscape Plans, specifically:
 - Landscape Plans shows island/divider within the northernmost driveway and identifies it as a right turn only barrier, the Site Plan (C-1) does not state existing or proposed and provides no call out.
 - Shows PAD elevation: at 1,321.50 while Landscape Plans show 1,319.50
 - Shows a building of 43’ x 60’ (2,658 square feet) while landscape plans show 48’ x 60’ (2,880 square feet) a difference of 222 square feet.
 - Differing sidewalk configuration and path of travel between C-1 and Landscape Plans.
- T-1: Signage
 - Signage is not included in the Deferred submittal section and does not appear on elevations or site plans.

I would like to thank you for the outreach opportunity and willingness to engage and listen to the concerns of the surrounding community. If you have any questions, concerns or wish to provide further information, please feel free to contact Mark Collins by phone (951) 506-5172 or by email mark.collins@TemeculaCA.gov.

Sincerely,



Luke Watson
Deputy City Manager

cc: Chuck Washington, County Supervisor District 3
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Director County of Riverside TLMA
John Hildebrand, Planning Director County of Riverside
Kathleen Mitchell, Urban Planner IV
Aaron Adams, City Manager
Kevin Hawkins, Assistant City Manager
Matt Peters, Assistant Director of Community Development

Ms. Kathleen Mitchell
Riverside County Urban Planner IV
4080 Lemon Street
Riverside, CA 92502-1629

Subject: Conditional Use Permit No. 220038 & Development Agreement No. 2300009 – Hangar
420 Commercial Cannabis Retail Establishment

Dear Ms. Mitchell:

We received the list of attention items from the City of Temecula. Our responses are as follows:

Page A-2 Bullet Resistant Windows-Doors should match requirements.

Response: We do not see an issue with this request and will make efforts with the Architect to make this change in the building permit plans

Page A-3 and A-11 “Transaction Window” does not meet Ordinance.

Response: We will remove this window.

Page C-1 Site Plan discrepancies with Landscape Plans

Response: The landscape plans were approved with PP26047, the site is currently under construction per Permits attained via PP26047 including landscape construction documents. This CUP is for the building floorplan change and Cannabis Retail. The CUP should be looked at as a developed site with a pad for retail building. This is the reason for the discrepancies. I can provide more details if needed.

The right-in right-out divider will be constructed but will be installed closer to the end of the project so construction vehicles don’t destroy the curb while entering/exiting the jobsite.

PAD elevations changed during BGR1800199 final design. The project still is well under the height restrictions set by ALUC

A delta revision or as-built plan for the Landscape Plans will address the minor sidewalk changes.

Page T-1 Signage not included in Deferred Submittal

Response: The project has been conditioned to meet the requirements of the Cannabis section of Ordinance No. 348 for signage (Planning. 21 General - P. Signage). Planning will review and approve on-site signage through a separate, Administrative Plot Plan (PPA) after approval of the project is completed. All signs must be approved via the PPA prior to the issuance of any construction or tenant improvement permits (080 - Planning. 3 Plot Plan for Sign Program). Nothing further is needed on signage at this point in the project.

We would like to thank the City of Temecula for their review and offer of open communication during this process. Feel free to contact me if you have any further questions.

Sincerely,

Kirk R. Medeiros, Principal
4M Engineering and Development, Inc

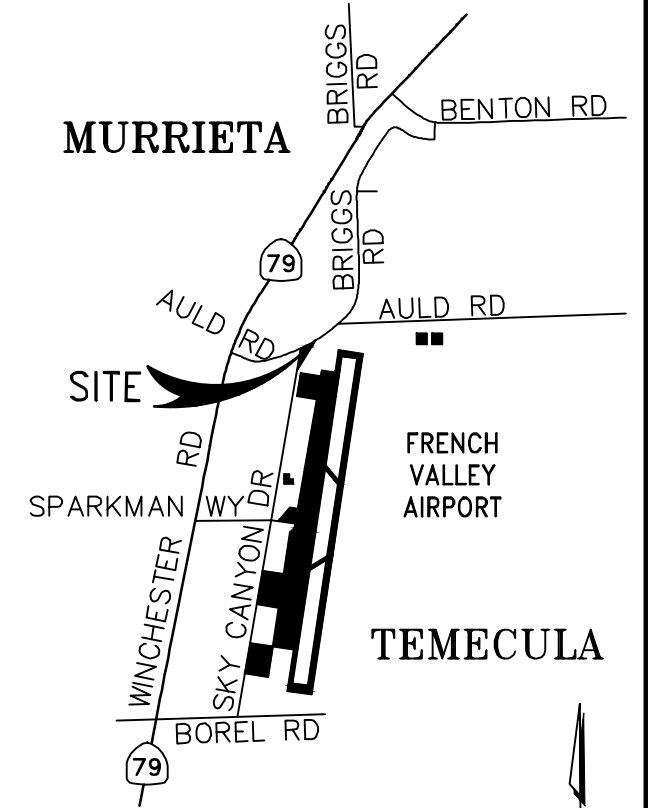


CONDITIONAL USE PERMIT NO. 220038 – SITE PLAN EXHIBIT

30375 AULD RD, CA
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

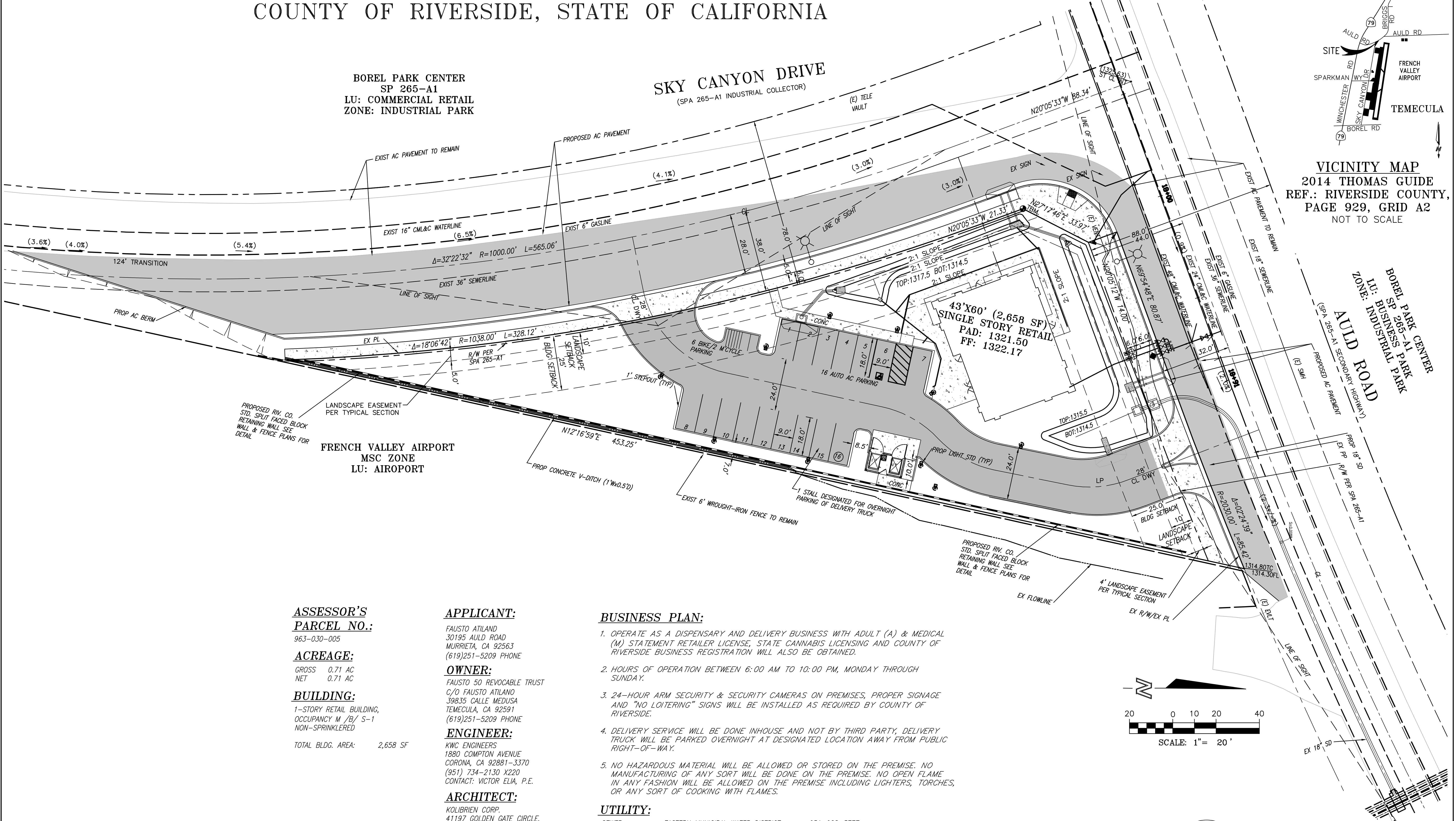
BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

SKY CANYON DRIVE
 (SPA 265-A1 INDUSTRIAL COLLECTOR)



VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK



ASSESSOR'S PARCEL NO.:
 963-030-005

ACREAGE:
 GROSS 0.71 AC
 NET 0.71 AC

BUILDING:
 1-STORY RETAIL BUILDING,
 OCCUPANCY M /B/ S-1
 NON-SPRINKLERED

TOTAL BLDG. AREA: 2,658 SF

APPLICANT:
 FAUSTO ATILANO
 30195 AULD ROAD
 MURRIETA, CA 92563
 (619)251-5209 PHONE

OWNER:
 FAUSTO 50 REVOCABLE TRUST
 C/O FAUSTO ATILANO
 39835 CALLE MEDUSA
 TEMECULA, CA 92591
 (619)251-5209 PHONE

ENGINEER:
 KWC ENGINEERS
 1880 COMPTON AVENUE
 CORONA, CA 92881-3370
 (951) 734-2130 X220
 CONTACT: VICTOR ELIA, P.E.

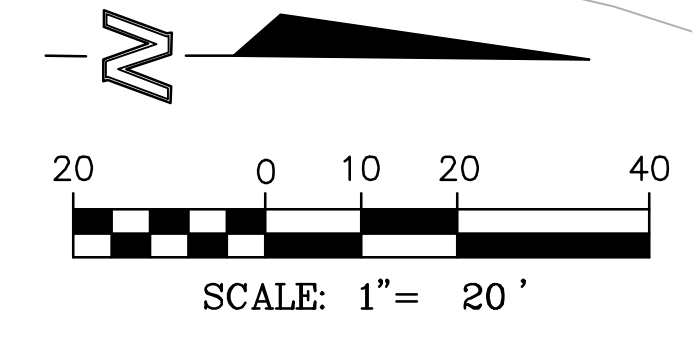
ARCHITECT:
 KOLIBRIEN CORP.
 41197 GOLDEN GATE CIRCLE,
 SUITE 103
 MURRIETA, CA 92562
 (888) 827-7140 X101
 CONTACT: JOHN JOHNSON, PE

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE, STATE CANNABIS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 6:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY, DELIVERY TRUCK WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME IN ANY FASHION WILL BE ALLOWED ON THE PREMISE INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.

UTILITY:

SEWER:	EASTERN MUNICIPAL WATER DISTRICT	951-928-3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951-845-2617
TELEPHONE:	VERIZON	800-483-5000
CABLE:	NOT APPLICABLE	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951-928-8272
WATER:	EASTERN MUNICIPAL WATER DISTRICT	951-928-3777
TRASH HAULER:	WASTE MANAGEMENT	800-423-9986

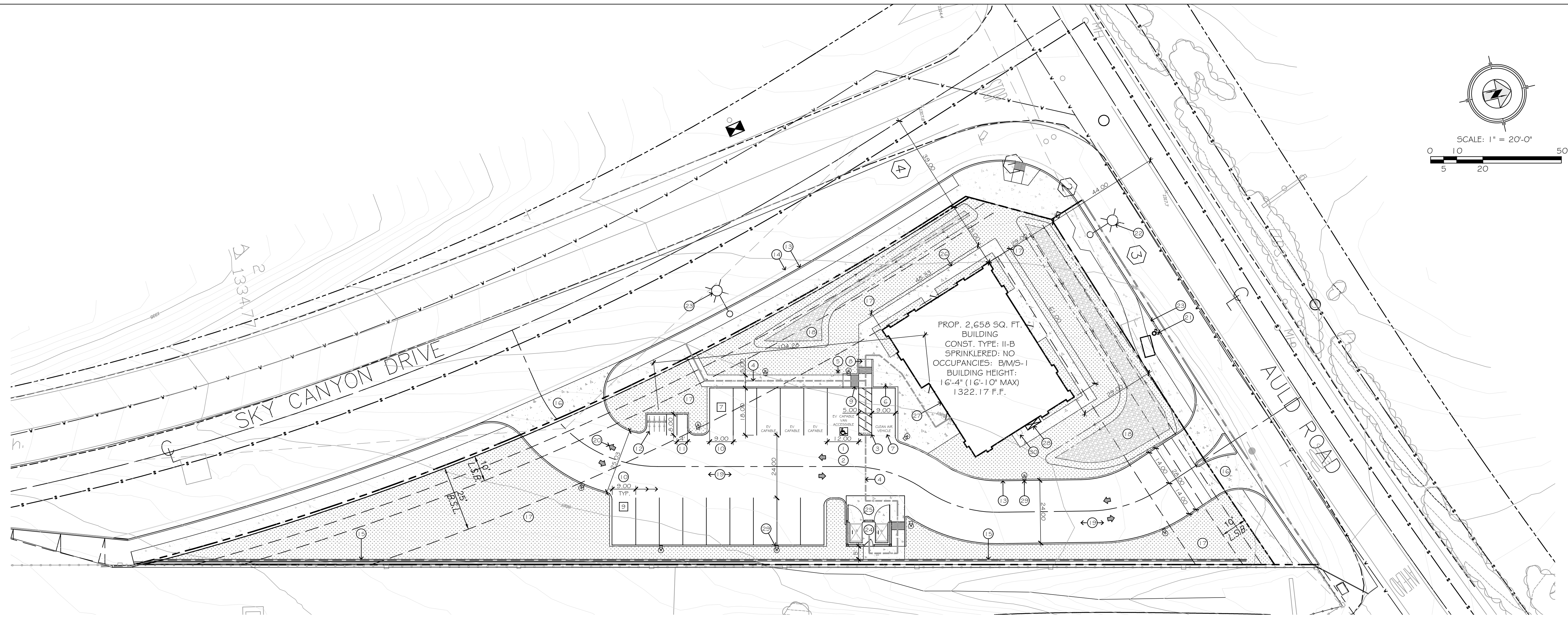


DATED: 2-9-2024

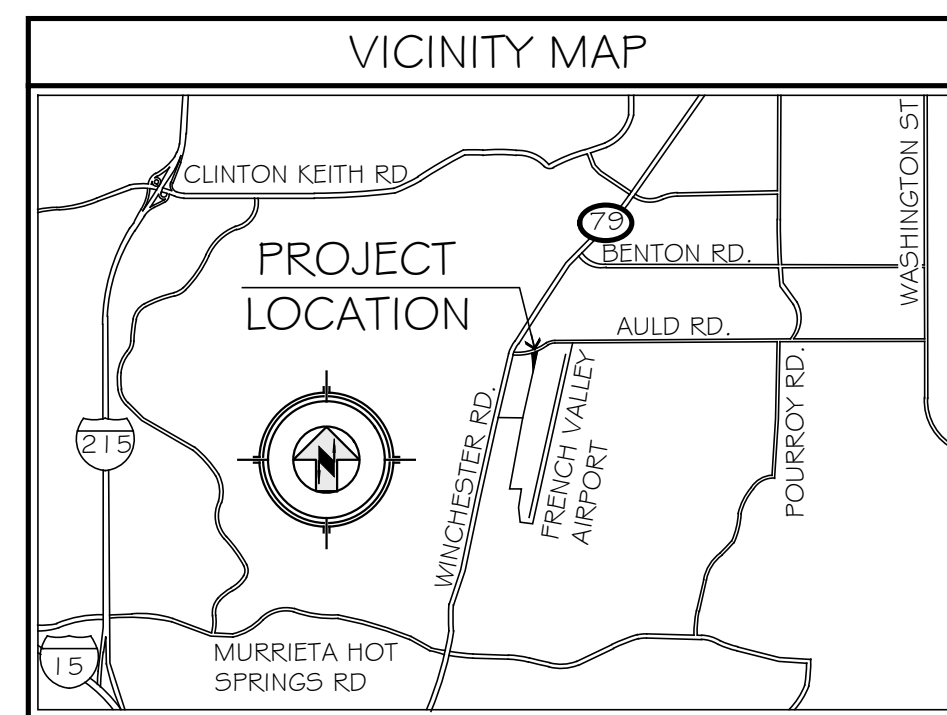
KWC ENGINEERS
 CIVIL ENGINEERS • PLANNERS • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

1 OF 2 SHEETS

R:\19\1938\PRELIM\MAPS\PLOT PLAN\DATE\2023 12 05

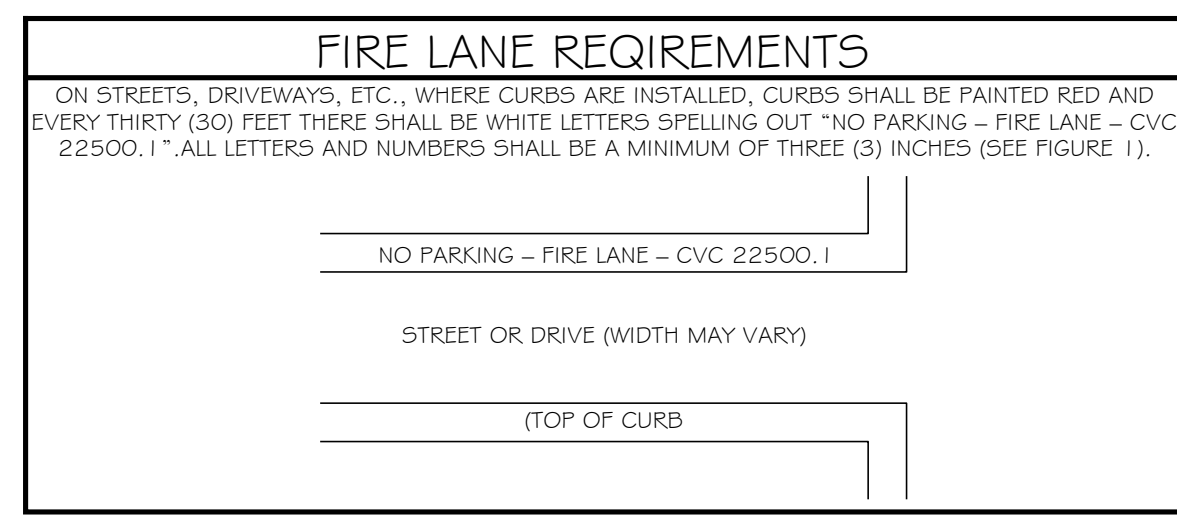


SITE PLAN
SCALE: 1" = 20'-0"



UTILITY PROVIDERS

EASTERN MUNICIPAL WATER DISTRICT	(951)955-6790
GENERAL TELEPHONE COMPANY	(951)929-9492
SOUTHERN CALIFORNIA GAS COMPANY	(951)304-0093
SOUTHERN CALIFORNIA EDISON	(951)928-8270



ALLOWABLE BUILDING AREA 506.2

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIO OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

AREA TABULATIONS BELOW ARE THE AREAS WITHIN THE EXISTING EXTERIOR WALLS PER CHAPTER 2 DEFINITION OF BUILDING AREA (SEE OCCUPANCY BREAKDOWN ON SHEET A-6)

OCCUPANCY CLASSIFICATION	ACTUAL SQ. FT.	ALLOWABLE SQ. FT.	RATIO
B	1,215 SQ. FT.	23,000 SQ. FT.	.053
M	1,035 SQ. FT.	12,500 SQ. FT.	.083
S-1	159 SQ. FT.	17,500 SQ. FT.	.009
SUM OF ALL RATIOS =			.145 ≤ 1

- KEYED NOTES**
- EXISTING 12x18 VAN ACCESSIBLE PARKING SPACE. SLOPE NOT TO EXCEED 5% MAX. IN THE DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE PER SECTION 11B. OF C.B.C.
 - ACCESSIBLE STALL EMBLEM, PAINTED AS SHOWN.
 - 5X20' WIDE ACCESSIBILITY ACCESS BAY AREA W/ 4' WD. BLUE STRIPES AND 'NO PARKING' PAINTED PER SECTION 11B. OF CBC.
 - PROPOSED 4' MINIMUM WIDTH A.D.A. PATH OF TRAVEL, NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE
 - WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES.
 - 1" LISTED RACEWAY CAPABLE OF 20A/240 DEDICATED BRANCH CIRCUIT TO FACILITATE FUTURE INSTALLATION OF EVSE PER CGC 5.106.5.3 SEE DETAILS ON SHEET A-14
 - DESIGNATED CLEAN AIR VEHICLE PARKING PER CGC 5.106.5.2
 - 4' WD. MIN CURB RAMP 1:12 MAX SLOPE TO COMPLY W. SECTION 11B-406
 - TRUNCATED DOME, 36" IN DEPTH PER CBC 11B-705
 - 9' x 18' STANDARD PARKING STALL PER RIVERSIDE COUNTY STANDARDS
 - 4' x 8' MOTORCYCLE PARKING STALL PER COUNTY STANDARDS
 - PROVIDE PERMANENTLY ANCHORED SHORT TERM BICYCLE RACK, WITHIN 200' OF THE ENTRANCE W/CAPACITY FOR 5% OF PARKING STALLS W/ A MIN. OF (1) 2 BIKE CAPACITY RACK.
 - EXISTING CONCRETE CURB PER CITY/COUNTY STANDARDS.
 - EXISTING CONCRETE GUTTER PER CITY/COUNTY STANDARDS.
 - EXISTING CMU MASONRY WALL
 - EXISTING CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARDS
 - LANDSCAPED AREA SEE LANDSCAPE PLANS
 - EXISTING RETENTION BASIN PER GRADING PERMIT #BGR1900079
 - EXISTING AC PAVING
 - TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
 - EXISTING OFF SITE SUPER FIRE HYDRANT TO REMAIN INTACT
 - EXISTING OFF SITE STREET LIGHT
 - EXISTING WATER METER
 - EXISTING ACCESSIBLE TRASH ENCLOSURE PER CITY/COUNTY STANDARDS
 - EXISTING 8" NOM. THICK REINFORCED CONCRETE PAD TRASH ENCLOSURE
 - EXISTING CONCRETE WALKWAY 4' WD. MIN.
 - PROPOSED LOCATION OF BUILDING KNOX BOX KEY FOR FIRE DEPT. ACCESS
 - PROPOSED LOCATION OF BUILDING ELECTRICAL SERVICE
 - EXISTING PARKING LOT LIGHT STANDARD - TO BE HOODED AND DIRECTED SO AS NOT TO SHINE DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHTS-OF-WAY.
 - LOCATION OF MAILBOX KIOSK ON PEDIESTAL TO MEET USPS STANDARDS

SITE DATA

ZONE: CR- COMMERCIAL RETAIL/SPECIFIC PLAN (SP265 BOREL AIRPARK)

OCCUPANCY: M / B / S-1

CONSTRUCTION TYPE: II-B

STORIES: SINGLE STORY

HIGH FIRE AREA: NO

FIRE SPRINKLERS: NO

LEGAL DESCRIPTION: .71 ACRES ML IN POR NW 1/4 OF SEC 7 T7S R2W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS

PROJECT ADDRESS: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005

DESIGNER: JOHN JOHNSON, PE, PLS, QSD 41197 GOLDEN GATE CIR. STE. 103 MURRIETA, CA 92562 (888)827-7140

PROPERTY OWNER: FAUSTO S0 REVOCABLE TRUST 39665 CALLE MEDUSA TEMECULA, CA 92591

GROSS LAND AREA	30,927 SQ. FT.
NET LAND AREA (AFTER ROW DEDICATION)	28,700 SQ. FT.
	% COVERAGE
GROSS BUILDING AREA (FOOTPRINT)	2,658 SQ. FT. 9.27%
EXISTING A.C. PAVING AREAS	9,215 SQ. FT. 32.10%
EXISTING CONCRETE CURBS & WALKWAYS	4,810 SQ. FT. 16.76%
EXISTING ON-SITE LANDSCAPING AREAS	12,017 SQ. FT. 41.87%
	28,700 SQ. FT. 100.0%

PARKING DATA

REQUIRED PARKING PER CHAPTER 17.1.88

GENERAL RETAIL & PROFESSIONAL BUSINESS OFFICE	1 PER 200 SQ. FT.	2,658 SQ. FT.	13.29 (14) SPACES REQUIRED
TOTAL REQUIRED = 14			
EXISTING 12' x 18' VAN ACCESSIBLE PARKING STALLS			= 1 SPACES
EXISTING 9' x 18' STANDARD PARKING STALLS			= 12 SPACES
EXISTING 9' x 18' CLEAN AIR VEHICLE PARKING (MIN. 3 REQ. PER CGC 5.106.5.2)			= 3 SPACES
TOTAL EXISTING PROVIDED = 16 SPACES PROVIDED			
EXISTING MOTORCYCLE 4' x 8' PARKING STALLS			= 2 SPACES
EXISTING SHORT TERM BICYCLE PARKING PER CGC 5.106.4.1			= 2 SPACES MINIMUM

Cannatechnics
CANABIS DESIGN SPECIALISTS: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27791 B. JEFFERSON AVENUE, SUITE 201
TEMECULA, CA
PHONE: (951) 927-7140 FAX: (951) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF CALIFORNIA

PERFORMANCE
EXCELLENCE
INTEGRITY

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.E.C.E. NO. 83934
DATE 07/07/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
SITE PLAN

REVISIONS

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

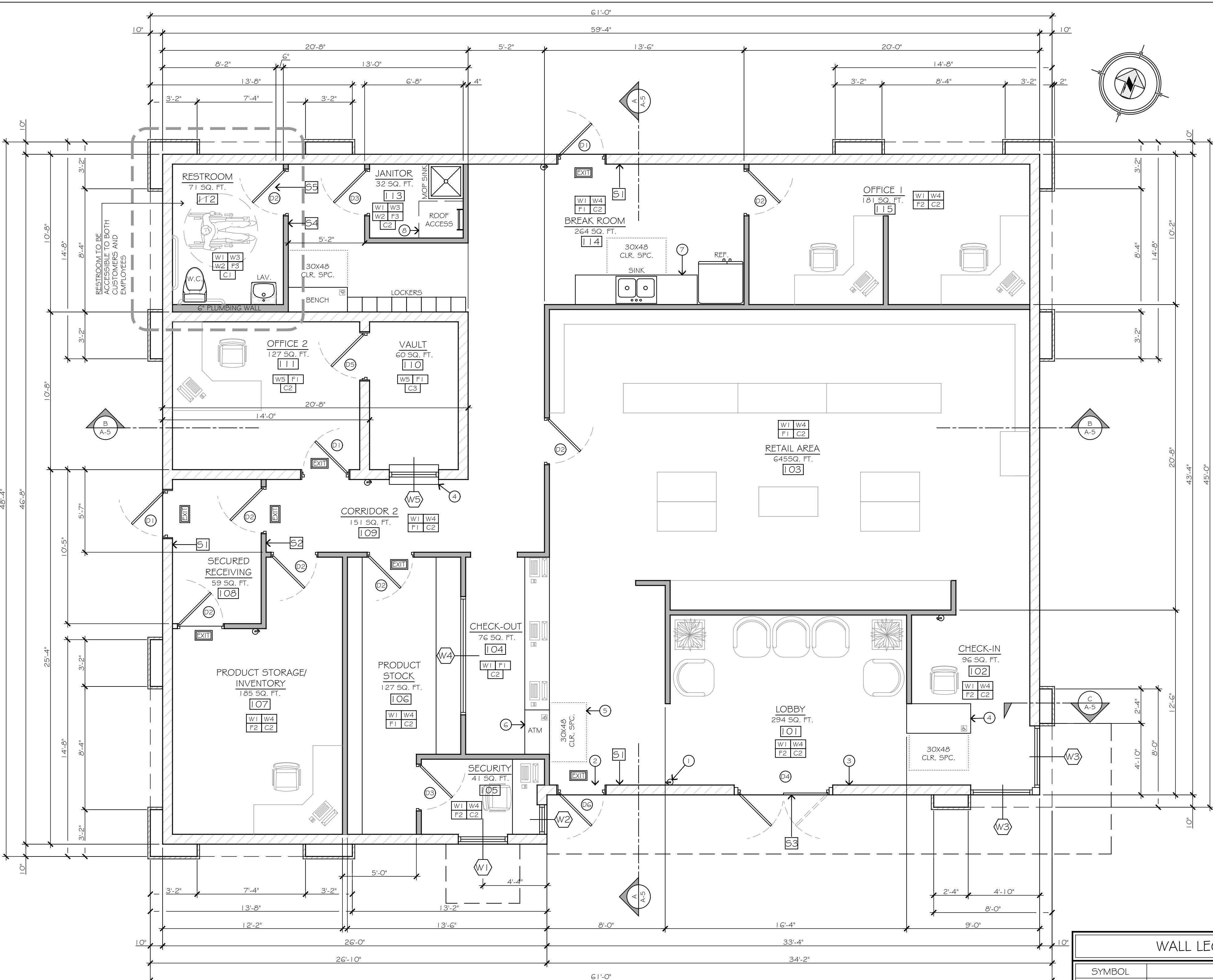
CHECKED BY
JHJ

DATE
02/06/2023

REVISION
07/07/2023

SHEET IDENTIFIER
C-1

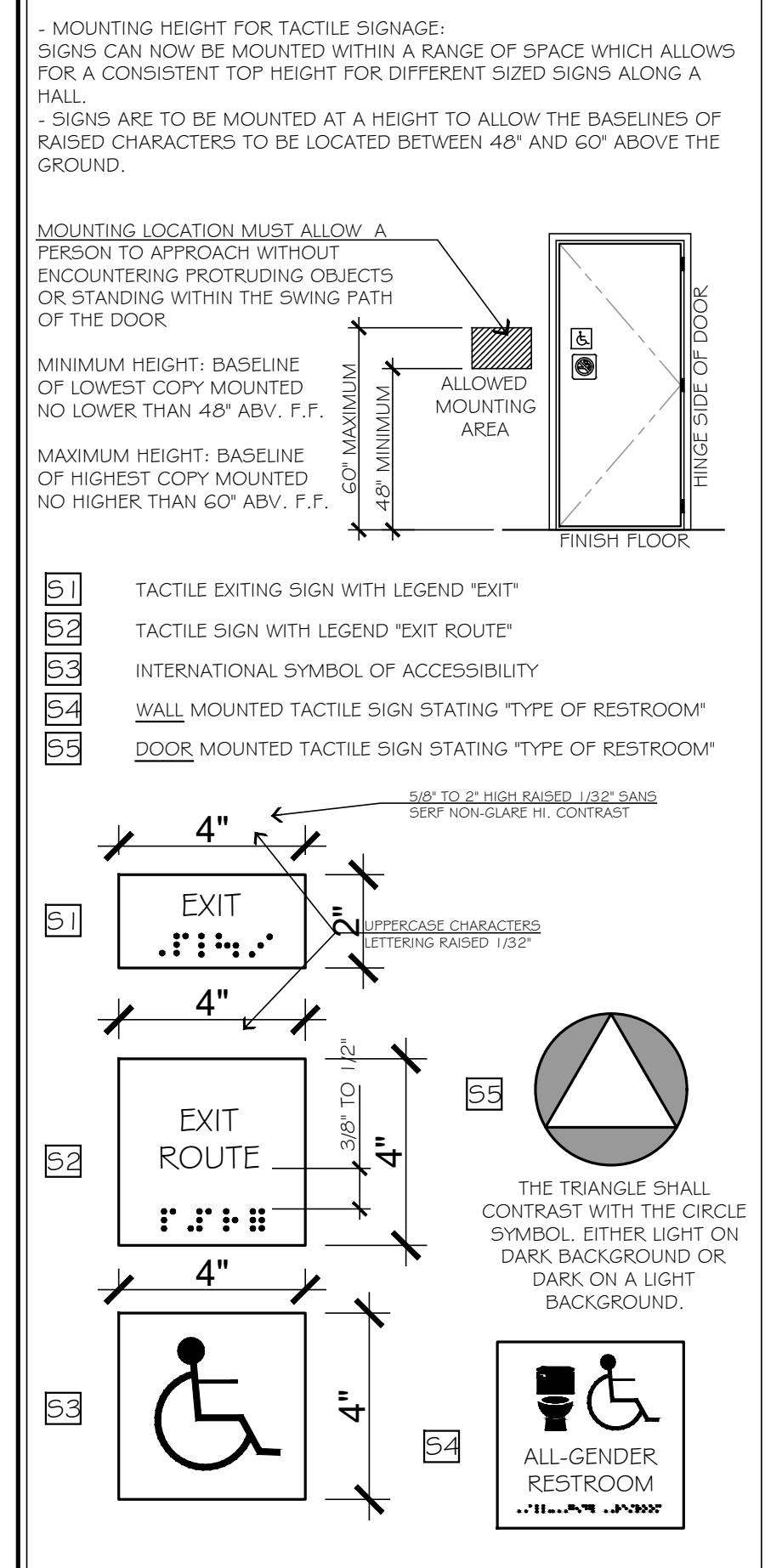
SHEET 5 OF 61



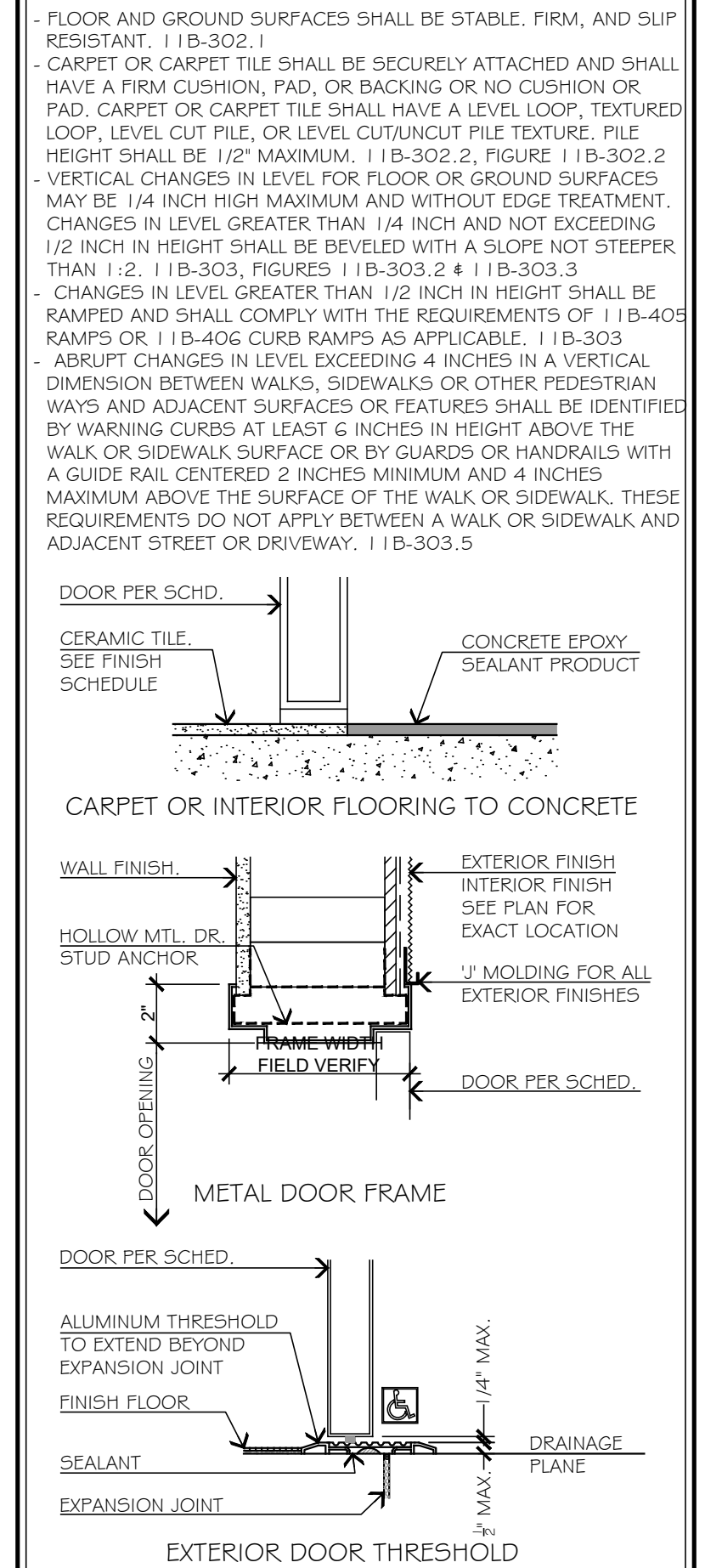
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR HARDWARE NOTES	
-	ALL DOORS SHALL HAVE LEVER HARDWARE (HANDLE). THE LEVER HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS.
-	EGRESS PER SECTION 11B-404.2.8 AND PART 2, PER SECTION 12-10-202F REQUIREMENTS FOR LEVER HARDWARE AS ADOPTED BY THE STATE FIRE MARSHAL.
-	DOOR CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IN 5 SECONDS - MINIMUM PER SECTION 11B-404.2.8.
-	DOOR OPENING FORCE OF 5 POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS. A DOOR OPENING FORCE OF 15 POUNDS MAXIMUM FOR ALL FIRE RATED DOORS SHALL BE PROVIDED PER SECTION 11B-404.2.9 OF CALIFORNIA BUILDING CODE 2022.
-	ALL DOORS SHALL COMPLY WITH C.B.C. 2022 SECTION 100B.1.9 THRU SECTION 100B.1.10.2.
-	ALL DOOR GLAZING SHALL BE TEMPERED GLASS.
-	DOORS USED AS MEANS OF EGRESS SHALL BE EQUIPPED WITH FULL PANIC HARDWARE PER C.B.C. 2022 SECTION 100B.1.10 - SEE EGRESS PLAN.

ADA SIGNAGE INFORMATION



TRANSITION DETAILS



FINISH SCHEDULE

WALL FINISH SCHEDULE			
#	BASE	FINISH	REMARKS
[W1]	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: _____	1-HR FIRE RATED ASSEMBLY @ CORRIDORS
[W2]	CERAMIC TILE	SHERWIN WILLIAMS OR EQUAL 3/8" CERAMIC TILE BY: ENGER TILE, SERIES: CHOICE, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
[W3]	CERAMIC COVING BASE	3/8" MIN. COVING FLOORING BASE BOARD, COLOR: TO MATCH WALL FINISH	1/16" GROUT JOINT RECOMMENDATION
[W4]	COVE BASE	SUNFOOT 3/8" MIN. RADIUS, 6" MIN. H. COVING FLOORING BASE BOARD FOR SEALED CONCRETE OR SEAMLESS CONTINUOUS EPOXY UP WALL MIN. OF 6" WITH A MIN. 3/8" COVE AND MIN. THICKNESS OF 3/16" W/ METAL CAP	PRODUCT AND INSTALLATION SHALL MEET ALL LOS ANGELES COUNTY HEALTH DEPARTMENT REQUIREMENTS
[W5]	CMU WALL	EXPOSED CMU WALL	

FLOORING FINISH SCHEDULE			
#	BASE	FINISH	REMARKS
[F1]	CONCRETE EPOXY	(1) LAYER OF DB CLASSIC 9510 RESISTANT URETHANE OVER (1) LAYER OF DB CLASSIC 3300 EPOXY	3/16" GROUT JOINT RECOMMENDATION
[F2]	LAMINATED FLOORING	6X24" SQ. LAMINATED TILE - OWNER TO SPECIFY MANUFACTURER AND COLOR	
[F3]	CERAMIC TILE	24" SQ. CERAMIC TILE OWNER TO SPECIFY MANUFACTURER AND COLOR	

CEILING FINISH SCHEDULE			
#	BASE	FINISH	REMARKS
[C1]	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ TEXTURE: _____	
[C2]	EXPOSED ROOF FRAME	ROOF FRAME TO REMAIN EXPOSED	
[C3]	CONCRETE	EXPOSED SEALED CONCRETE	

FINISH NOTES:

- ALL MATERIAL USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.
- CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA ATTACHED.
- ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL BEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (5.504.4.4)
 - i) CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM OR
 - ii) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350) OR
 - iii) HSI/FANSI 140 AT THE GOLD LEVEL OR
 - iv) SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE OR
 - v) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENT OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L (5.504.4.4.1, 5.504.4.4.2)
- COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5.
- MINIMUM OF 80% OF FLOOR AREA RECEIVING RESIDENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
 - i) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - ii) PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM) OR
 - iii) CERTIFICATION UNDER THE RFL FLOORSCORE PROGRAM OR
 - iv) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) 5.504.4.6

WALL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	4" WD. MTL. STUDS @ 16" O.C. TYP.
[Symbol]	6" WD. MTL. STUDS @ 16" O.C. TYP.
[Symbol]	8" WD. SOLID GROUTED C.M.U WALL, MIN. 4 HR. RATED PER CBC 722.3.2
[Symbol]	10" WD. MTL. STUD FACADE W/ 2" OF THIN STONE VENER

NOTES:

- WALL TYPES ARE GENERIC IN NATURE AND DO NOT SHOW EVERY POSSIBLE CONFIGURATION OR CONDITION. REFER TO PLANS, ELEVATIONS, SECTIONS, AND DETAILS FOR SPECIFIC DESIGN INFORMATION AND ELEMENTS WHICH MAY ALTER INFORMATION CONTAINED IN WALL TYPES.
- NEW EXTERIOR WALLS ARE DETAILED IN BUILDING AND WALL SECTIONS. 3. SEE STRUCTURAL PLANS FOR ADDITIONAL FRAMING INFORMATION AND REINFORCING.
- REFER TO NOTED UL ASSEMBLY FOR ADDITIONAL CONSTRUCTION INFORMATION.
- PROVIDE CEMENTITIOUS BACKER BOARD BEHIND ALL TILE WALLS.

KEYED NOTES

- ① LOCATION OF FIRE EXTINGUISHER
- ② PROVIDE ABOVE DOOR SIGN LEGEND STATING - "DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED"
- ③ OCCUPANT LOAD SIGN TO BE POSTED IN A CONSPICUOUS PLACE NEAR ALL MAIN ENTRANCES (CBC 100B.1.9.)
- ④ COUNTER SURFACE TO BE MAXIMUM 34" ABOVE FINISH FLOOR
- ⑤ 30x48 ACCESSIBLE CLEAR SPACE
- ⑥ PORTION OF COUNTER TO COMPLY WITH 11B-904.4.1 36" LONG MIN. AND 34" MAX ABOVE FINISH FLOOR
- ⑦ 34" HIGH COUNTER W/ BASE CABINETS
- ⑧ ROOF ACCESS LADDER & HATCH BY: BILCO

DOOR SCHEDULE

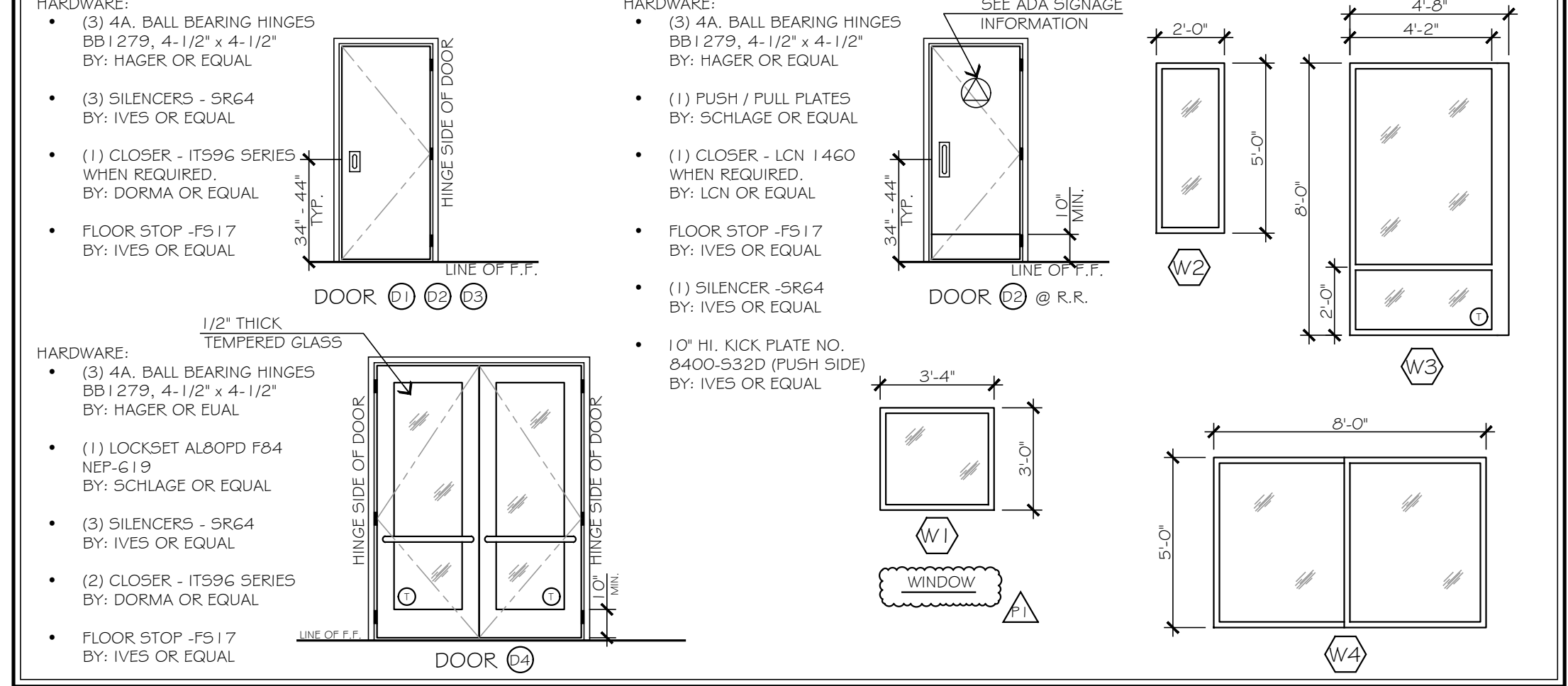
#	SIZE	THK.	QTY.	TYPE	REMARKS
①	3'-0" x 8'-0"	1-3/4"	3	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - CMJ FLANGE FRAME
②	3'-0" x 8'-0"	1-3/4"	7	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE -
③	3'-0" x 8'-0"	1-3/4"	2	H.C.M.	36" DOOR
④	6'-0" x 8'-0"	-	1	S.F.	DOUBLE 36" STORE FRONT DOORS - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS
⑤	3'-0" x 8'-0"	-	1	S.C.M.	36" VALVE DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
⑥	3'-0" x 8'-0"	-	1	S.F.	36" STORE FRONT DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS

- ALL HARDWARE TO BE NICKEL PLATED W/ SATIN FINISH U.I.O.
- RESTROOM TO HAVE PRIVACY LATCHES & LOCKS.

WINDOW SCHEDULE

#	SIZE	QTY.	TYPE	MAT.	REMARKS
[W1]	3'-4" x 3'-0"	1	FIXED	ALUM FRAME	LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS
[W2]	2'-0" x 5'-0"	1	FIXED	ALUM FRAME	LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS
[W3]	4'-2" x 5'-0"	2	FIXED	ALUM FRAME	LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS
[W4]	8'-0" x 5'-0"	1	X-O	ALUM FRAME	
[W5]	3'-4" x 3'-0"	1	PASS THRU	ALUM FRAME	LEVEL 2 BULLET RESISTANT / OUTER MOST PANE TO BE TEMPERED GLASS

DOOR & WINDOW ELEVATIONS



Cannatech
CANNABIS DESIGN SPECIALISTS - CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2791 B JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 887-7140 FAX: (866) 887-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: [Stamp] PREPARED / SUPERVISED BY: JOHN H. JOHNSON DATE: 11/22/2023

OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-014

PROJECT TITLE: **COMMERCIAL DEVELOPMENT / PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-014**

SHEET DESCRIPTION: **PROPOSED FLOOR PLAN**

REVISIONS:

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN BAS COMMENTS
AWC	5-26-23	WILLDAN BAS COMMENTS
AWC	7-24-23	WILLDAN BAS COMMENTS
AWC	8-22-23	RIVCO QC INTERNAL REVIEW
AWC	11-06-2023	RIVCO FIRE DEPT.
AWC	04-30-2024	PLANNING CUP #22038

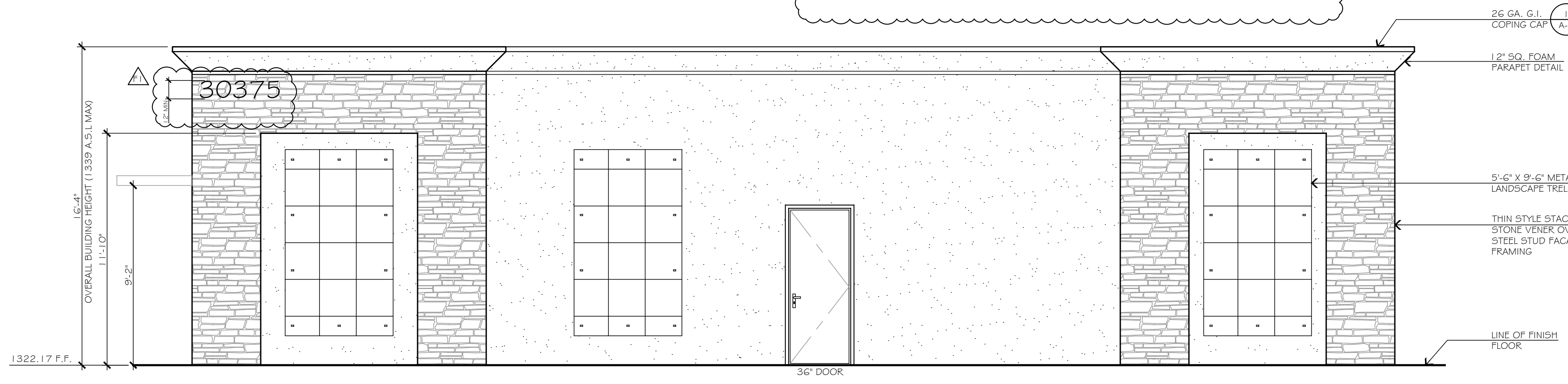
PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 04/30/2024
SHEET IDENTIFIER: **A-2**
SHEET 10 OF



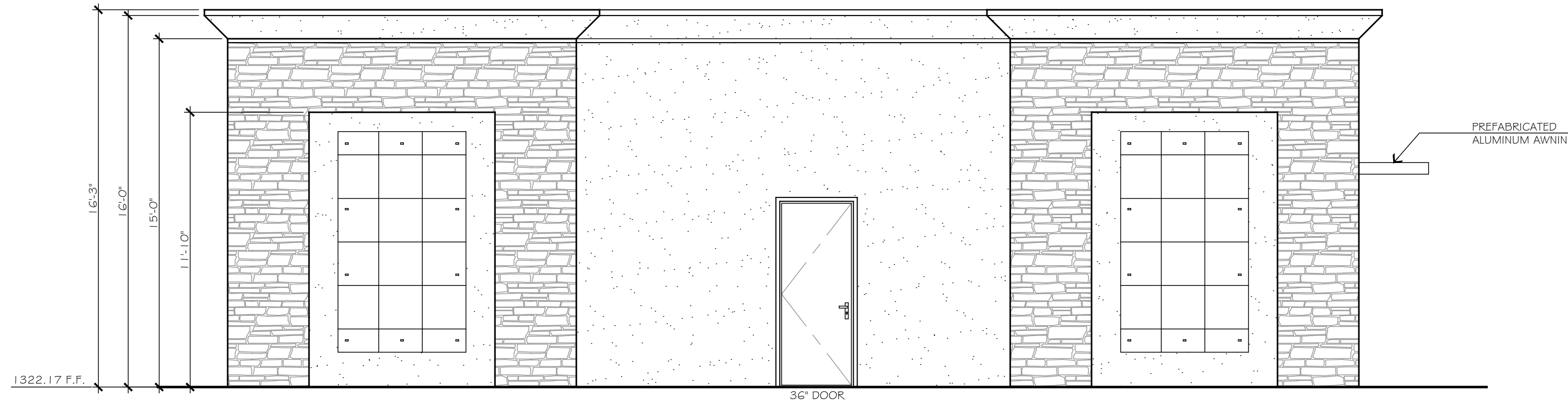
PROPOSED FRONT ELEVATION -
SCALE: 1/4" = 1'-0"

BUILDING ADDRESS CFC 505.1

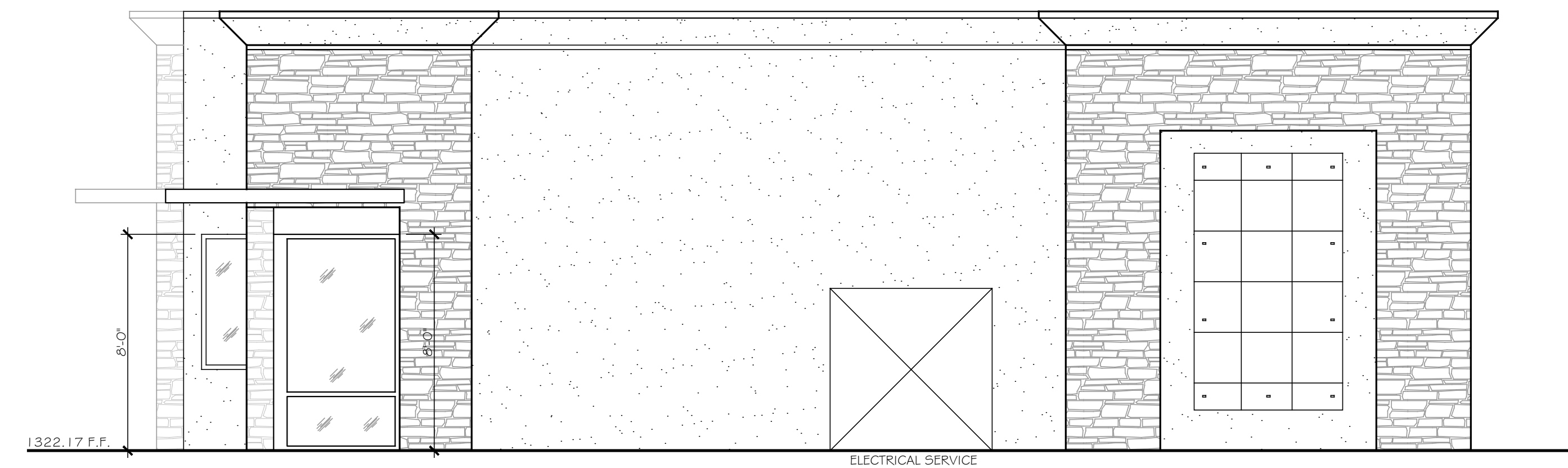
NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. ADDRESS NUMBERS SHALL BE 12-INCHES-TALL, ILLUMINATED, AND CONTRAST IN COLOR TO THEIR BACKGROUND. THE ADDRESS NUMBERS SHALL FACE AULD ROAD. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



PROPOSED REAR ELEVATION -
SCALE: 1/4" = 1'-0"



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



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

Cannatechnics
CANNABIS DESIGN SPECIALISTS - CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2729 JEFFERSON AVENUE, SUITE 201
TEMECULA, CA
PHONE: (951) 927-7140 FAX: (951) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
PROFESSIONAL ENGINEER
CANNABIS
REGISTERED
STATE OF CALIFORNIA
11/21/2023

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 11/21/2023

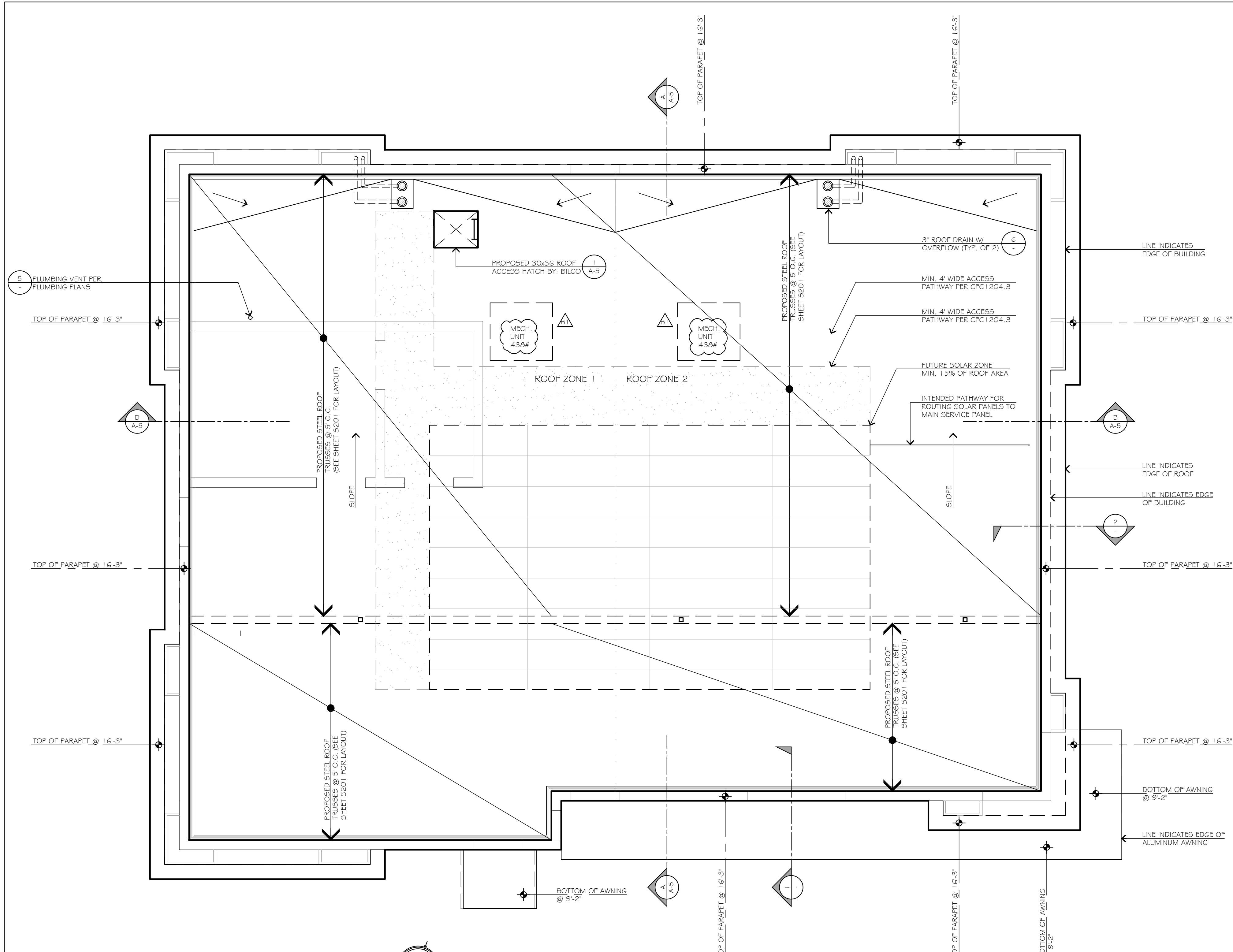
OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-014

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-014**

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN B&S COMMENTS
AWC	5-26-23	WILLDAN B&S COMMENTS
AWC	7-24-23	WILLDAN B&S COMMENTS
AWC	8-22-23	RIVCO QC INTERNAL REVIEW
AWC	11-06-2023	RIVCO FIRE DEPT.
AWC	04-30-2024	PLANNING CJP #220038

PROJECT NUMBER	22121
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	02/06/2023
REVISION	04/30/2024
SHEET IDENTIFIER	A-3
SHEET	11 OF



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF NOTES

- PROVIDED 4" MINIMUM PATH FOR ACCESS TO SOLAR ZONE, ROOF STANDPIPES, ACCESS HATCHES, SKYLIGHTS OR VENTILATION HATCHES.
- PROVIDE A PATHWAY FOR FUTURE CONDUIT FROM SOLAR ZONE TO POINT OF INTERCONNECTION WITH ELECTRICAL SYSTEM.
- PROVIDE A PATHWAY FOR FUTURE PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM.

ROOF DIAPHRAGM

B-DECK METAL ROOF PAN FASTENED TO OPEN WEB STEEL JOISTS. SEE STRUCTURAL PLANS FOR ATTACHMENT NOTES & DETAILS

ROOF DRAIN CALCULATIONS

ZONE 1	= 1,496 SQ. FT.
ZONE 2	= 1,387 SQ. FT.
TOTAL FLAT ROOF AREA	= 2,883 SQ. FT.
TOTAL AREA OF SURFACE	= 2,883 SQ. FT.

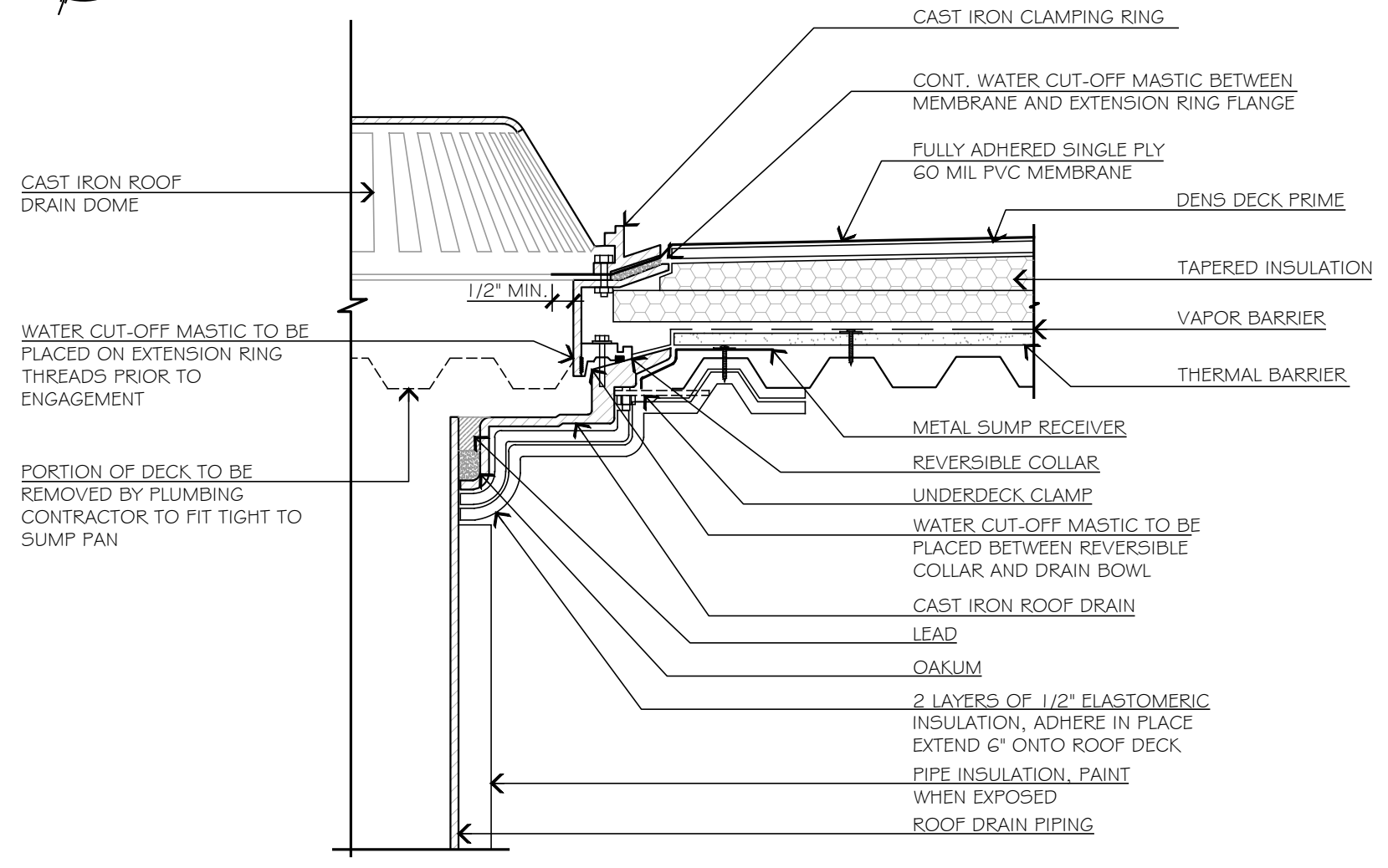
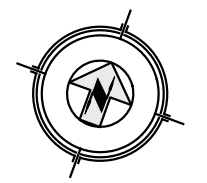
VERTICAL PIPING: BASED ON 2" PER HR. (TABLE D101.0) RAIN FALL FOR A 3" Ø WILL ALLOW 4,400 SQ. FT. OF SURFACE AREA PER TABLE 1103.1 OF THE 2022 CALIFORNIA PLUMBING CODE.

HORIZONTAL PIPING: BASED ON 2" PER HR. (TABLE D101.0) RAIN FALL FOR A 3" Ø WILL ALLOW 1,644 SQ. FT. OF SURFACE AREA @ 1/4" : 12" SLOPE. PER TABLE 1103.2 OF THE 2022 CALIFORNIA PLUMBING CODE.

PROPOSED 2 DRAINS TOTAL @ 3" Ø EACH.

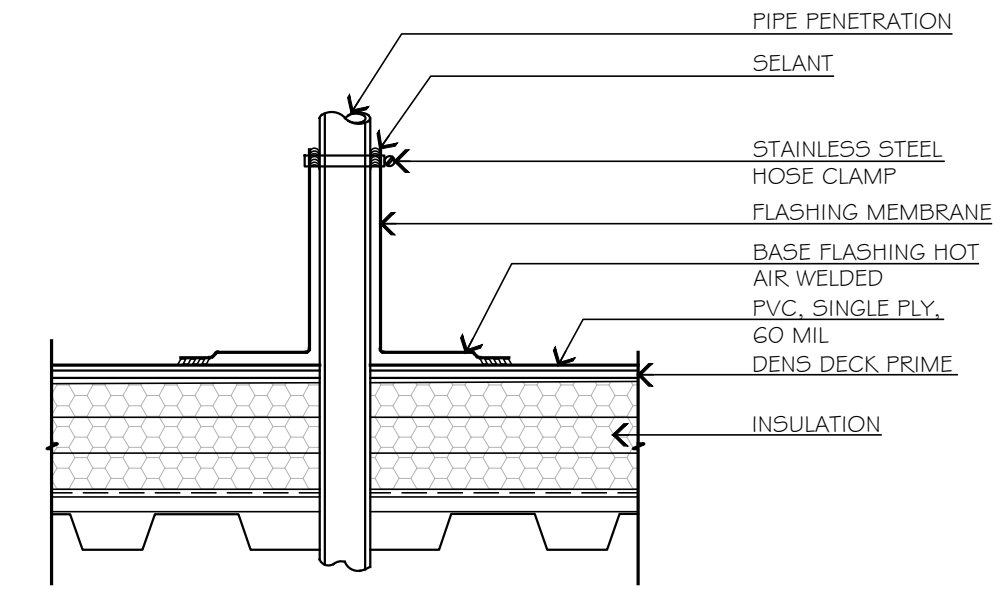
SOLAR ZONE

SOLAR ZONE TO BE GREATER THAN OR EQUAL TO 15% OF TOTAL ROOF AREA PER 110.10 (B).
TOTAL ROOF AREA = 2,883 X .15 = 432.45 SQ. FT. OF FUTURE SOLAR AREA REQUIRED



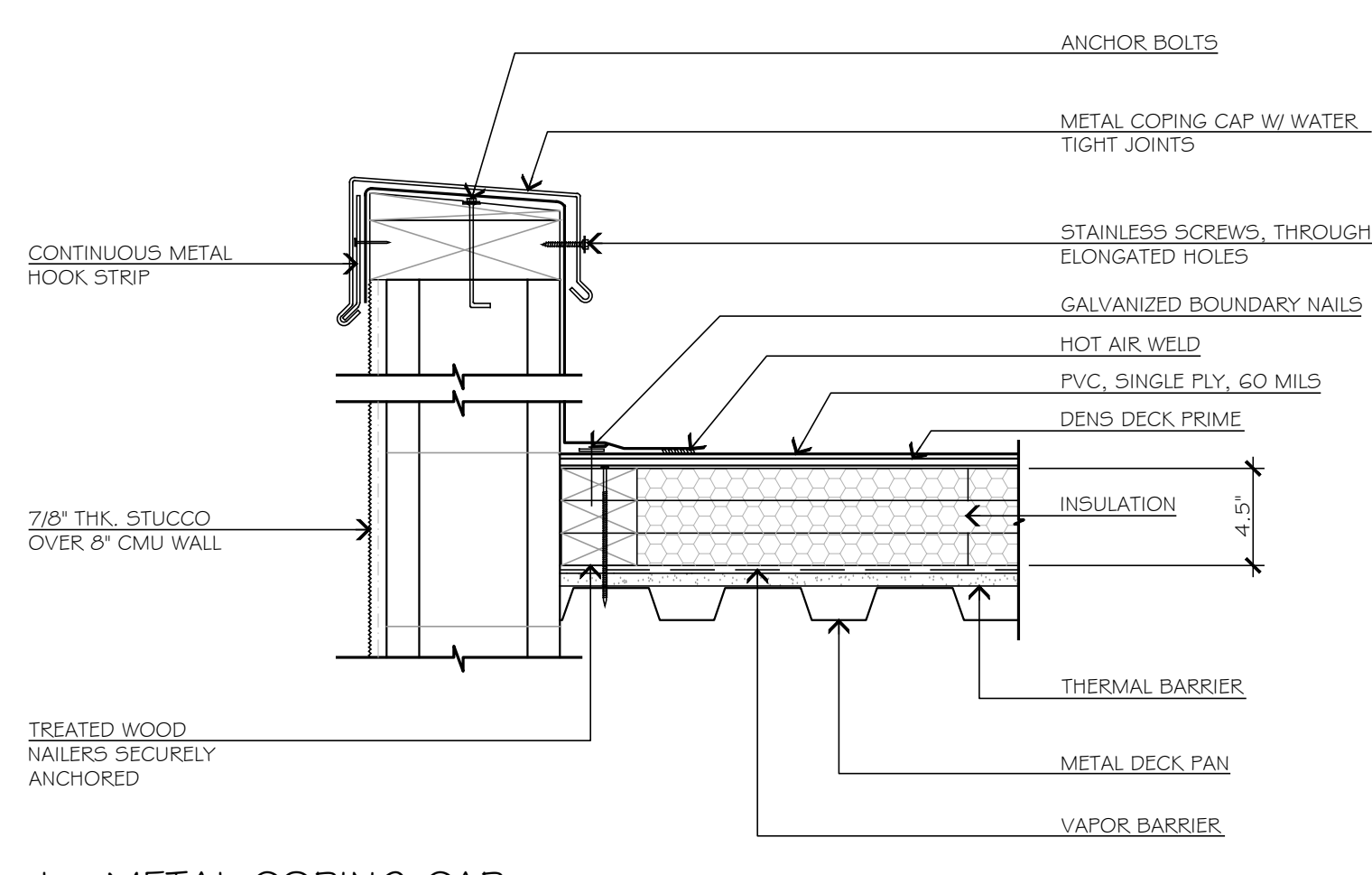
6 - ROOF DRAIN DETAIL

SCALE: N.T.S.



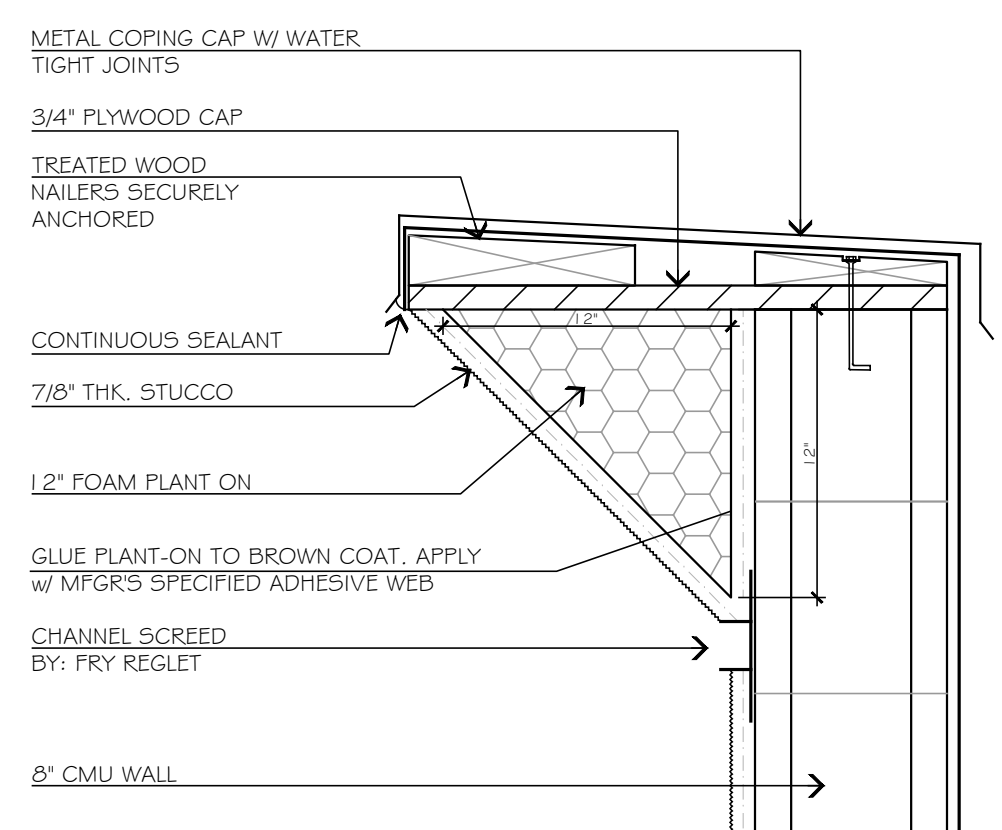
5 - PIPE PENETRATION FLASHING

SCALE: 2" = 1'-0"



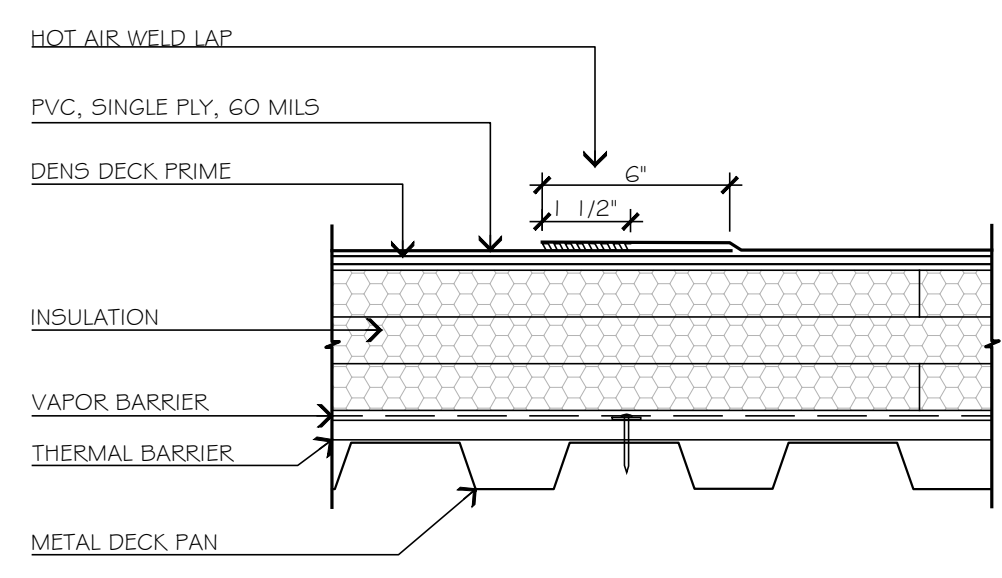
1 - METAL COPING CAP

SCALE: 2" = 1'-0"



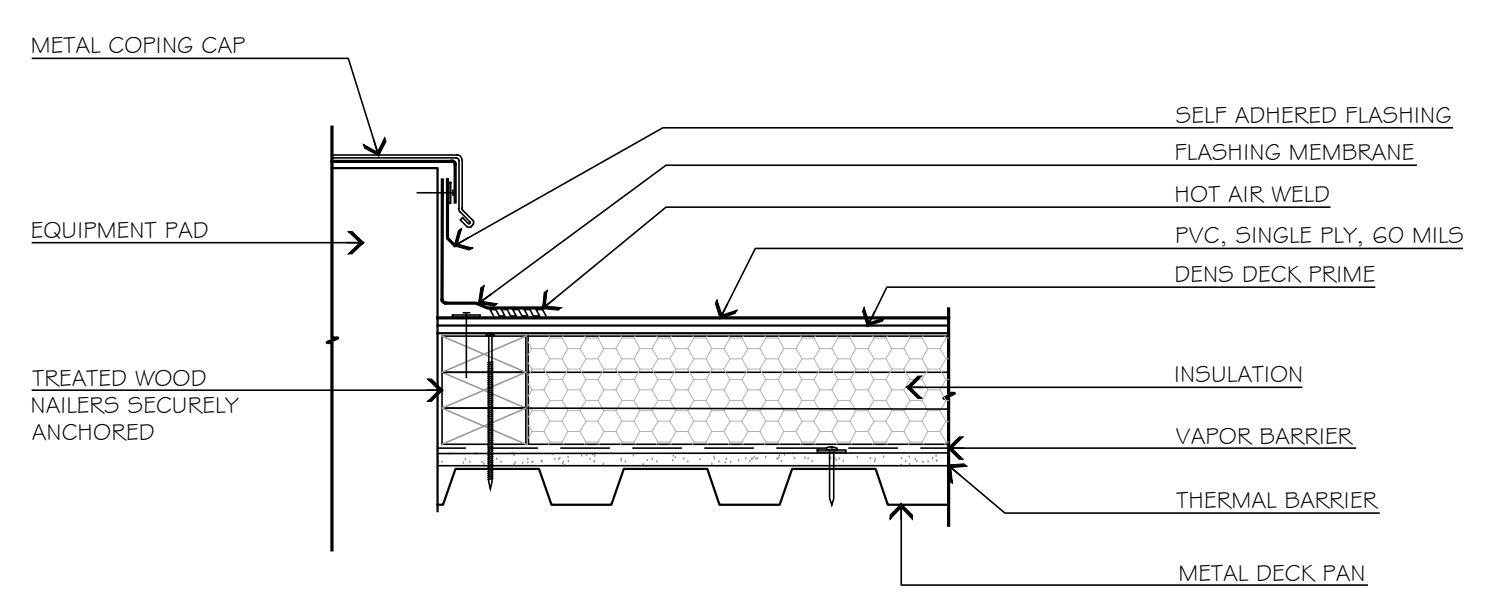
2 - METAL COPING CAP

SCALE: 2" = 1'-0"



3 - FULLY ADHERED ROOF ASSEMBLY

SCALE: 2" = 1'-0"



4 - EQUIPMENT PAD DETAIL

SCALE: 2" = 1'-0"

Cannatechnics
 CANVASE DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 50753

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
ROOF PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

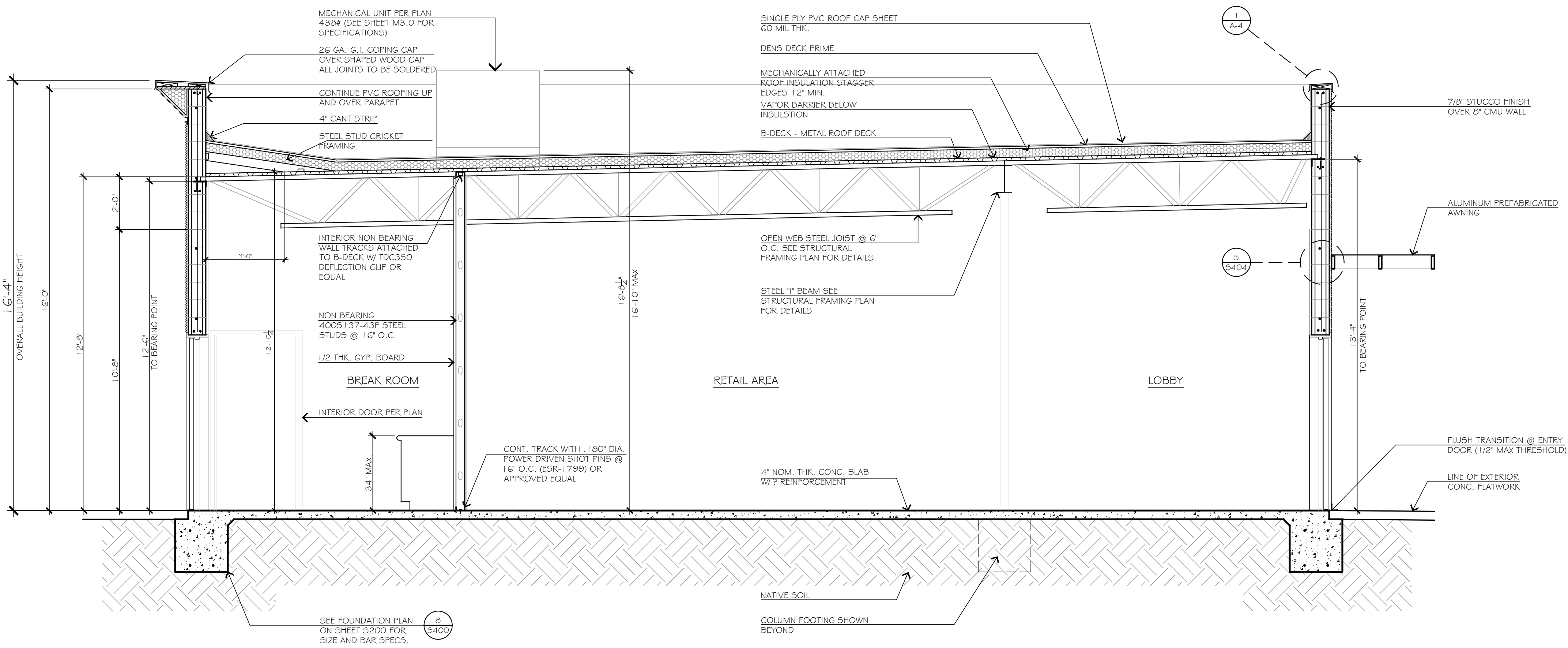
CHECKED BY
JHJ

DATE
02/06/2023

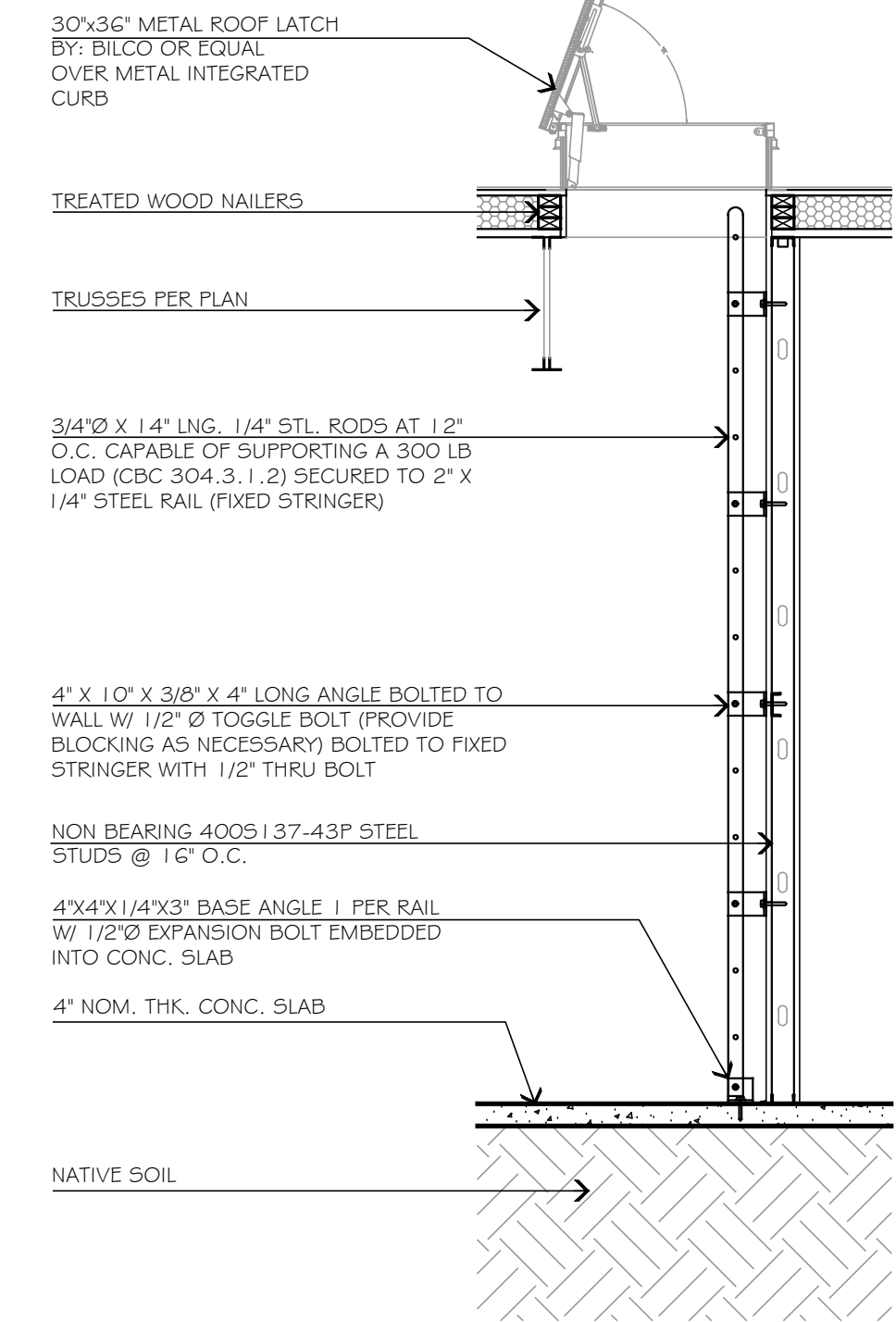
REVISION
04/19/2023

SHEET IDENTIFIER
A-4

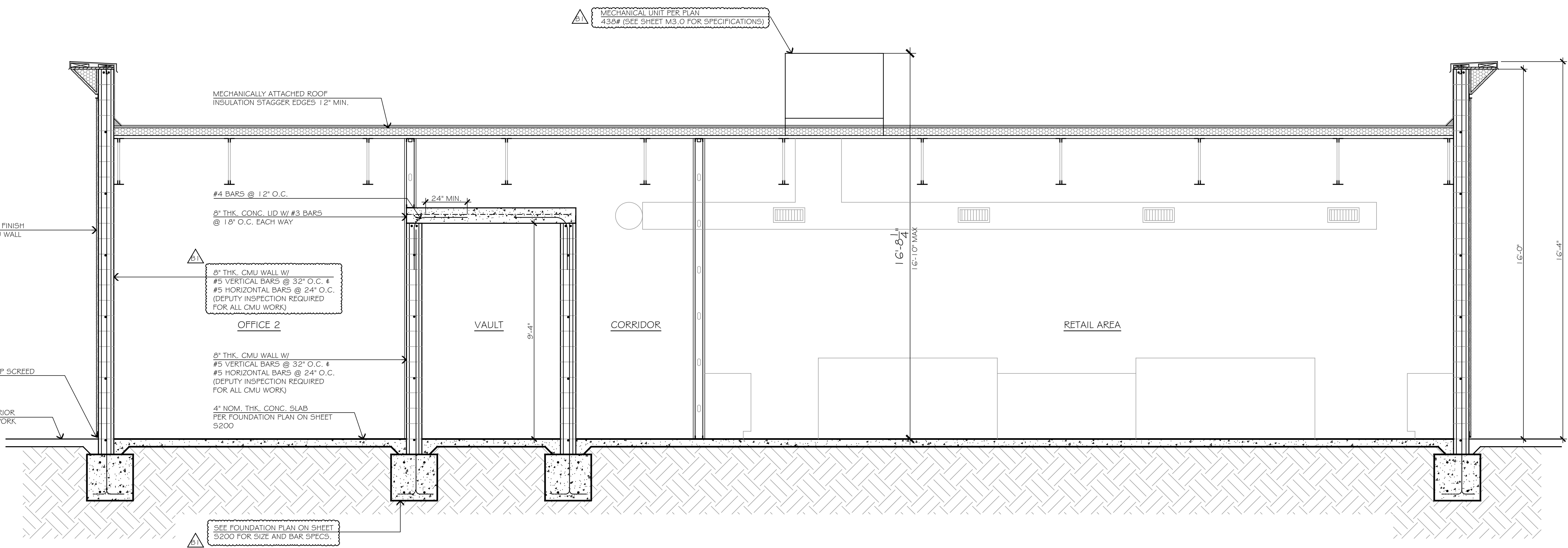
SHEET 9 OF 61



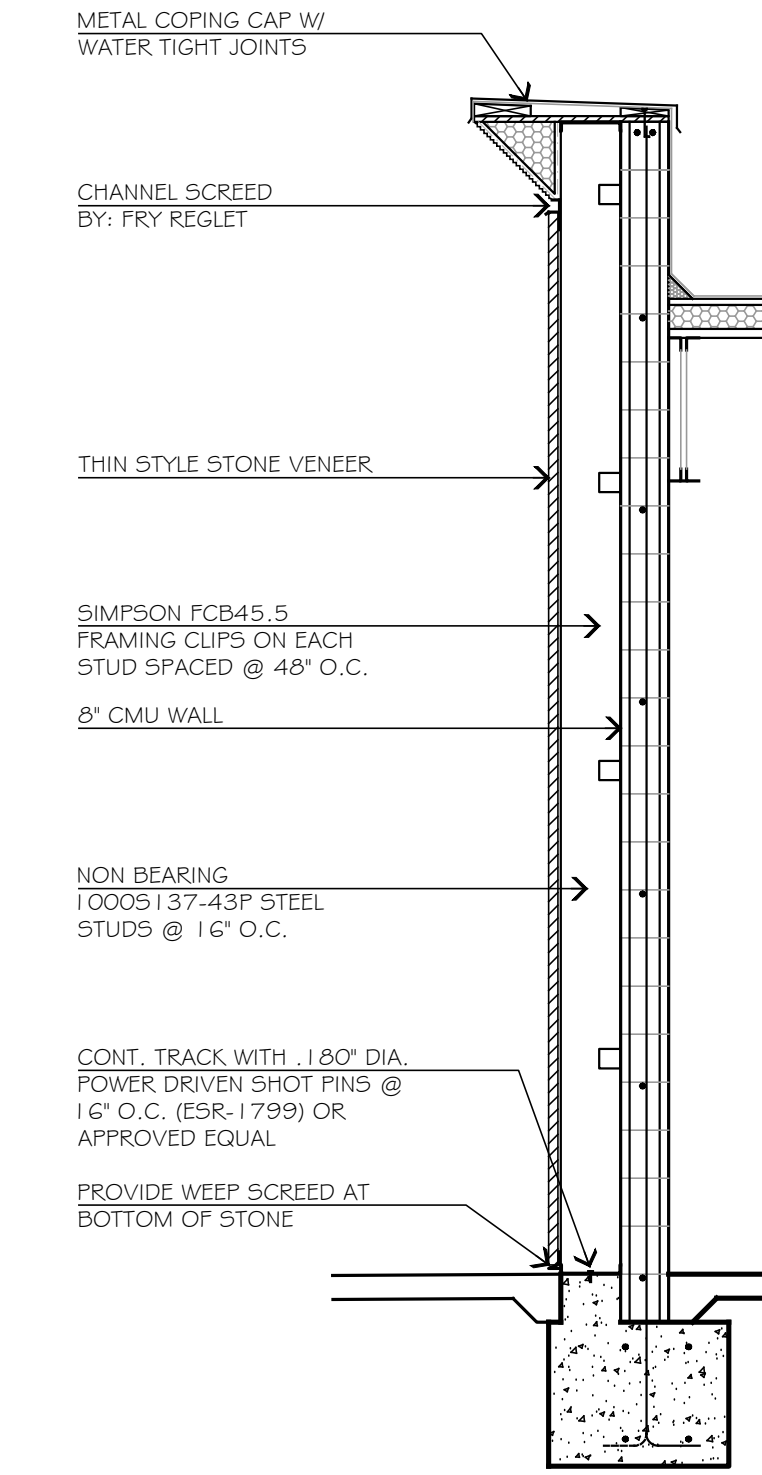
BUILDING CROSS SECTION "A-A"
SCALE: 3/8" = 1'-0"



1 - ROOF ACCESS LADDER
SCALE: 3/8" = 1'-0"



BUILDING CROSS SECTION "B-B"
SCALE: 3/8" = 1'-0"



WALL SECTION "C"
SCALE: 3/8" = 1'-0"

Cannatechnics
CANINE DESIGN SPECIALTIES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
12791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140
FAX: (866) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
NO. 50753
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.3934
DATE
04/19/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
BUILDING CROSS SECTIONS

REV	BY	DATE	DESCRIPTION	WILL D&B COMMENTS
1	AWC	3-28-23		

PROJECT NUMBER
22121

DRAWN BY
AWC

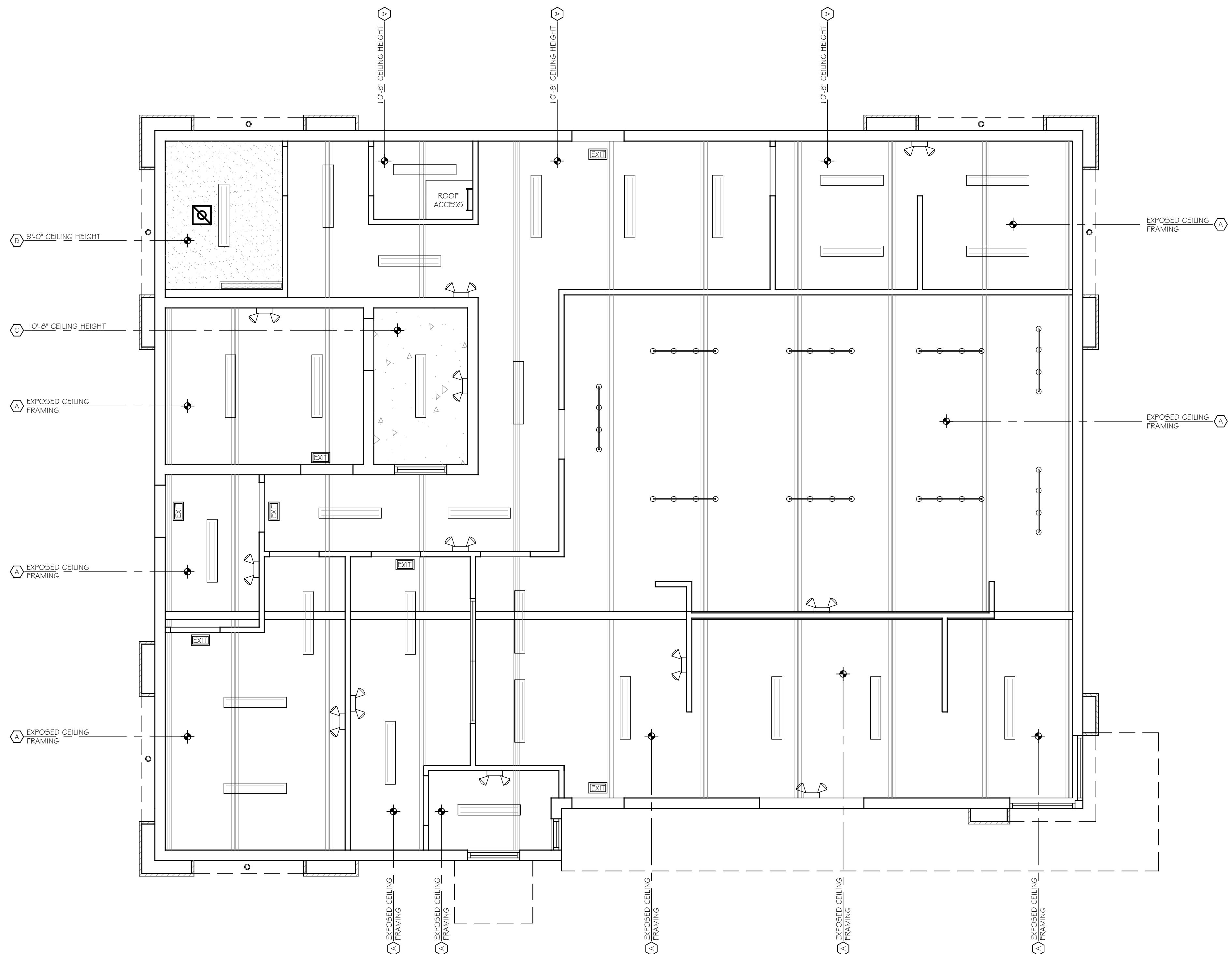
CHECKED BY
JHJ

DATE
02/06/2023

REVISION
04/19/2023

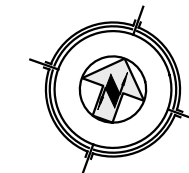
SHEET IDENTIFIER
A-5

SHEET 10 OF 61



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



CEILING SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	EXHAUST FAN; SEE MECHANICAL EQUIPMENT FOR EXACT SIZE, AND MODEL SPECIFICATIONS
	4'-0" LONG L.E.D. DOUBLE STRIP LIGHTING FIXTURE
	4'-0" WALL MOUNTED COVE LIGHTING TO BE L.E.D. FIXTURE WITH SINGLE STRIP AND LIGHT DIFFUSER. ACRYLIC, CORELITE DIVIDE OR EQUIVALENT
	4'-0" LONG DIRECTIONAL LED TRACK LIGHTING FIXTURE
	4" Ø WATERPROOF L.E.D. RECESSED CAN LIGHT FIXTURE
	EMERGENCY LIGHTING FIXTURE TO BE EQUIPPED WITH A BACK-UP BATTERY TO RUN FOR A MINIMUM OF 90 MINUTES UNINTERRUPTED.
	L.E.D. ILLUMINATED EXITING SIGN TO BE EQUIPPED WITH A BACK-UP BATTERY TO RUN FOR A MINIMUM OF 90 MINUTES MINIMUM.

NOTE:
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOTE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE.

ILLUMINATED EXITING SIGNS

EXIT EXIT SIGN

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 B. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

THE EMERGENCY POWER SYSTEM SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HR. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

CEILING SCHEDULE	
HATCH	CEILING DESCRIPTION
	NO CEILING, EXPOSED ROOF FRAMING.
	(1) LAYER, 1/2" THICK GYP. BOARD FASTENED TO 2x METAL CEILING JOISTS. COLOR: EXTRA WHITE. CODE: SW 7006 BY: SHERMAN WILLIAMS PAINT
	8" THK. CONCRETE CEILING

Cannatechnics
 CANABIS DESIGN SPECIALIST: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

PERFORMANCE
 RELIABLE
 INNOVATION
 COMMUNICATION

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 10075073

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.3934
 04/19/2023
 DATE

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
REFLECTED CEILING PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER
22121

DRAWN BY
AWC

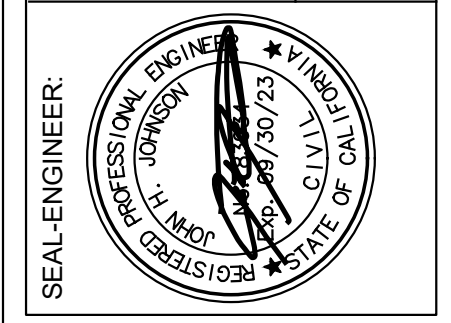
CHECKED BY
JHJ

DATE
02/06/2023

REVISION
04/19/2023

SHEET IDENTIFIER
A-6

SHEET 11 OF 61



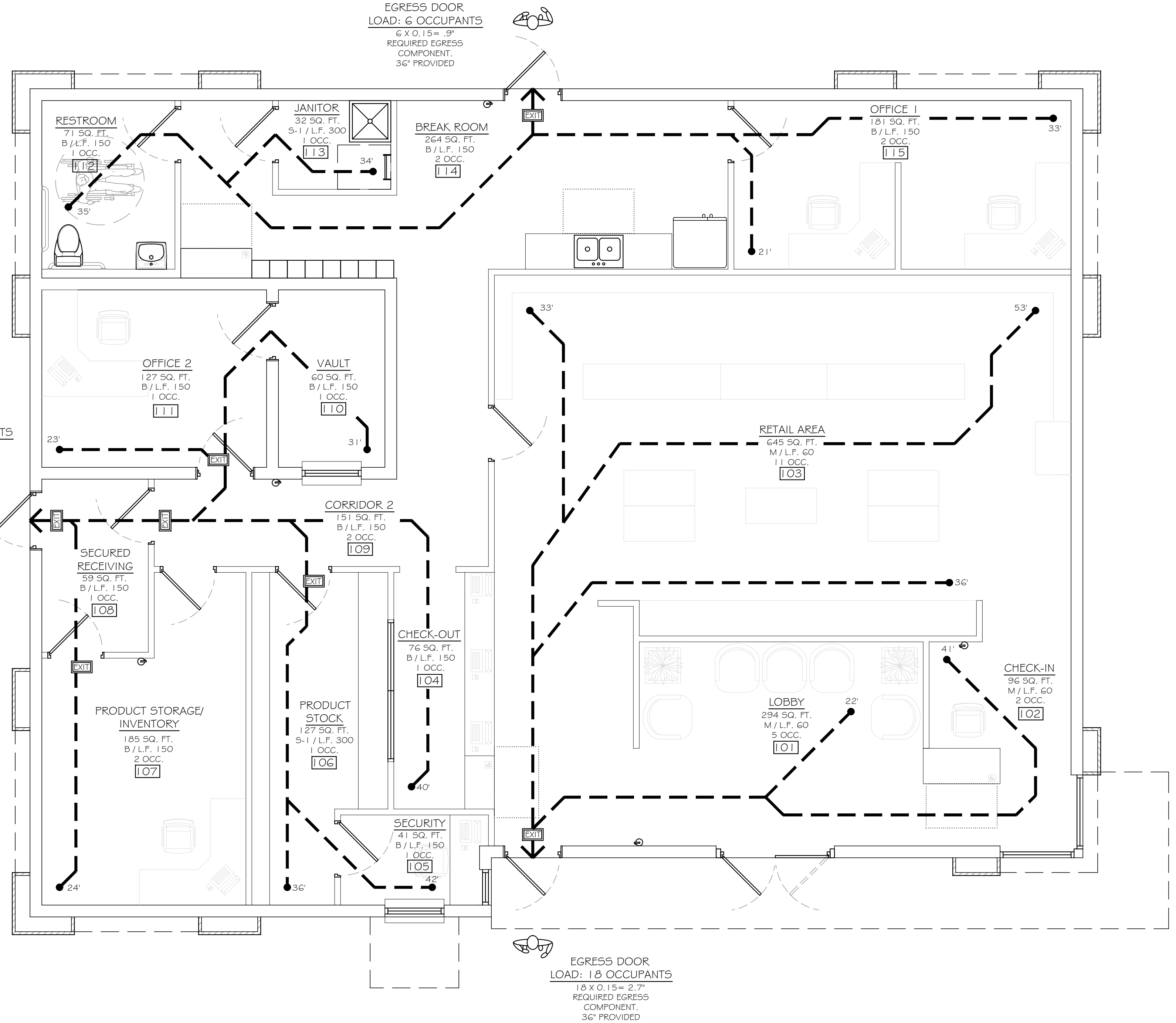
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILLDAN BAS COMMENTS

PROJECT NUMBER: **22121**
 DRAWN BY: **AWC**
 CHECKED BY: **JHJ**
 DATE: **02/06/2023**
 REVISION: **04/19/2023**
 SHEET IDENTIFIER: **A-7**
 SHEET 12 OF 61

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
 R.3934
 04/19/2023



SYMBOL	DESCRIPTION
[E]	L.E.D. ILLUMINATED EXITING SIGN, TO BE EQUIPPED WITH A BACK UP BATTERY TO RUN FOR AT LEAST 90 MINUTES INTERRUPTED.
[ER]	L.E.D. ILLUMINATED EXIT ROUTE SIGN, TO BE EQUIPPED WITH A BACK UP BATTERY TO RUN FOR AT LEAST 90 MINUTES INTERRUPTED.
•	EGRESS START POINT
---	EGRESS PATH

WIDTH OF MEANS OF EGRESS

407.3.1.1 SWING OF CORRIDOR DOORS; CORRIDOR DOORS, OTHER THAN THOSE EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING DEVICES SHALL NOT SWING INTO THE REQUIRED WIDTH OF CORRIDORS.

1005.3.2 EGRESS COMPONENTS; THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2-INCH PER OCCUPANT. EXCEPTION:

1. FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENTS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 mm) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

CHAPTER 10 - MEANS OF EGRESS NOTES

1001.1 GENERAL; BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM AS REQUIRED BY THIS CHAPTER. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN, CONSTRUCTIONS AND ARRANGEMENT OF MEANS OF EGRESS COMPONENTS REQUIRED TO PROVIDE AN APPROVED MEANS OF EGRESS FROM STRUCTURES AND PORTIONS THEREOF.

1003.2 - CEILING HEIGHT; THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. - SEE REFLECTIVE CEILING PLAN FOR ADDITIONAL INFORMATION.

1003.3.2 - POST-MOUNTED OBJECTS; A FREE-STANDING OBJECT MOUNTED ON A POST OF Pylon SHALL NOT OVERHANG THAT POST OR Pylon MORE THAN 4-INCHES WHERE THE LOWEST POINT OF THE LEADING EDGE IS MORE THAN 27-INCHES AND LESS THAN 80-INCHES ABOVE THE WALKING SURFACE.

1003.4 - FLOOR SURFACE; WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

1003.6 - MEANS OF EGRESS CONTINUITY; THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT AS SPECIFIED IN THIS CHAPTER.

1004.1.2 AREAS WITHOUT FIXED SEATING; THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.1.2, WHERE AN INTENDED FUNCTION IS NOT LISTED IN TABLE 1004.1.2, THE BUILDING OFFICIAL SHALL ESTABLISH A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED FUNCTION.

1004.6 MULTIPLE OCCUPANCIES; WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

1005.4.2 - DOORS; DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7-INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE
 OCCUPANCY TYPE: A-2, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: B, TRAVEL DISTANCE WITH SPRINKLERS = 300 FT. (c)
 OCCUPANCY TYPE: M, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: F-1, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)
 OCCUPANCY TYPE: S-1, TRAVEL DISTANCE WITH SPRINKLERS = 250 FT. (b)

(b) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.1.2.

(c) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.

1017.3 MEASUREMENT; EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

1008.1 MEANS OF EGRESS ILLUMINATION; ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2 UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3

1008.2 MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE < 1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)

1008.3-5 IN THE EVENT OF POWER SUPPLY FAILURE, AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION FOR NOT < 90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF: 1. FOOTCANDLE AISLES, CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE, ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, PUBLIC RESTROOMS > 300 5.F. (CBC 1008.3-5)

1010.1.9.3 LOCKS AND LATCHES; SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF FOLLOWING EXIST:
 IN BUILDINGS IN OCCUPANCY GROUP B, F, AND S, THE MAIN DOOR ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED:
 A) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 B) "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 C) "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
 D) "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (CBC 1013.3)

1013.4 TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS
 A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR
 B. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 C. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
 D. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

1013.5 EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

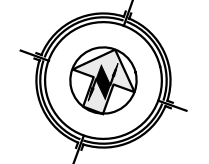
1013.6.2 THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5 FOOT CANDLES.

1013.6.3 IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT < 90 MINUTES.

DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 49" MAX. ABOVE THE FINISH FLOOR.

EGRESS & LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"



FUNCTION OF SPACE	LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL & ELECTRICAL EQUIPMENT ROOMS	300 GROSS
MERCANTILE AREAS	60 GROSS
BUSINESS AREAS - OFFICES & RESTROOMS	150 GROSS

THE TOTAL OCCUPANT LOAD SHALL BE DETERMINED BY CHAPTER 10 MEANS OF EGRESS SECTION 1004.2

ALL AREAS ARE BASED ON SQUARE FOOTAGE. SEE FLOOR PLAN FOR CALCULATIONS. SEE NOTES FOR ADDITIONAL INFORMATION.

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXIT PER STORY

OCCUPANT LOAD	MINIMUM NUMBER OF EXITS
1 - 500 OCCUPANTS	2 EXITS MINIMUM

OCCUPANT LOAD SIGNAGE

A MAXIMUM OCCUPANCY SIGNAGE SHALL BE POSTED ON ALL ENTRANCES AND EXITING MARKED ON THE EGRESS PLAN. LEGEND: MAXIMUM OCCUPANT LOAD OF _____ AS REQUIRED BY THE STATE OF CALIFORNIA. SHALL BE INSTALLED, IN A FIXED POSITION, VISIBLE TO THE OCCUPANT.

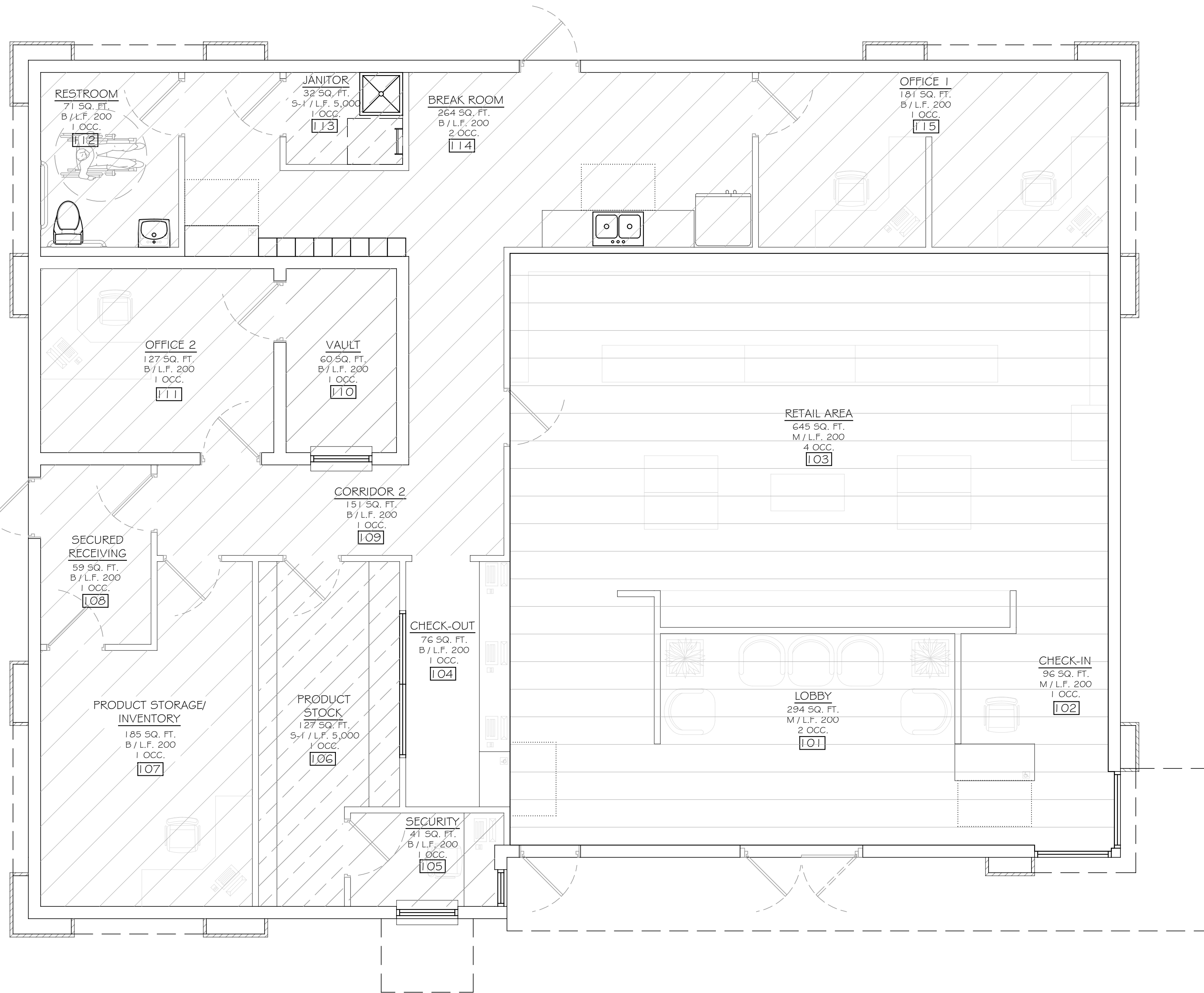
TOTAL MAXIMUM ALLOWED OCCUPANTS ON BUILDING: **34**

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	TRAVEL DISTANCE
B OCCUPANCY	200 FT. PER TABLE 1017.2
M OCCUPANCY	200 FT. PER TABLE 1017.2
S-1 OCCUPANCY	200 FT. PER TABLE 1017.2

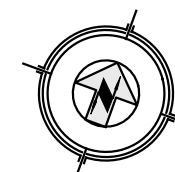
ROOM #	ROOM NAME	SQ. FT.	OCCUPANCY	OCCUPANTS
OCCUPANT CALCULATION = 34 TOTAL OCC.				
101	LOBBY	294 SQ. FT.	M OCCUPANCY	5 OCCUPANT
102	CHECK-IN	96 SQ. FT.	M OCCUPANCY	2 OCCUPANTS
103	RETAIL AREA	645 SQ. FT.	M OCCUPANCY	11 OCCUPANTS
TOTAL SQ. FT. = 1,035 SQ. FT. M = 18 OCC.				
104	CHECK-OUT	76 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
105	SECURITY	41 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
107	PRODUCT STORAGE/INV.	185 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
108	SECURED RECEIVING	59 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
109	CORRIDOR 2	151 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
110	VAULT	60 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
111	OFFICE 2	127 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
112	RESTROOM	71 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
114	BREAKROOM**	264 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
115	OFFICE 1	181 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
TOTAL SQ. FT. = 1,215 SQ. FT. B = 14 OCC.				
106	PRODUCT STOCK	127 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
113	JANITOR	32 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. = 159 SQ. FT. S-1 = 2 OCC.				

** PER 303.1.2 2022 CBC SMALL ASSEMBLY SPACES THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY
 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY



REQUIRED PLUMBING FACILITIES PLAN

SCALE: 1/4" = 1'-0"



MINIMUM FIXTURES REQUIRED	
NUMBER OF OCCUPANTS ARE BASED UPON THE FOLLOWING EQUATION: STEP 1: SQ. FT. / LOAD FACTOR = # OCCUPANTS. (SEE OCC. LOAD RATIO) STEP 2: # OCCUPANTS / 2 = MALES AND FEMALES TOTAL NUMBER. WHERE FRACTION NUMBERS ARE ROUNDED TO THE NEXT WHOLE NUMBER.	
M = 7 OCC. / 2 = 4 MALE & 4 FEMALE B = 11 OCC. / 2 = 6 MALE & 6 FEMALE S-1 = 2 OCC. / 2 = 1 MALE & 1 FEMALE	
FIXTURES REQUIRED	FIXTURES PROVIDED
MALE (11 OCCUPANTS) WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A	- SINGLE ACCOMMODATION - WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A
FEMALE (11 OCCUPANTS) WATER CLOSETS 1 LAVATORIES 1 SHOWERS N/A	422.2 EXCEPTION 3 IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

AREA TABULATION				
ROOM #	ROOM NAME	SQ. FT.	OCCUPANCY	OCCUPANTS
PLUMBING LOAD CALCULATION = 20 TOTAL = 10 M / 10 F				
101	LOBBY	294 SQ. FT.	M OCCUPANCY	2 OCCUPANTS
102	CHECK-IN	96 SQ. FT.	M OCCUPANCY	1 OCCUPANTS
103	RETAIL AREA	645 SQ. FT.	M OCCUPANCY	4 OCCUPANTS
TOTAL SQ. FT. = 1,035 SQ. FT. M = 7 OCC.				
104	CHECK-OUT	76 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
105	SECURITY	41 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
107	PRODUCT STORAGE/ INV.	185 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
108	SECURED RECEIVING	59 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
109	CORRIDOR 2	151 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
110	VAULT	60 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
111	OFFICE 2	127 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
112	RESTROOM	71 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
114	BREAKROOM**	264 SQ. FT.	B OCCUPANCY	2 OCCUPANTS
115	OFFICE 1	181 SQ. FT.	B OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. = 1,215 SQ. FT. B = 11 OCC.				
106	PRODUCT STOCK	127 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
113	JANITOR	32 SQ. FT.	S-1 OCCUPANCY	1 OCCUPANTS
TOTAL SQ. FT. = 159 SQ. FT. S-1 = 2 OCC.				
** PER 303.1.2 2022 CBC SMALL ASSEMBLY SPACES THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES: 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY. 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.				

MINIMUM PLUMBING FACILITIES REQUIRED								
2022 C.P.C. TABLE 422.1 - MIN. PLUMBING FACILITIES								
TYPE OF OCCUPANCY	MINIMUM FIXTURES PER PERSON							
	WATER CLOSETS		URINALS	LAVATORIES		SHOWER TUB(S)	DRINKING FOUNTAINS / FACILITIES	OTHER(S)
GROUP: B BUSINESS OCC. (OFFICE, PROFESSIONAL SERVICE TYPE TRANSACTION)	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 50 2: 51 - 100 3: 101 - 200 4: 201 - 400	1: 1 - 15 2: 16 - 30 3: 31 - 50 4: 51 - 100 5: 101 - 200 6: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 75 2: 76 - 150 3: 151 - 200 4: 201 - 300 5: 301 - 400	2: 76 - 150 3: 151 - 200 4: 201 - 300 5: 301 - 400			
	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR ADDITIONAL 150 FEMALES.		OVER 600, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES	OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 250 MALES AND 1 FIXTURE FOR ADDITIONAL 200 FEMALES.				1 SERVICE SINK OR LAUNDRY TRAY
GROUP: M MERCANTILE OCCUPANCY (THE SALE OF MERCHANDISE AND ACCESSIBLE TO THE PUBLIC)	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400	0: 1 - 200 1: 201 - 400	1: 1 - 200 2: 201 - 400	1: 1 - 200 2: 201 - 400 3: 301 - 400			1 SERVICE SINK OR LAUNDRY TRAY
GROUP: S-1, S-2 STORAGE OCCUPANCY, STORAGE OF GOODS, WAREHOUSE, AIRCRAFT HANGAR, FOOD PRODUCTS, APPLIANCES	MALE	FEMALE	MALE	MALE	FEMALE			
	1: 1 - 100 2: 101 - 200 3: 201 - 400	1: 1 - 100 2: 101 - 200 3: 201 - 400		1: 1 - 200 2: 201 - 400 3: 401 - 750	1: 1 - 200 2: 201 - 400 3: 401 - 750			1 SERVICE SINK OR LAUNDRY TRAY
OVER 400, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 MALES AND 1 FIXTURE FOR EACH ADDITIONAL 150 FEMALES			OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS				OVER 750, ADD 1 FIXTURE FOR EACH ADDITIONAL 500 PERSONS	

LOAD RATIO NOTES

NOTE: THE OCCUPANT LOAD FACTOR ON THIS PLAN IS BASED ON 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 'A' AND SECTION '422.1' AND SHALL NOT BE USED FOR EGRESS CALCULATIONS. THE PURPOSE OF THE INDICATED OCCUPANT LOAD CALCULATION IS TO CALCULATE REQUIRED WATER FIXTURES ACROSS THE BUILDING AND OCCUPANCIES. PLEASE REFER TO EGRESS PLANS FOR EGRESS OCCUPANT LOAD AND APPROVED CALCULATIONS PER 2022 CALIFORNIA BUILDING CODE (C.B.C.)

LOAD RATIO		
THE TOTAL OCCUPANT LOAD FOR CALCULATING FIXTURE REQUIREMENTS SHALL BE DETERMINED IN ACCORDANCE WITH THE OCCUPANT LOAD FACTOR IN TABLE 'A' - OCCUPANT LOAD FACTOR (2022 C.P.C.)		
OCCUPANCY	LOAD FACTOR	HATCH TYPE
GROUP B SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	200 SQ. FT. / OCCUPANT	XX OCCUPANT
GROUP M SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	200 SQ. FT. / OCCUPANT	XX OCCUPANT
GROUP S-1 SEE EGRESS PLAN FOR OCCUPANT LOAD CALCULATIONS AND SQUARE FOOTAGE PER AREA	5,000 SQ. FT. / OCCUPANT	XX OCCUPANT

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 50723

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.3934
 DATE: 04/19/2023

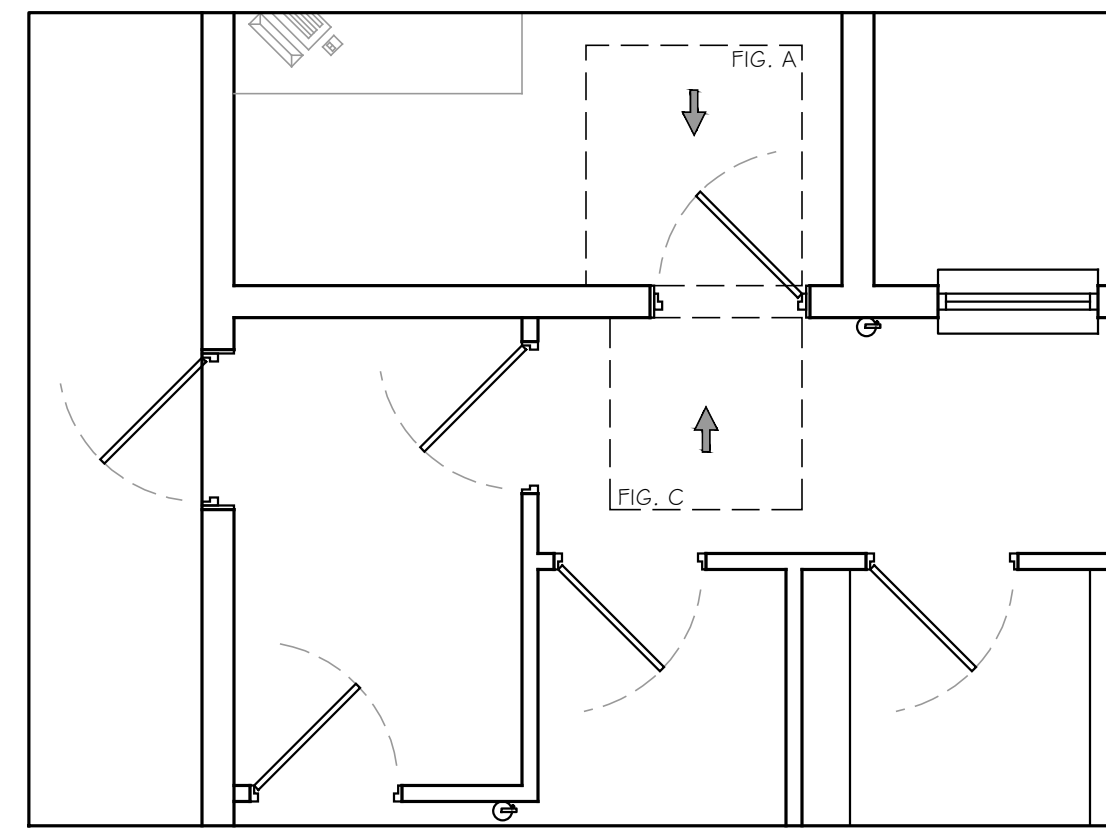
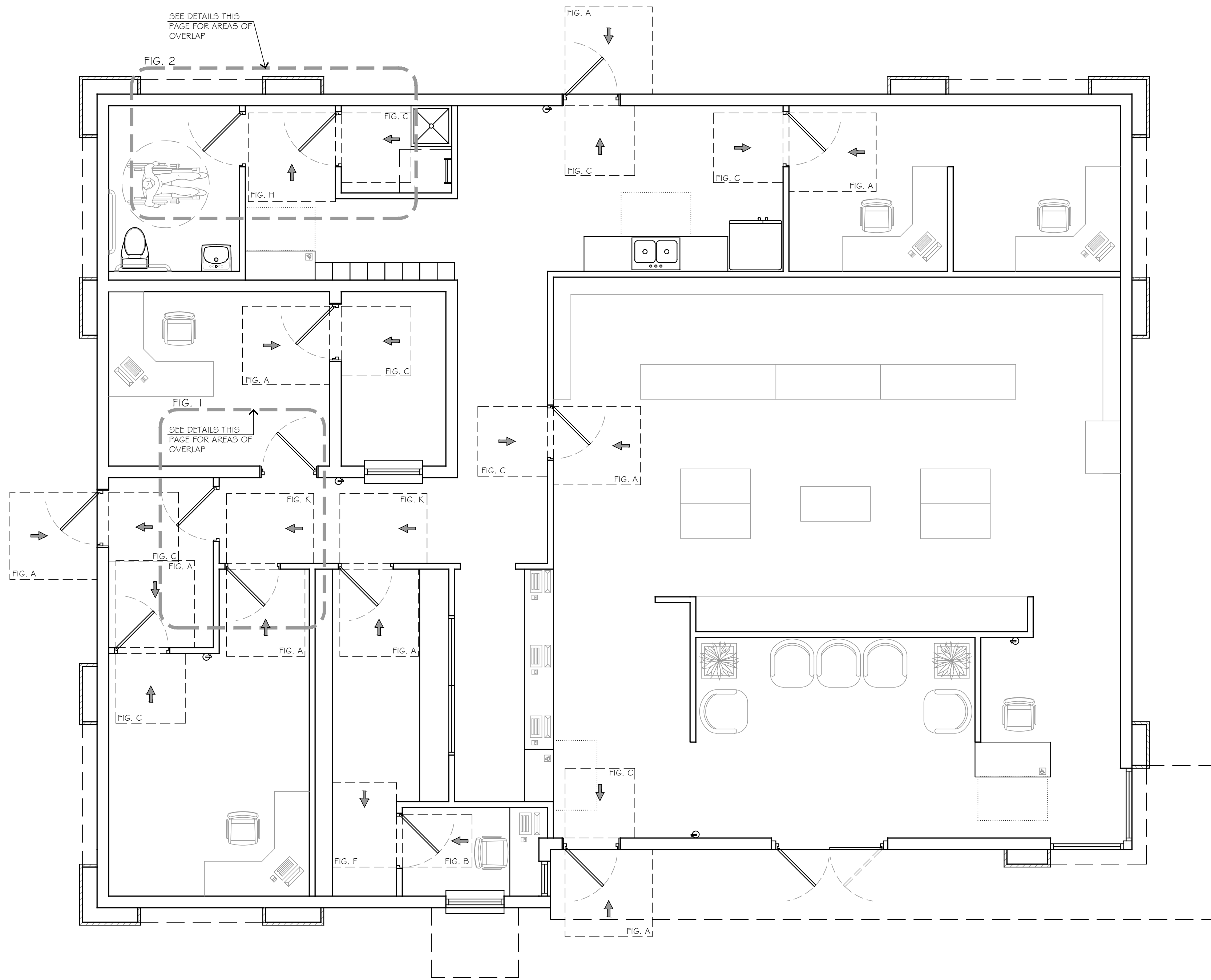
OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION:
**REQUIRED PLUMBING FACILITIES
 CALCULATIONS**

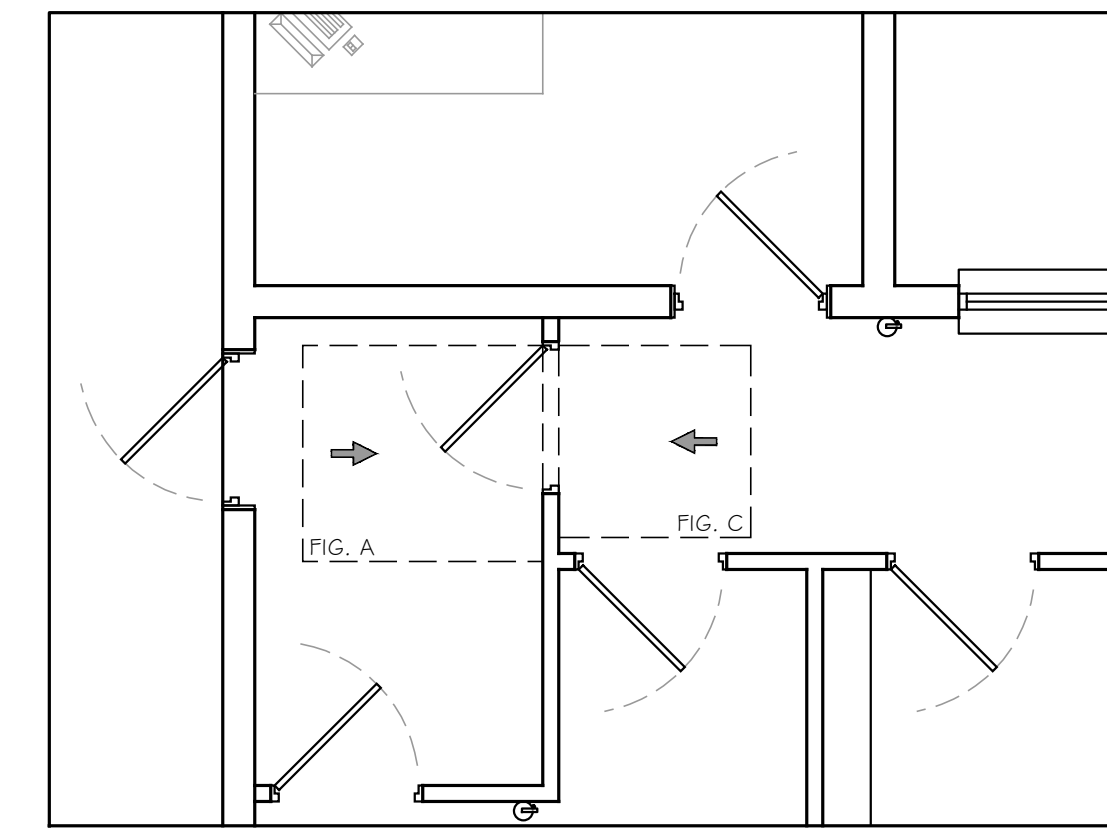
REV	DATE	DESCRIPTION
1	3-28-23	AWC

PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 04/19/2023
 SHEET IDENTIFIER: **A-8**
 SHEET 13 OF 61



DOOR MANEUVERING FIGURE 1

SCALE: 1/4" = 1'-0"



DOOR MANEUVERING FIGURE 2

SCALE: 1/4" = 1'-0"

DOOR MANEUVERING PLAN

SCALE: 1/4" = 1'-0"

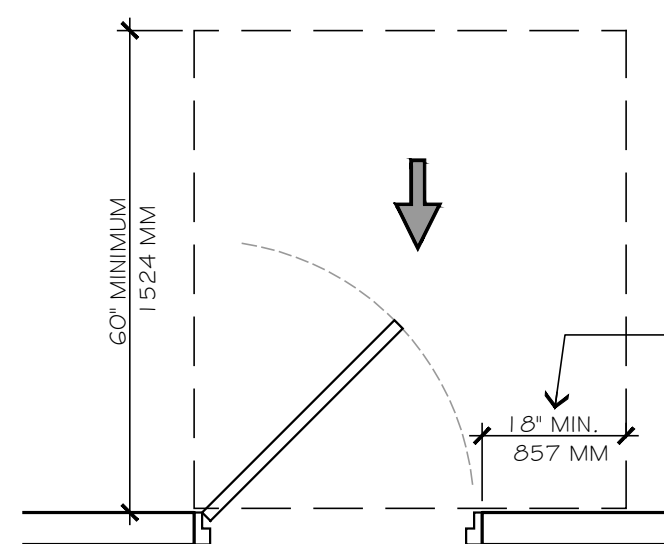
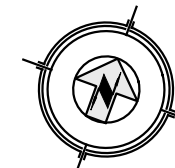


FIGURE 'A'
(CBC 11B-404.2.4.1)
FRONT APPROACH, FULL SIDE

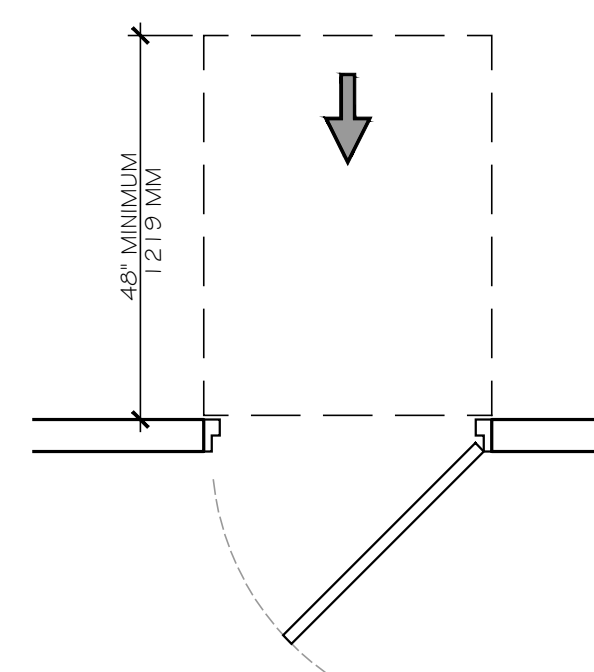


FIGURE 'B'
(CBC 11B-404.2.4.1)
FRONT APPROACH, PUSH SIDE

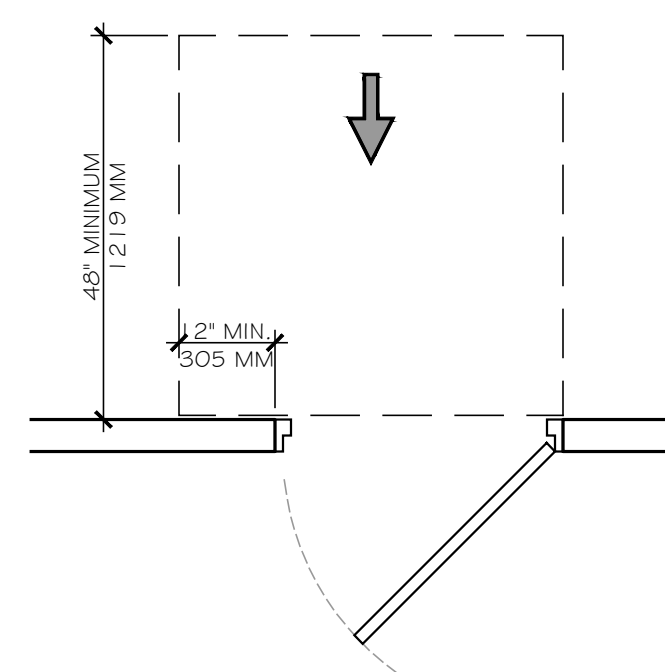


FIGURE 'C'
(CBC 11B-404.2.4.1)
FRONT APPROACH, PUSH SIDE,
DOOR PROVIDED WITH BOTH
CLOSER AND LATCH

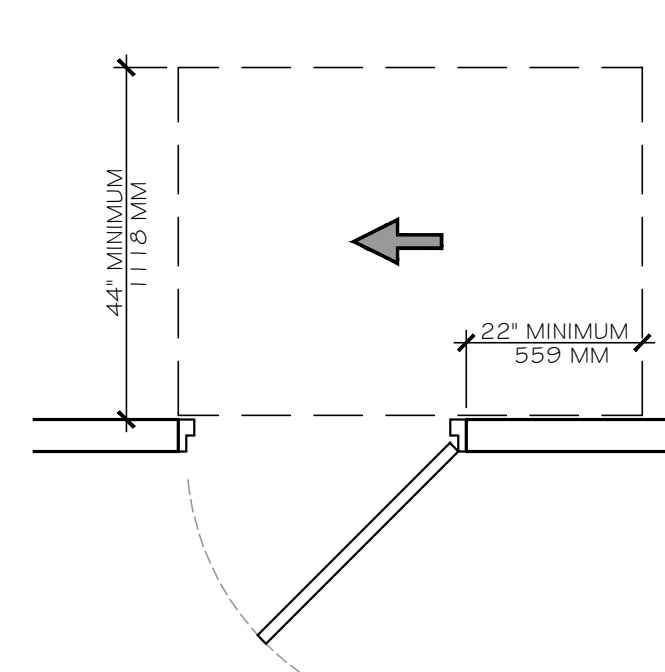


FIGURE 'F'
(CBC 11B-404.2.4.1)
HINGE APPROACH, PUSH SIDE

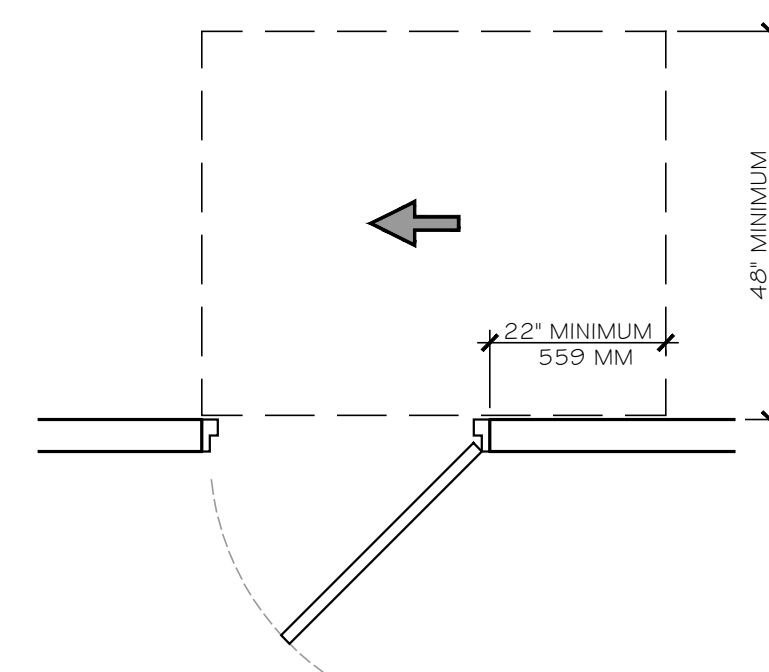


FIGURE 'G'
(CBC 11B-404.2.4.1)
HINGE APPROACH, PUSH SIDE, DOOR
PROVIDED WITH BOTH CLOSER AND LATCH

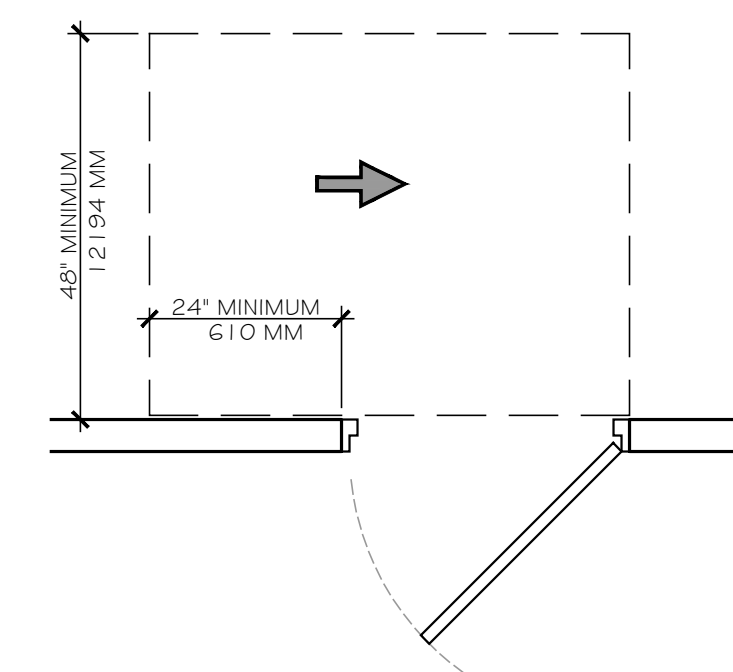


FIGURE 'K'
(CBC 11B-404.2.4.1)
LATCH APPROACH, PUSH SIDE,
DOOR PROVIDED WITH CLOSER

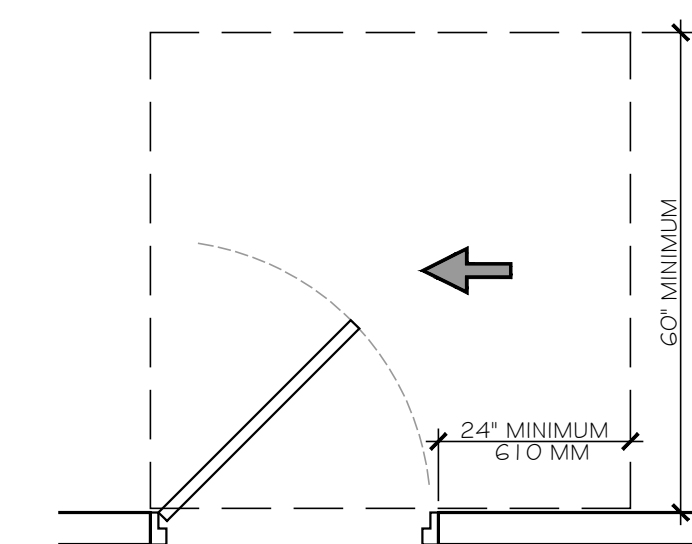


FIGURE 'H'
(CBC 11B-404.2.4.1)
LATCH APPROACH, PULL SIDE

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 S. JEFFERSON AVENUE, SUITE 201
 TUCUMAN, CA
 PHONE: (909) 987-7140
 FAX: (909) 987-9724
 EMAIL: INFO@CANNA-TECHNICS.COM | WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 50723

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.3934
 DATE: 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
DOOR MANEUVERING PLAN

REV	DATE	DESCRIPTION
1	3-28-23	AWC

PROJECT NUMBER
22121

DRAWN BY
AWC

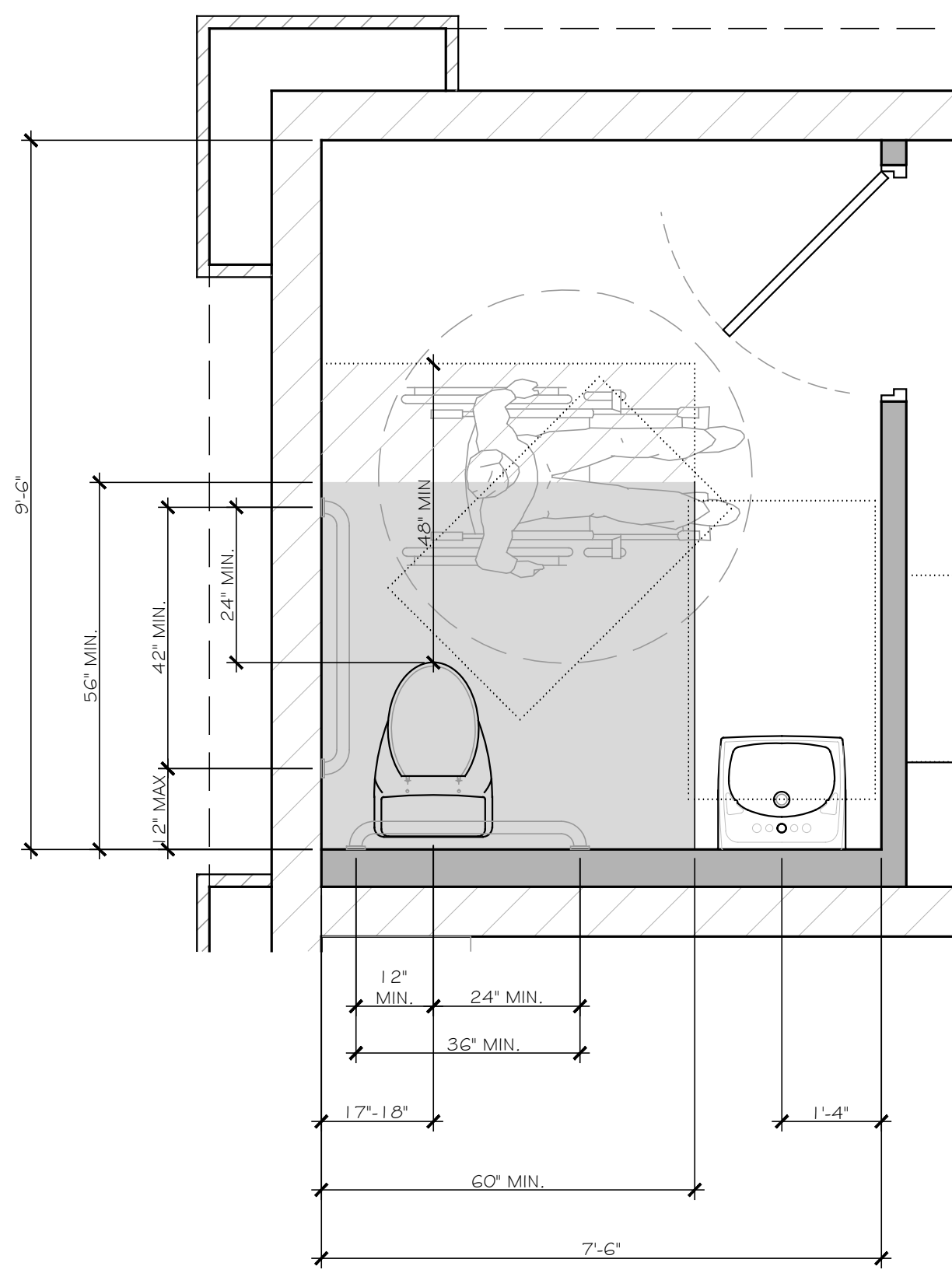
CHECKED BY
JHJ

DATE
02/06/2023

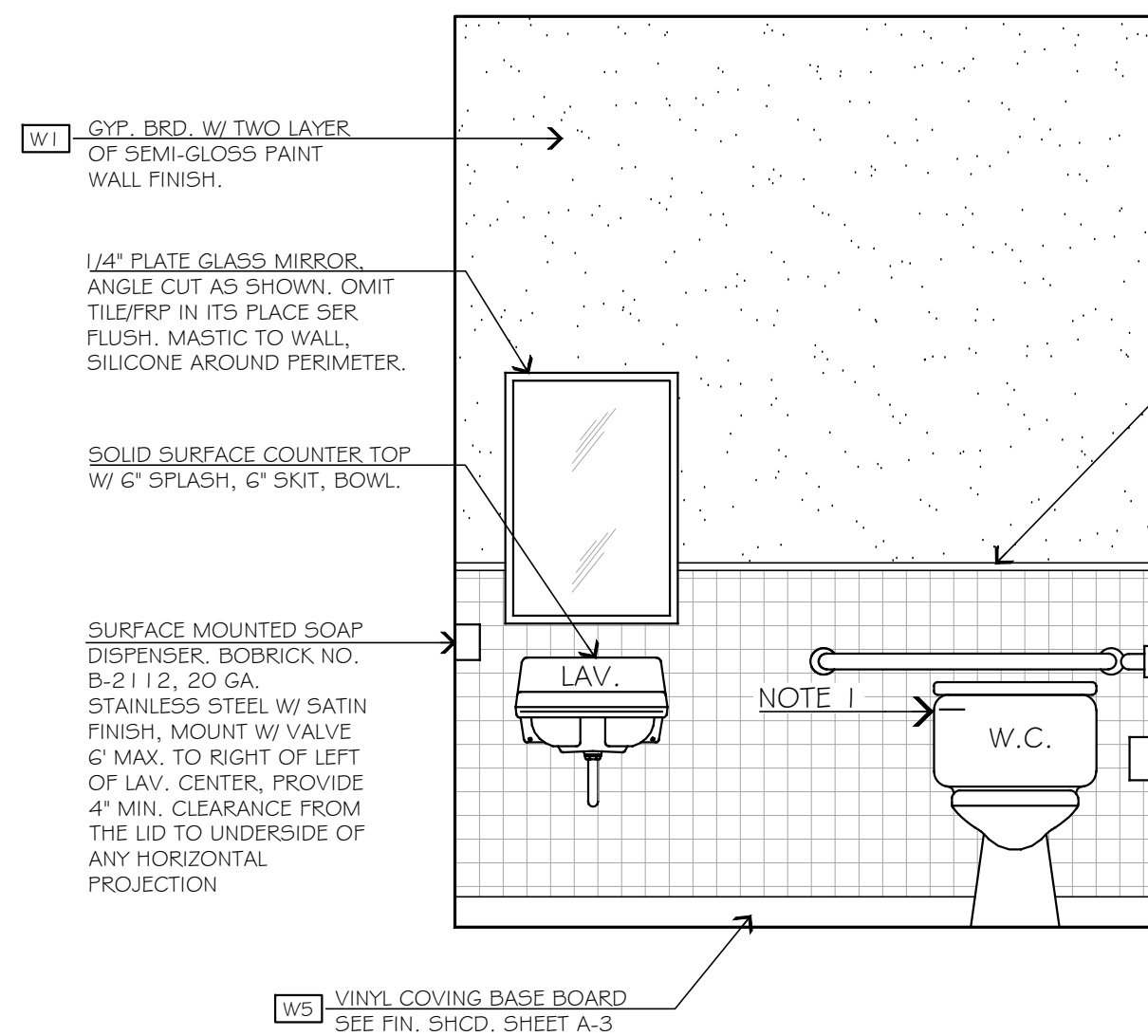
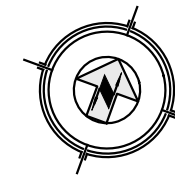
REVISION
04/19/2023

SHEET IDENTIFIER
A-9

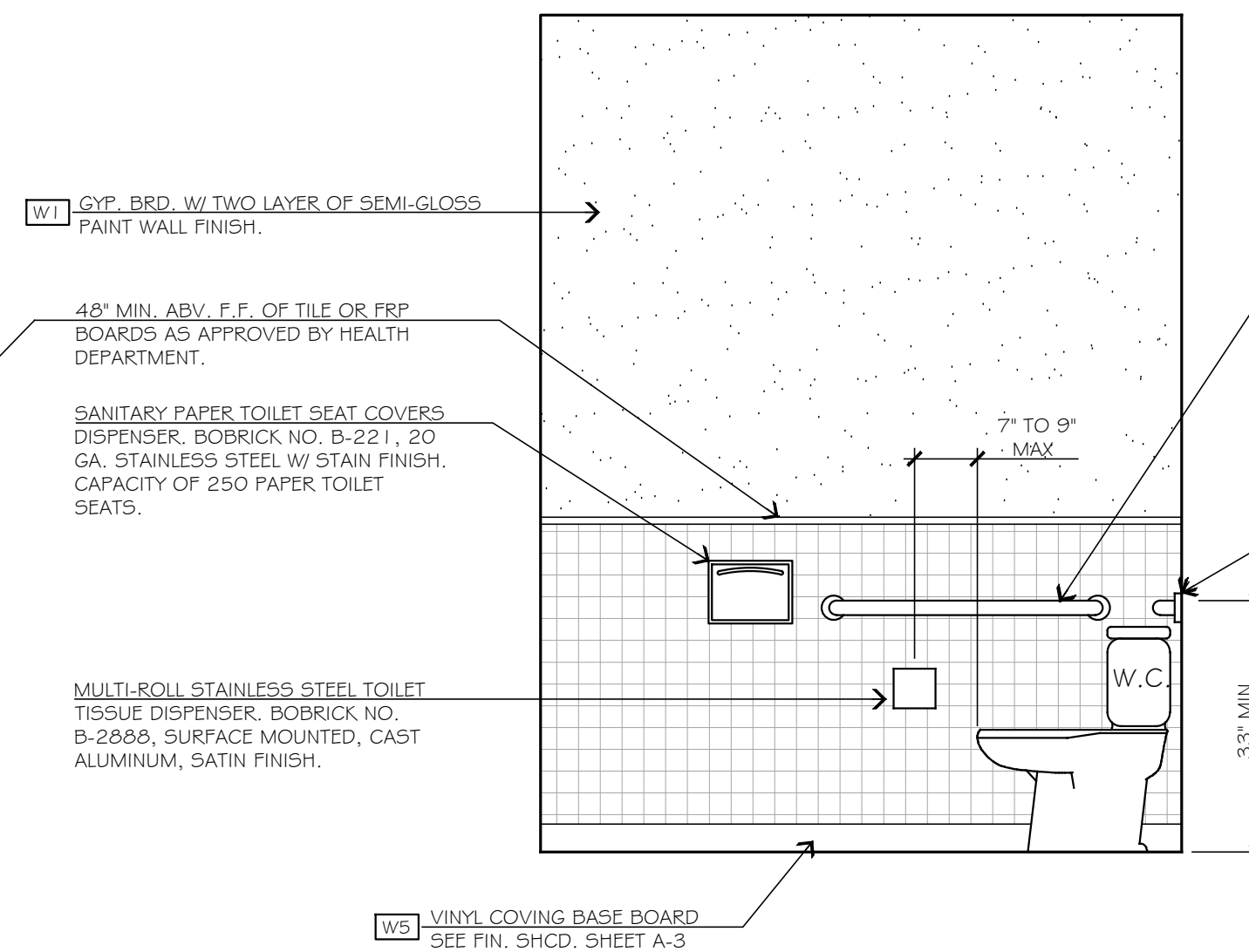
SHEET 14 OF 61



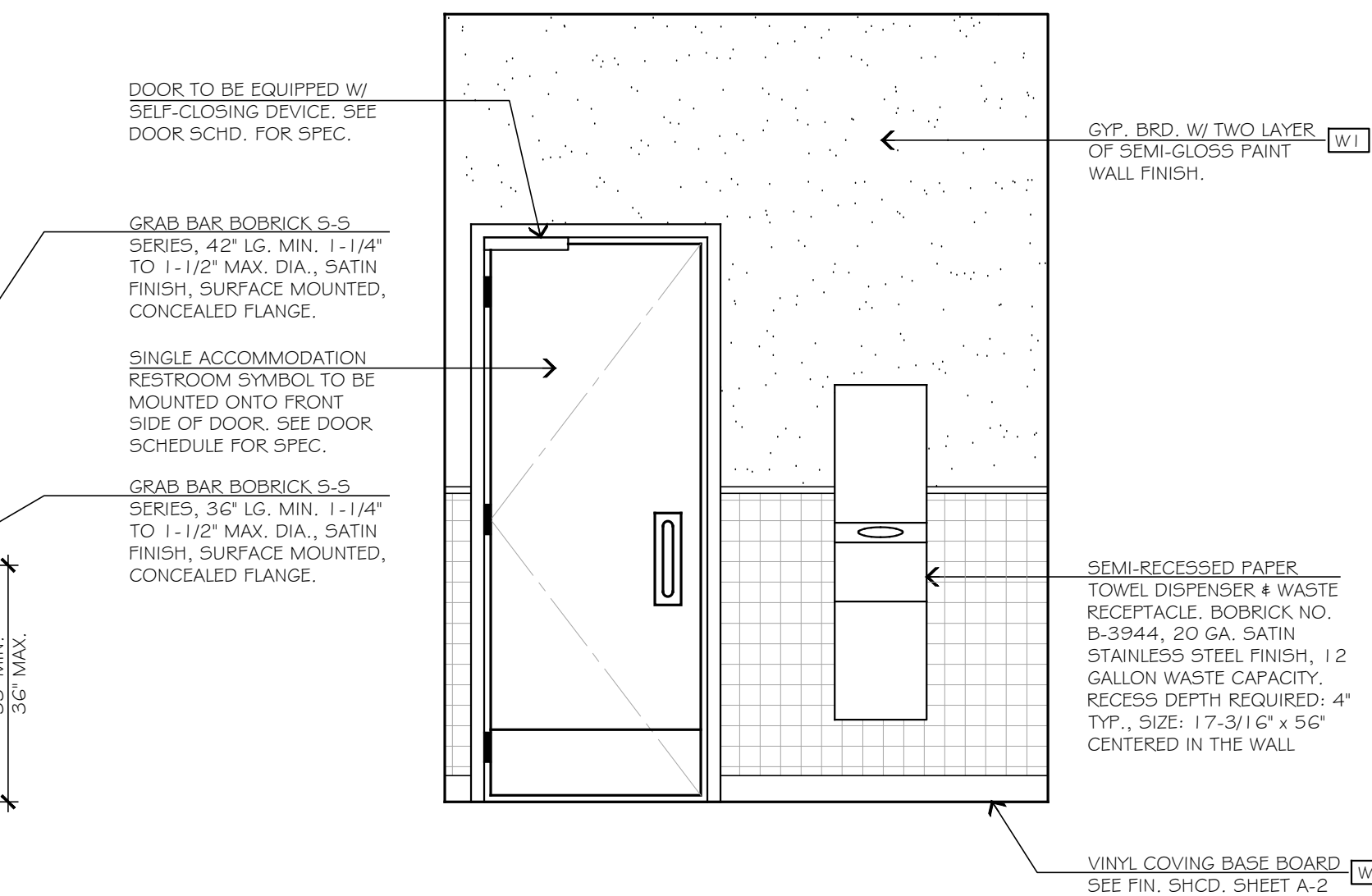
ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



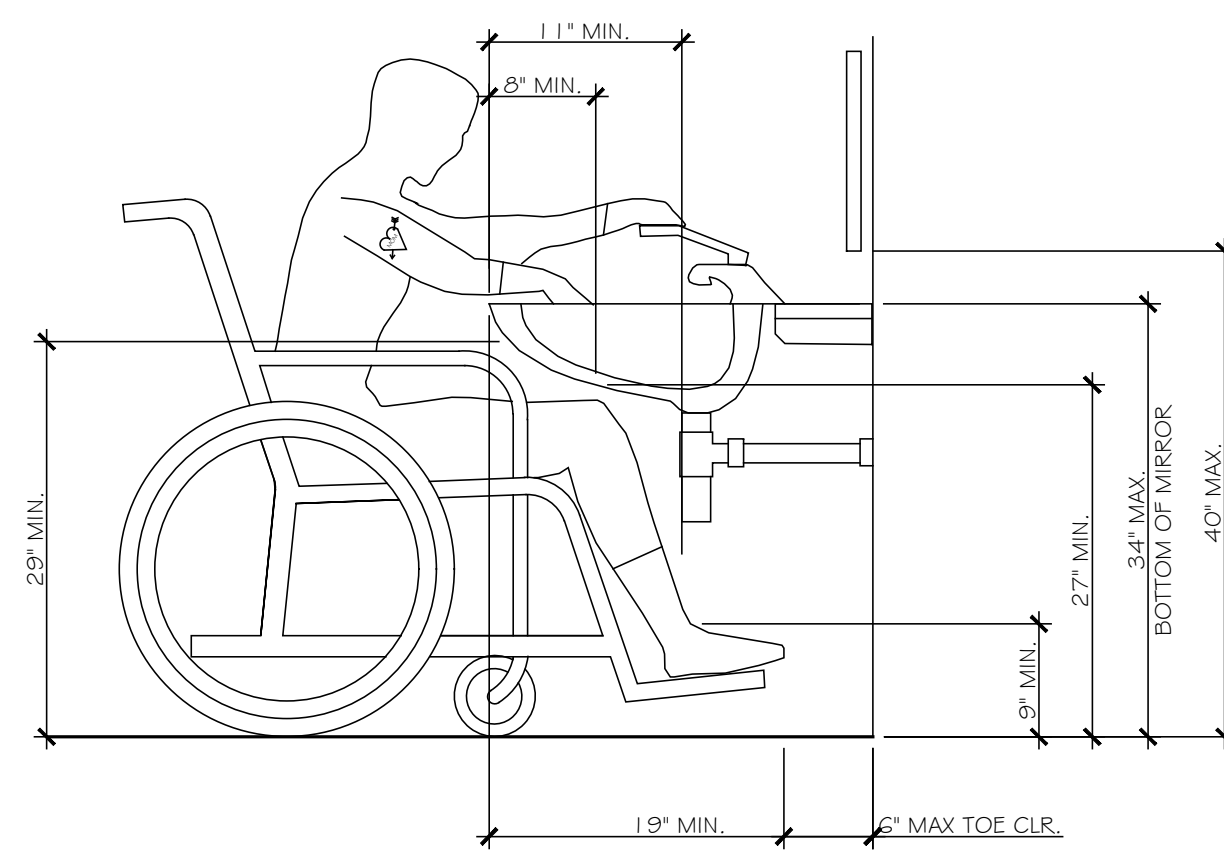
INTERIOR ELEVATION - 'A'
SCALE: 1/2" = 1'-0"



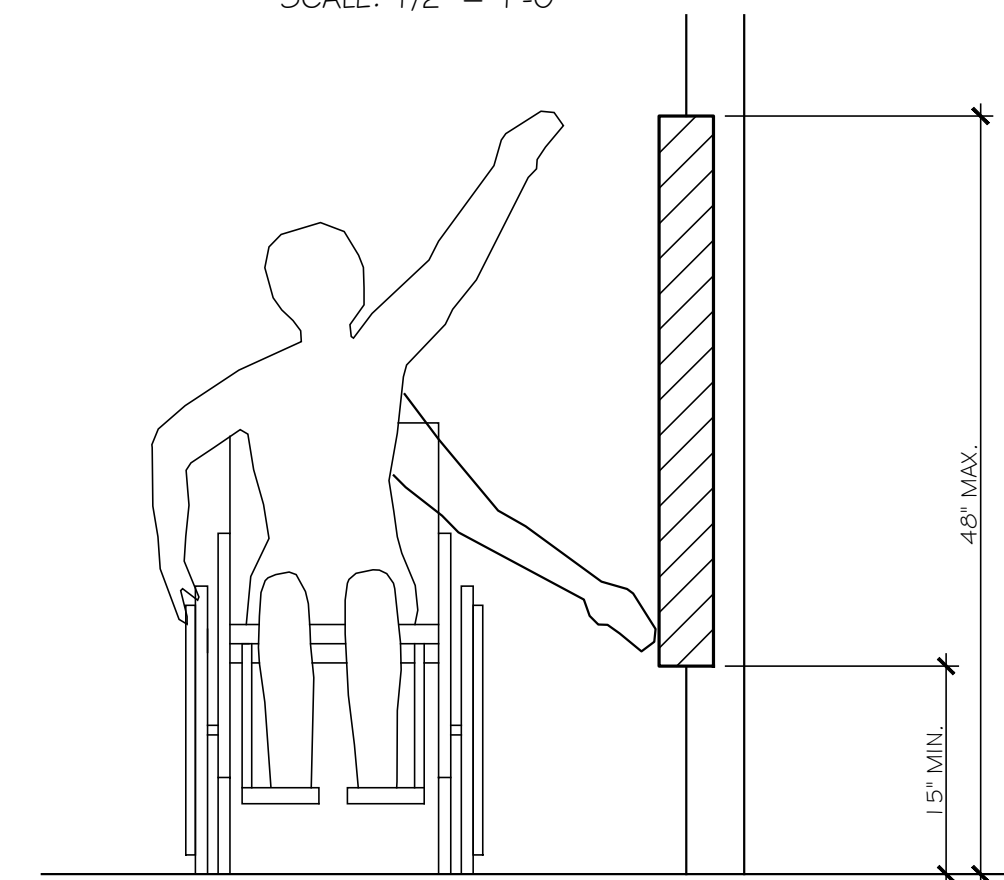
INTERIOR ELEVATION - 'B'
SCALE: 1/2" = 1'-0"



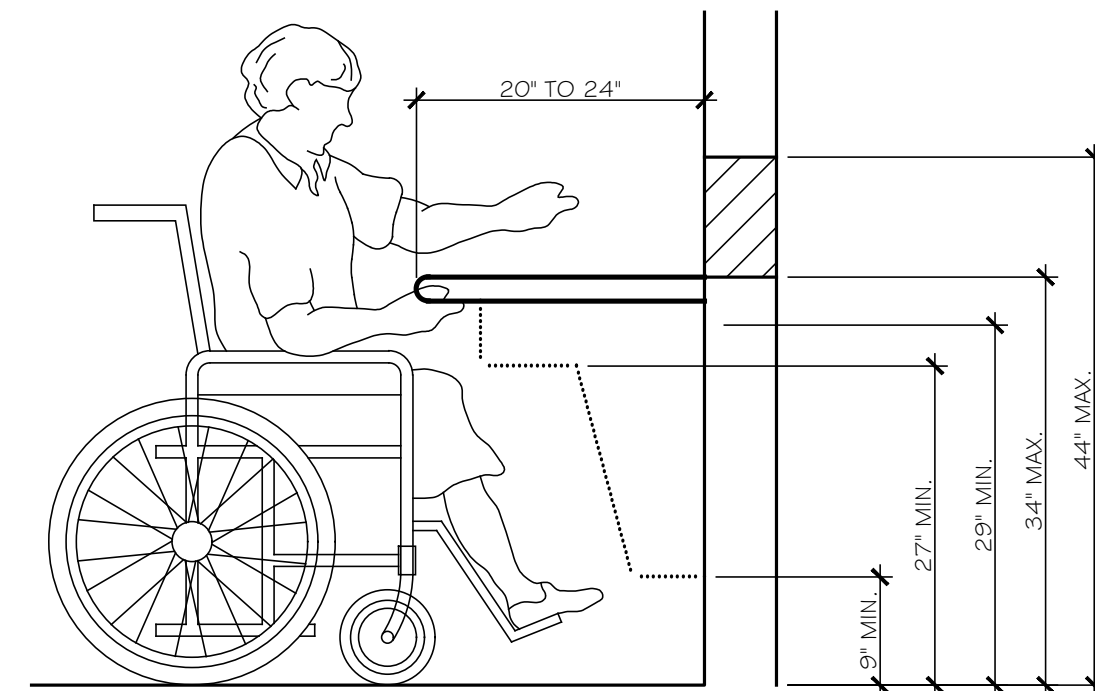
INTERIOR ELEVATION - 'C'
SCALE: 1/2" = 1'-0"



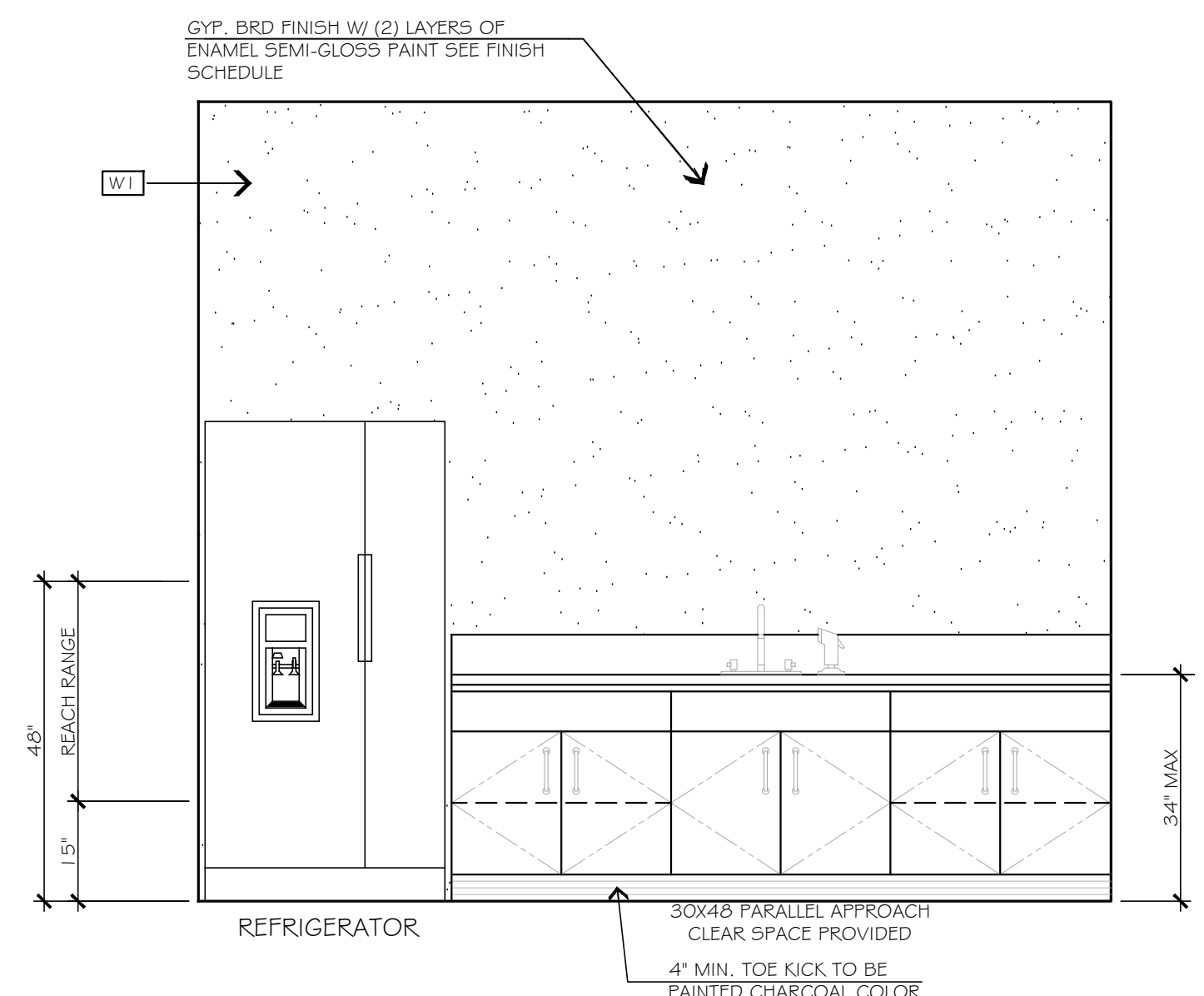
LAVATORIES TOE-CLEARANCE
SCALE: N.T.S.



UNOBSTRUCTED SIDE-REACH
SCALE: N.T.S.



COUNTERTOP & TABLES
CBC 2022 11B-308



KITCHENETTE INTERIOR
SCALE: 1/2" = 1'-0"

SANITARY FACILITIES

- A. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED UNDER SIGNAGE AND IDENTIFICATION NOTES.
- B. CLEAR SPACE AND MINIMUM DIMENSIONS SHALL COMPLY WITH ENLARGED RESTROOMS AND RESTROOM INTERIOR ELEVATIONS ON THIS SHEET.

GRAB BARS

- A. ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET; ONE AT REAR 36" LONG; BOTH MOUNTED 33" ABOVE FLOOR.
- B. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALLBAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LBS/FT POINT LOAD IN BENDING, SHEAR AND TENSION. (3105.(b.1) 2H (3)(a)).

WATER CLOSETS

- A. HEIGHT OF WATER CLOSET SHALL BE 17" TO 19" ABOVE FLOOR THE FORCE REQUIRED TO ACTIVATE THE FLUSH VALVE SHALL BE 3 LBS MAXIMUM.
- C. PROVIDE 17" TO 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL FINISH SURFACE AT ACCESSIBLE STALLS.
- D. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- E. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

LAVATORIES

- A. PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE SPACE UNDER LAVATORY DESCRIBED BELOW.
- B. LAVATORY RIM SHALL BE MOUNTED 34" ABOVE THE FINISH FLOOR.
- C. PROVIDE CLEAR SPACE BENEATH LAVATORIES 29" HIGH BY 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).
- D. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED.
- E. AREA BELOW THE LAVATORY SHALL BE FREE OF SHARP OR ABRASIVE SURFACES.
- F. FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL HAVE AN OPERATING FORCE NOT EXCEEDING 5 LBS.
- H. SELF-CLOSING VALVES WHEN SPECIFIED SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
- I. MIRROR BOTTOM EDGE SHALL BE LOCATED 40" MAXIMUM ABOVE FLOOR.
- J. TOILET TISSUE DISPENSER SHALL BE MOUNTED WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- K. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" OF FLOOR.

NOTES

- 1.- FLUSH ACTIVATOR SHALL BE LOCATED ON OPEN SIDE OF WATER CLOSET.
- 2.- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR AREA FOR WHEEL CHAIR MANEUVERING PER 11B-603.
- 3.- THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE, THE CENTER LINE OF THE WATER CLOSET SHALL BE 17" MIN. TO 18" MAX. FROM THE SIDE WALL OR PARTITION.
- 4.- 56" MIN. LATERAL CLEARANCE AT WALL MOUNTED WATER CLOSETS AND 59" MIN. AT FLOOR MOUNTED WATER CLOSETS.

CALCULATIONS OF STORAGE PROVIDED:
 AREA OF FIXED STORAGE IN UPPER CABINETS:
 - NONE.
 AREA OF FIXED STORAGE IN LOWER CABINETS:
 - 24" DEEP X 33" WIDE SHELVES X 5 = 3,960 SQ. IN.
 - 24" DEEP X 33" WIDE DRAWERS X 3 = 2,376 SQ. IN.
 TOTAL SQ. IN. OF FIXED STORAGE PROVIDED = 6,336 SQ. IN.
 CALCULATIONS OF STORAGE WITHIN REACH RANGE:
 AREA OF FIXED STORAGE IN BASE CABINETS:
 - 24" DEEP X 33" WIDE SHELVES X 2 = 1,584 SQ. IN.
 - 24" DEEP X 33" WIDE DRAWERS X 3 = 2,376 SQ. IN.
 TOTAL SQ. IN. OF FIXED STORAGE PROVIDED WITHIN REACH RANGE = 3,960 SQ. IN.
STORAGE CALCULATION TOTALS:
 - PROVIDED FIXED STORAGE = 6,336 SQ. IN.
 - STORAGE REQUIRED WITHIN REACH RANGE = 6,336 SQ. IN. X 50% = 3,168 SQ. IN.
 - STORAGE PROVIDED WITHIN REACH RANGE = 3,960 SQ. IN.
 (STORAGE PROVIDED WITHIN REACH RANGE EXCEEDS AMOUNT REQUIRED)

Cannatechnics
 CANABUS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA 92592
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 NO. 45750
 EXPIRES 12/31/2025

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 04/19/2023

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

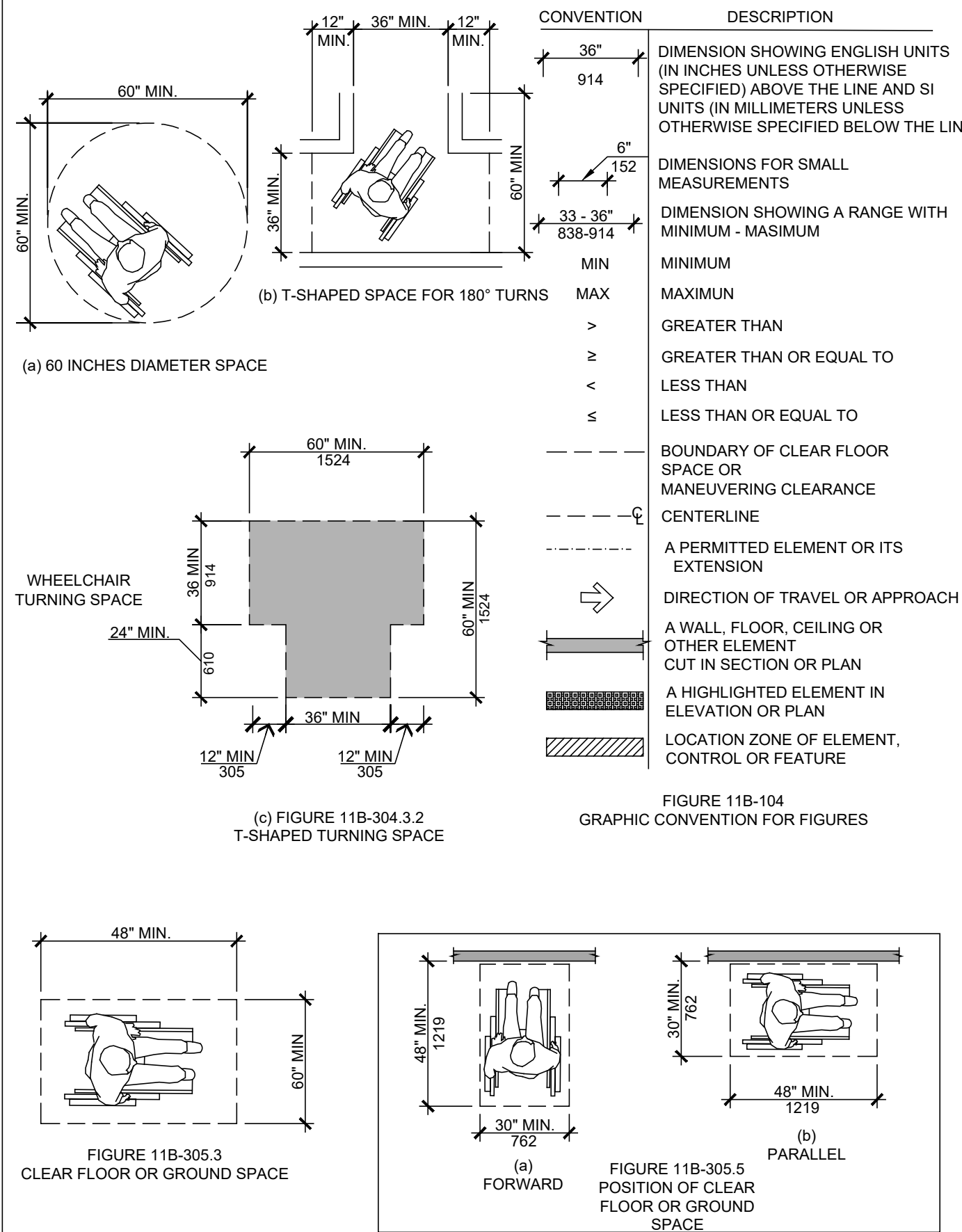
SHEET DESCRIPTION:
DOOR MANEUVERING PLAN

REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 04/19/2023
 SHEET IDENTIFIER: A-10
 SHEET 15 OF 61

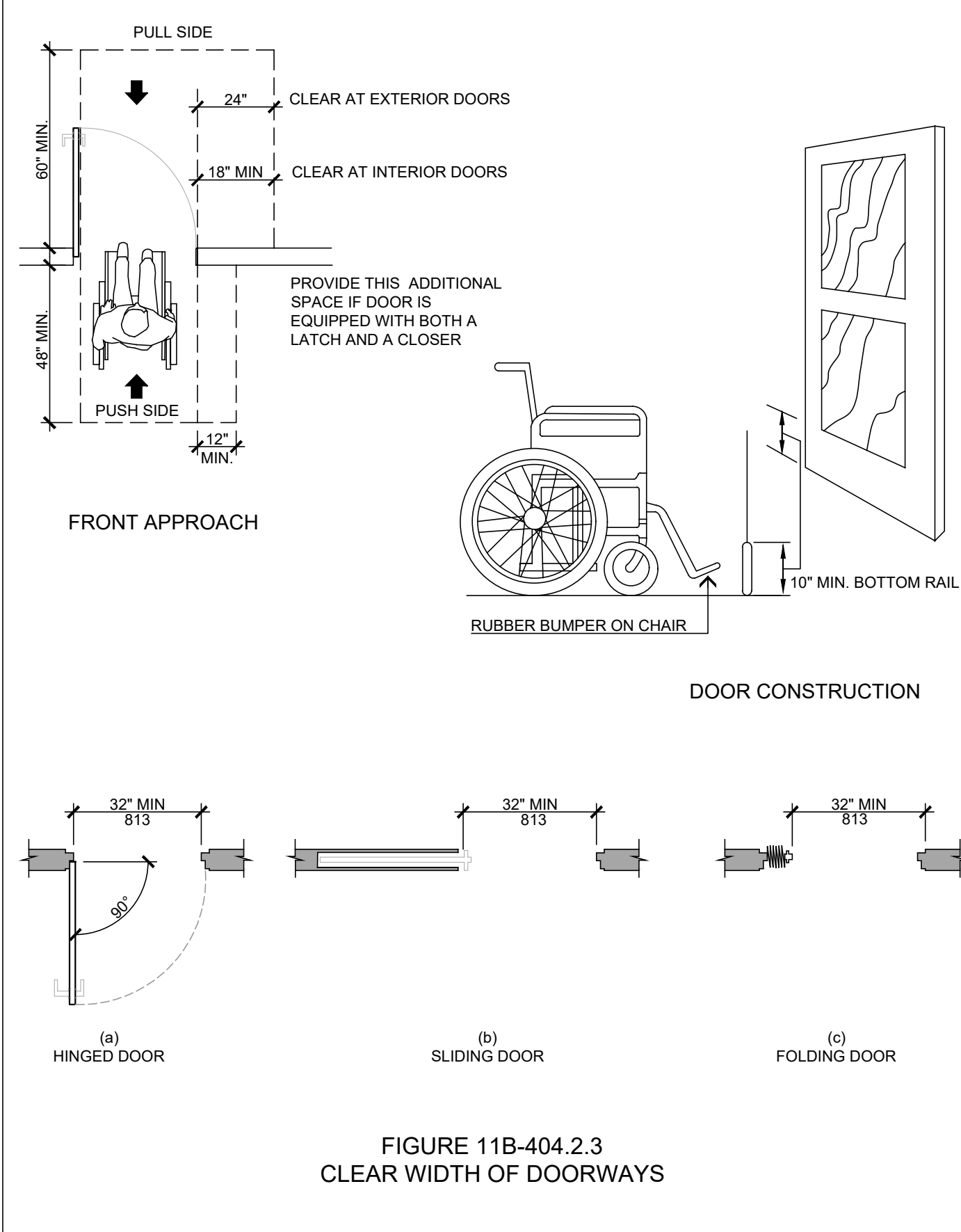
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBILITY DETAILS FOR DOORS, MANUEVERING SPACES, & ROUTES



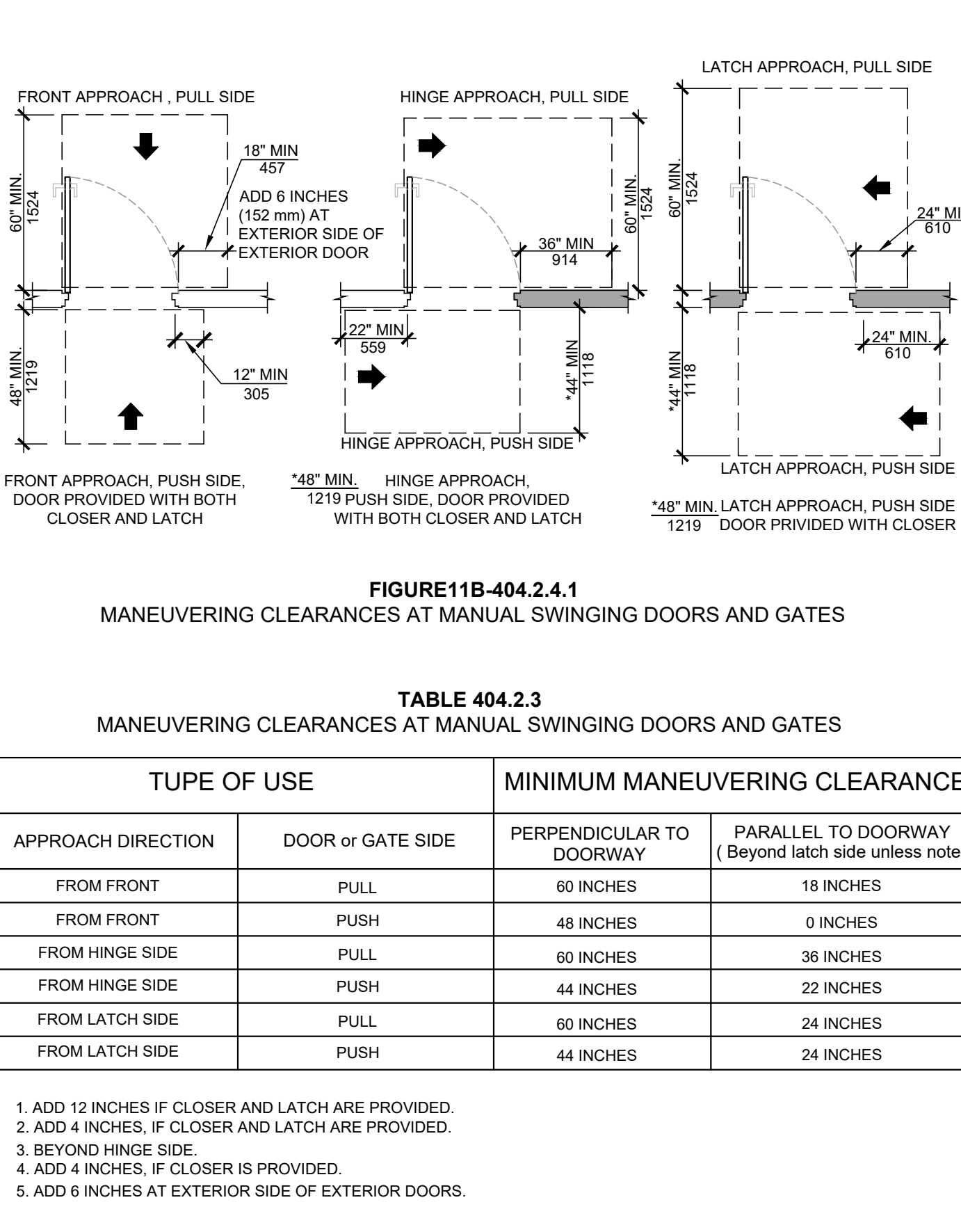
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



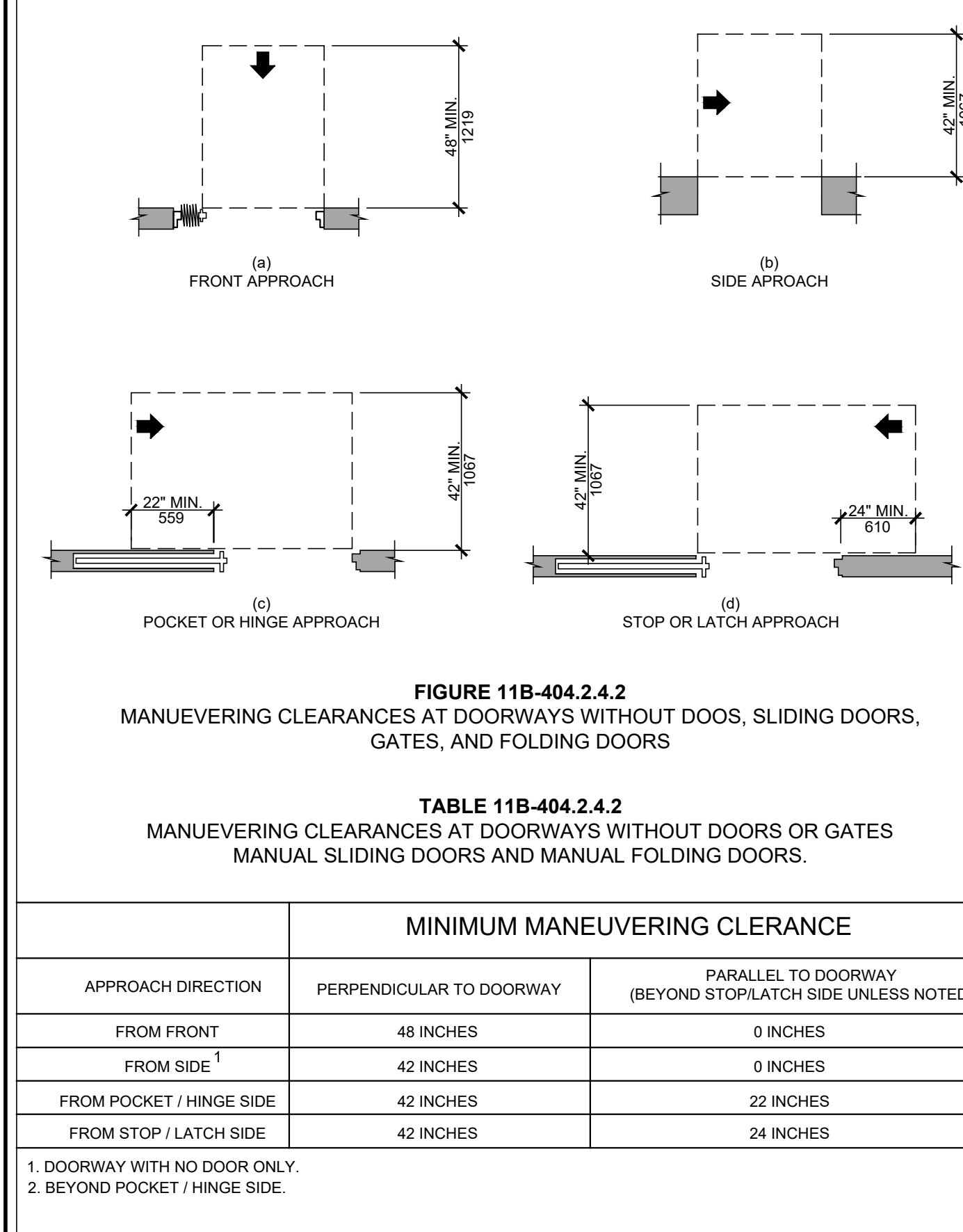
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



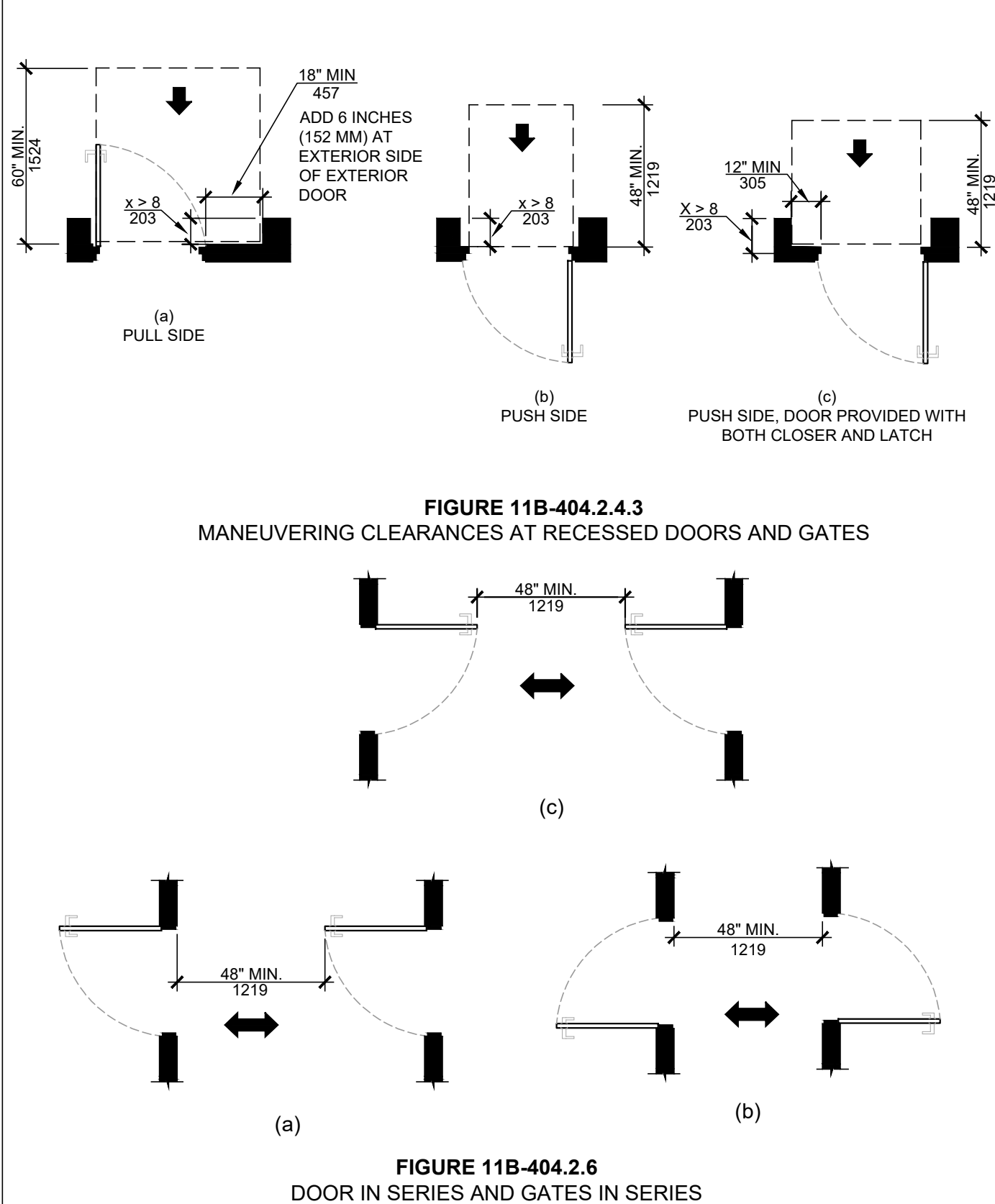
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

DOORS & MANUEVERING SPACE



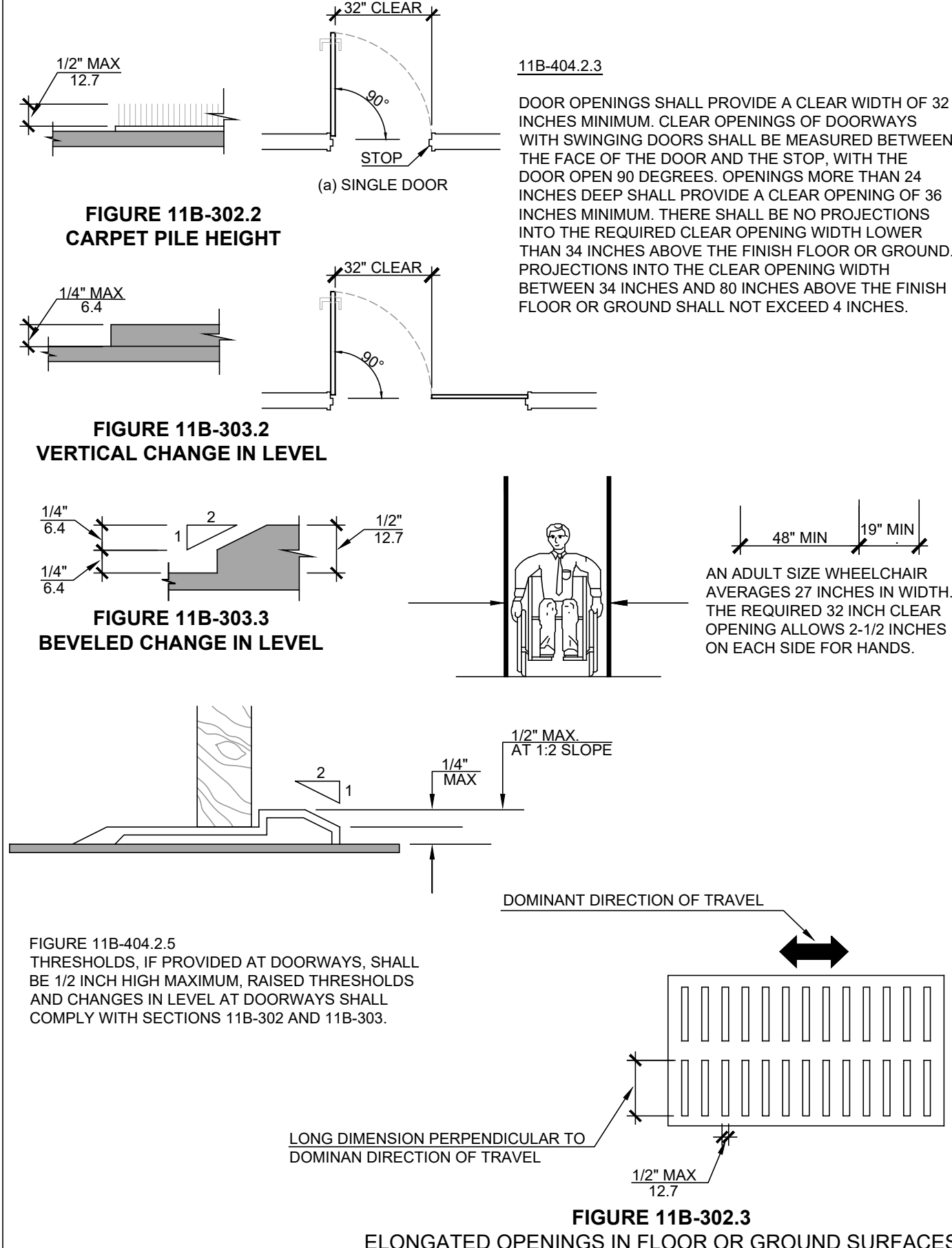
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



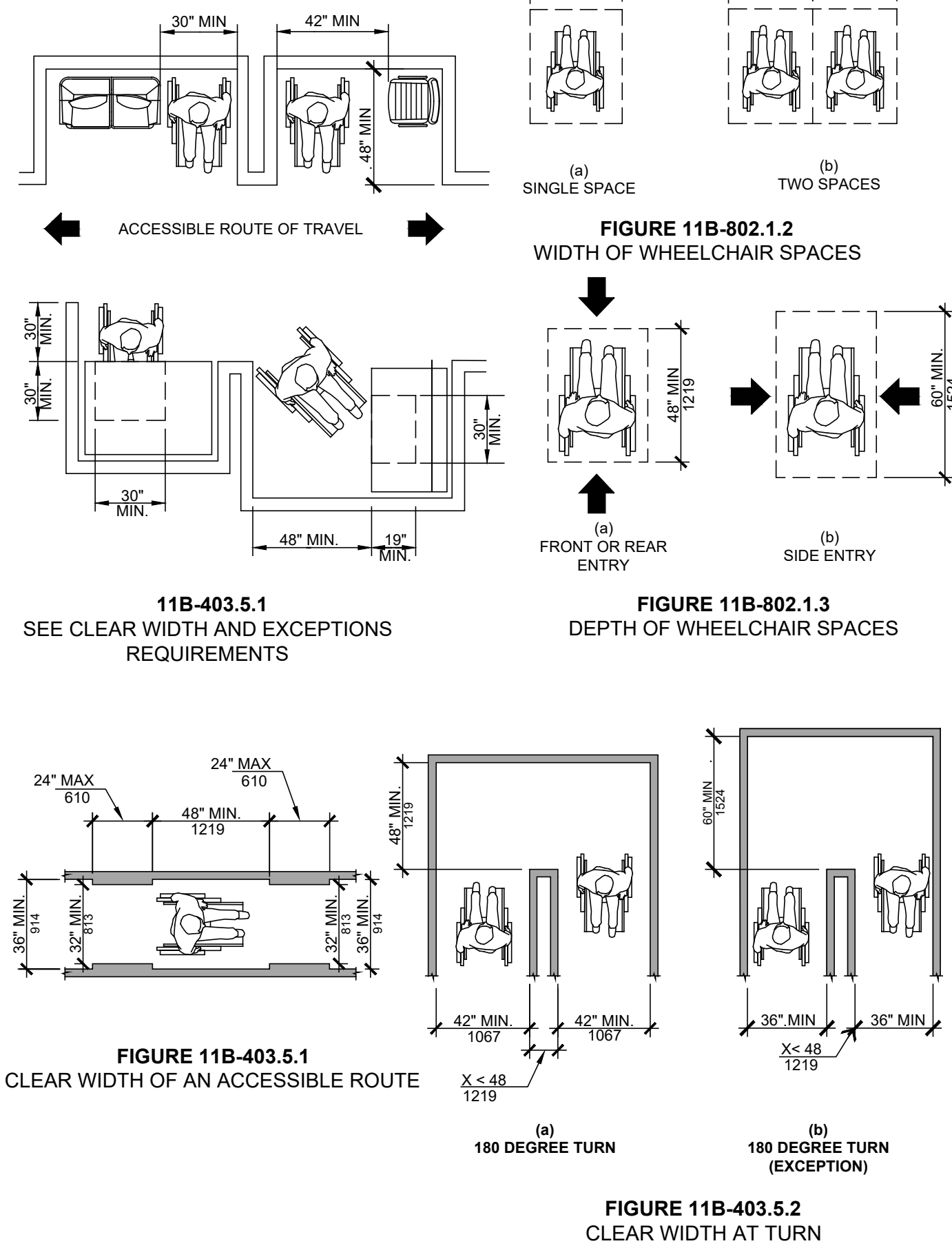
**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



**ACCESSIBILITY DETAILS
FOR DOORS, MANUEVERING SPACES & ROUTES**

ACCESSIBLE ROUTES



Cannatechnics
CANABIS DESIGN SPECIALISTS - CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 E. JEFFERSON AVENUE, SUITE 201
DENVER, CO 80231
PHONE: (303) 937-7140
FAX: (303) 937-9724
EMAIL: INFO@CANNA-TECHNICS.COM
WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
CLIMATE OF CALIFORNIA
CIVIL
15397

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
DATE: 07/07/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

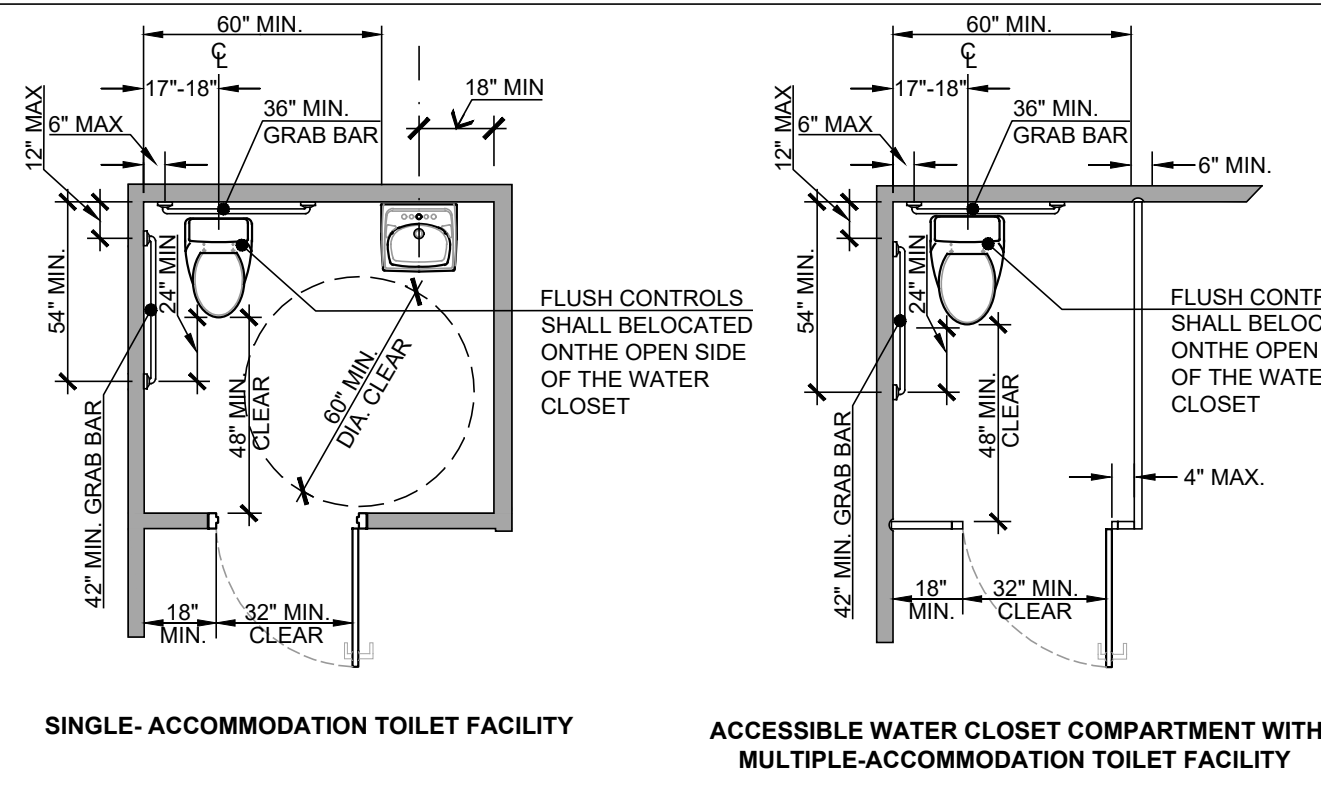
PROJECT TITLE:
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION:
ACCESSIBILITY NOTES & DETAILS

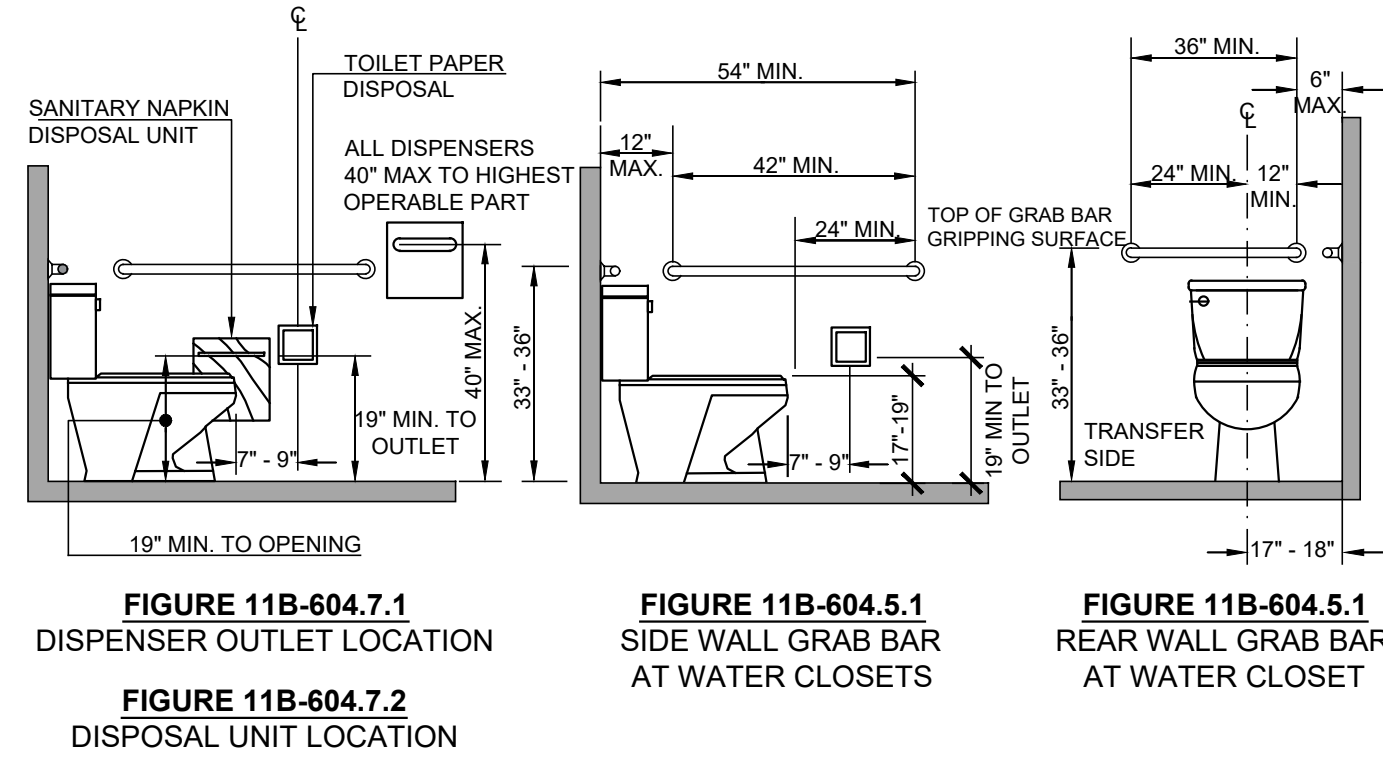
REV	BY	DATE	DESCRIPTION
1	AWC	3-28-23	WILL DRAFT COMMENTS

PROJECT NUMBER: 22121
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 02/06/2023
REVISION: 07/07/2023
SHEET IDENTIFIER: A-12
SHEET 17 OF 61

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT. A DOOR IN ANY POSITION, MAY ENCRUCH INTO THE TURNING SPACE BY 12 INCHES (305 MM) MAXIMUM. (11B-603.2.3) EXCEPTIONS: (2) WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.



ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

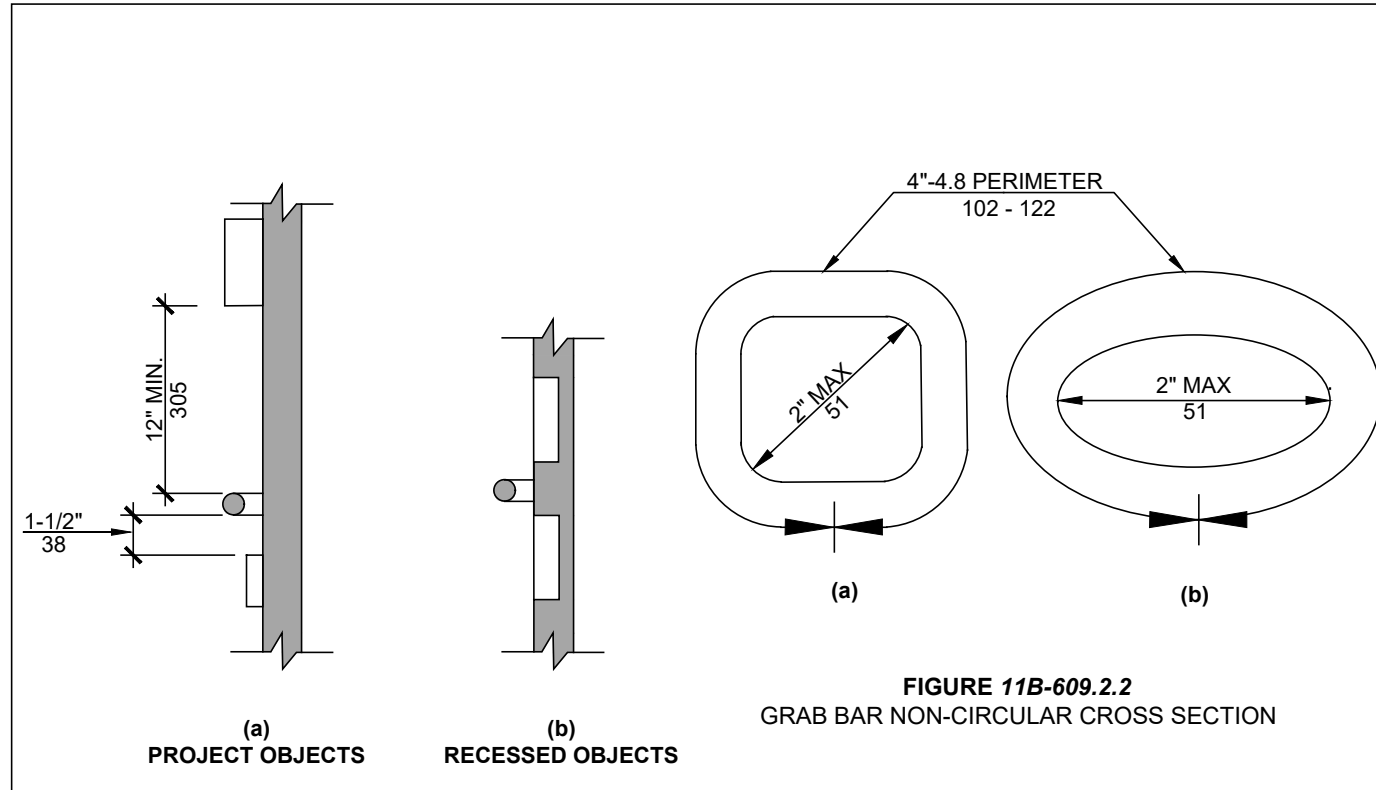


FIGURE 11B-609.3 SPACING OF GRAB BARS

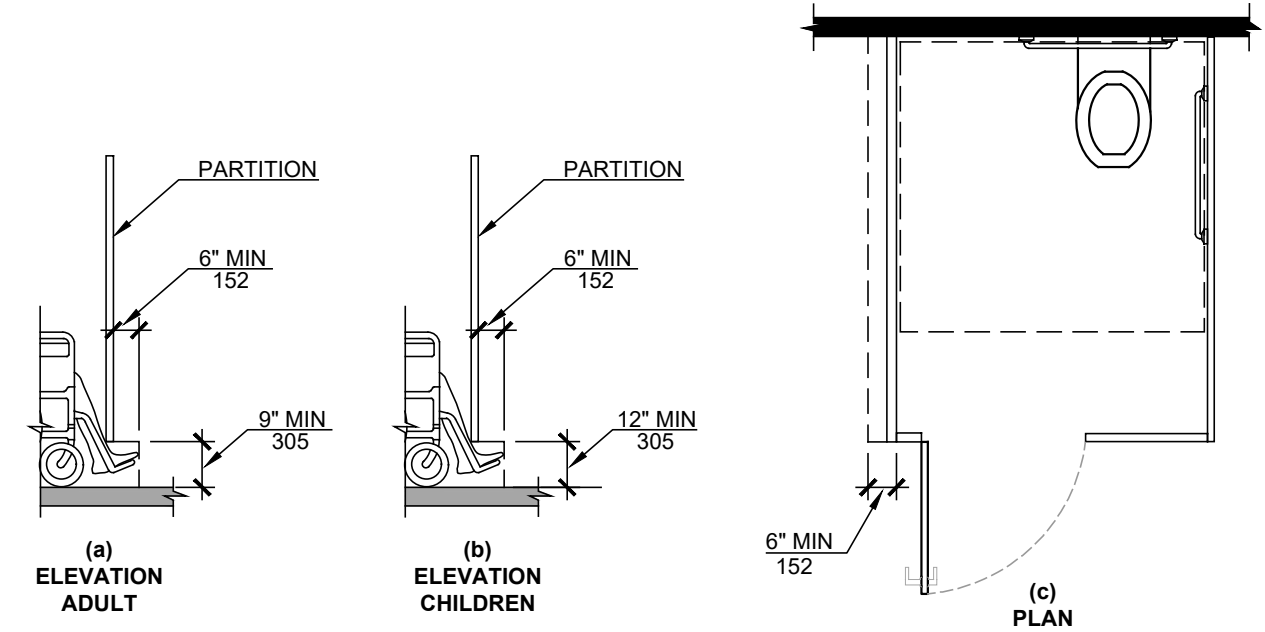


FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

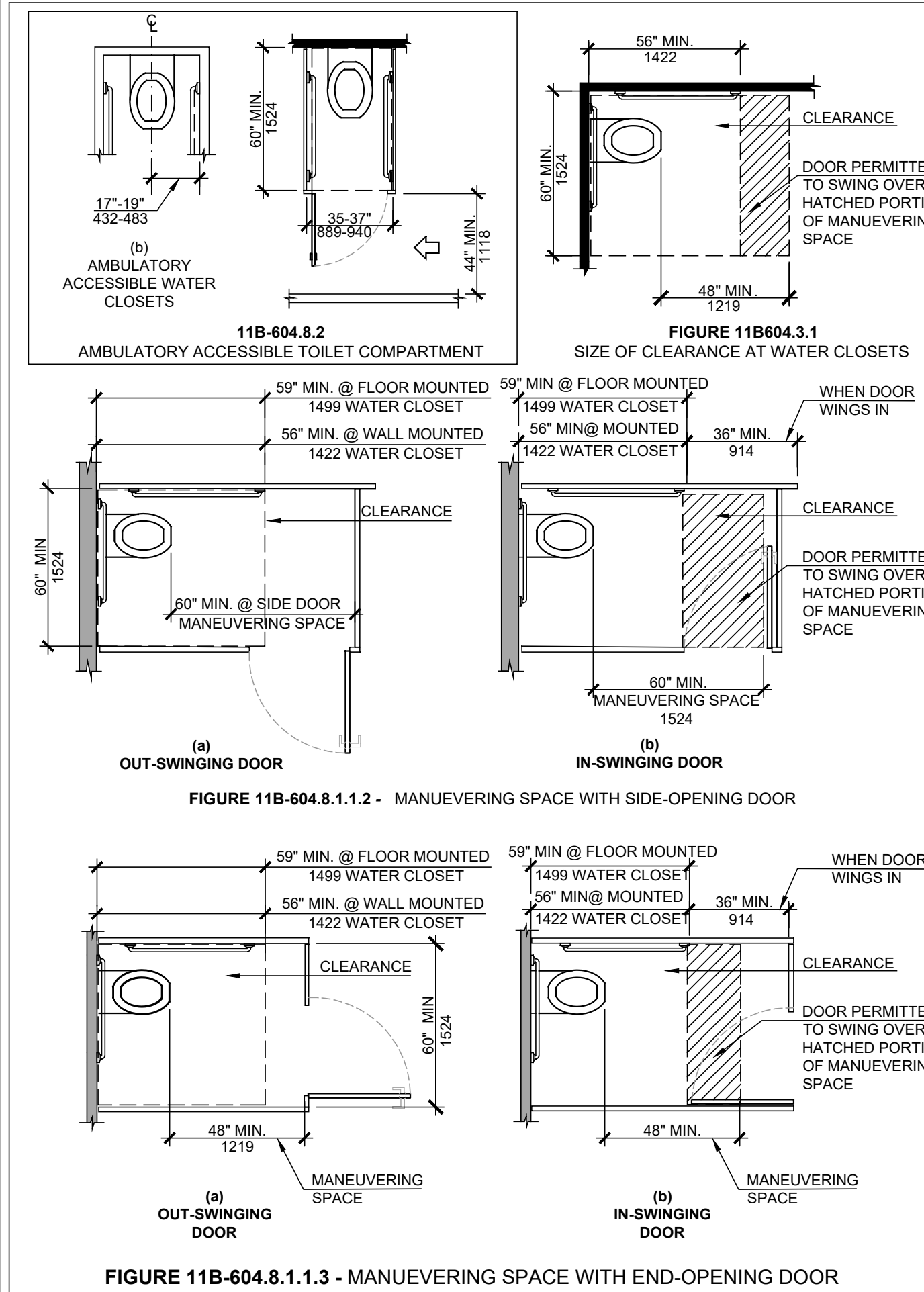


FIGURE 11B-604.8.1.1.3 - MANUEVERING SPACE WITH END-OPENING DOOR

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

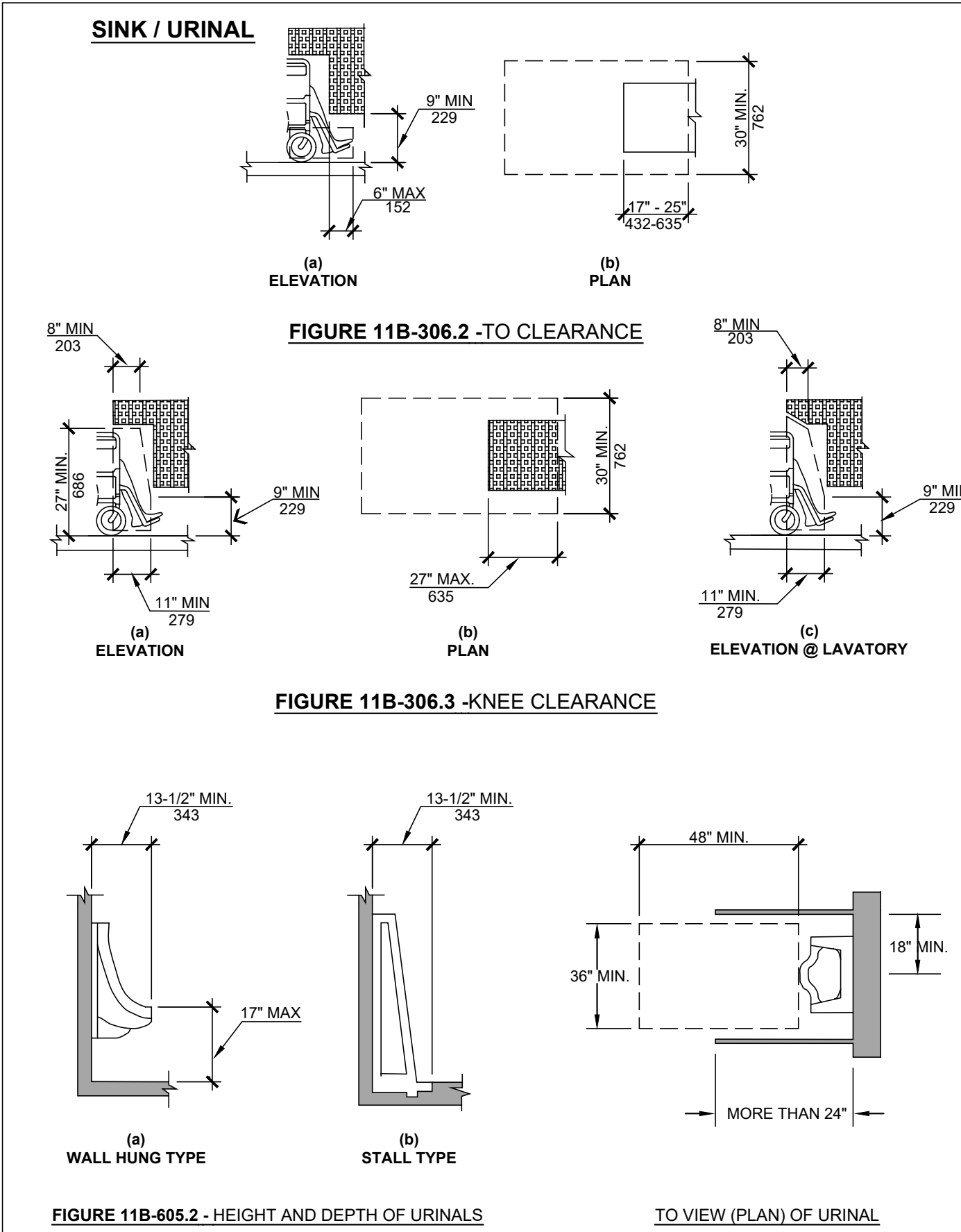
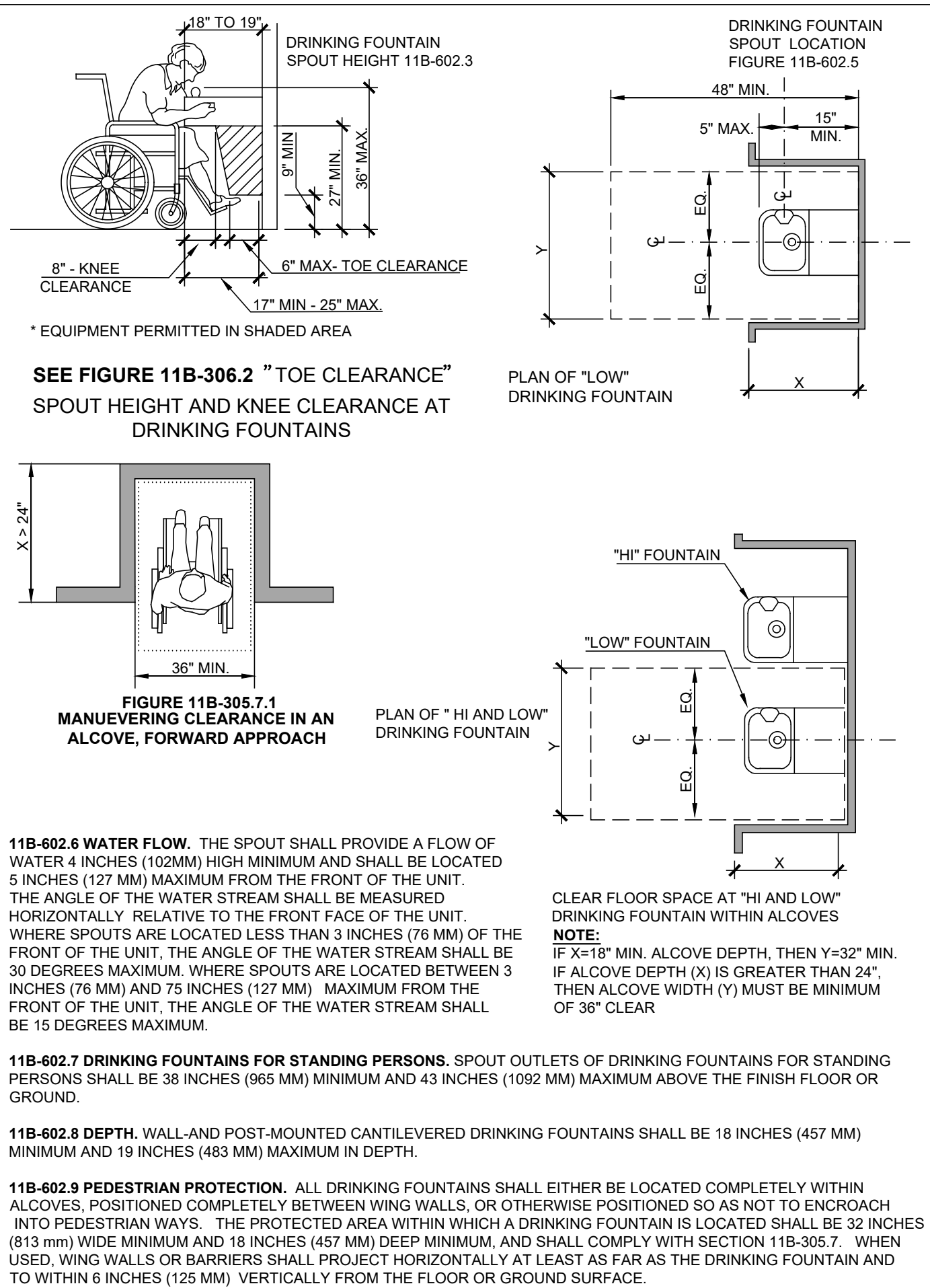


FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS TO VIEW (PLAN) OF URINAL

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



11B-602.6 WATER FLOW. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (102MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (127 MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT, WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES (76 MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (76 MM) AND 75 INCHES (1927 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES (965 MM) MINIMUM AND 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.8 DEPTH. WALL- AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES (457 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM IN DEPTH.

11B-602.9 PEDESTRIAN PROTECTION. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRUCH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES (813 mm) WIDE MINIMUM AND 18 INCHES (457 MM) DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES (152 MM) VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL (S) 50753
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 DATE: 07/07/2023

OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

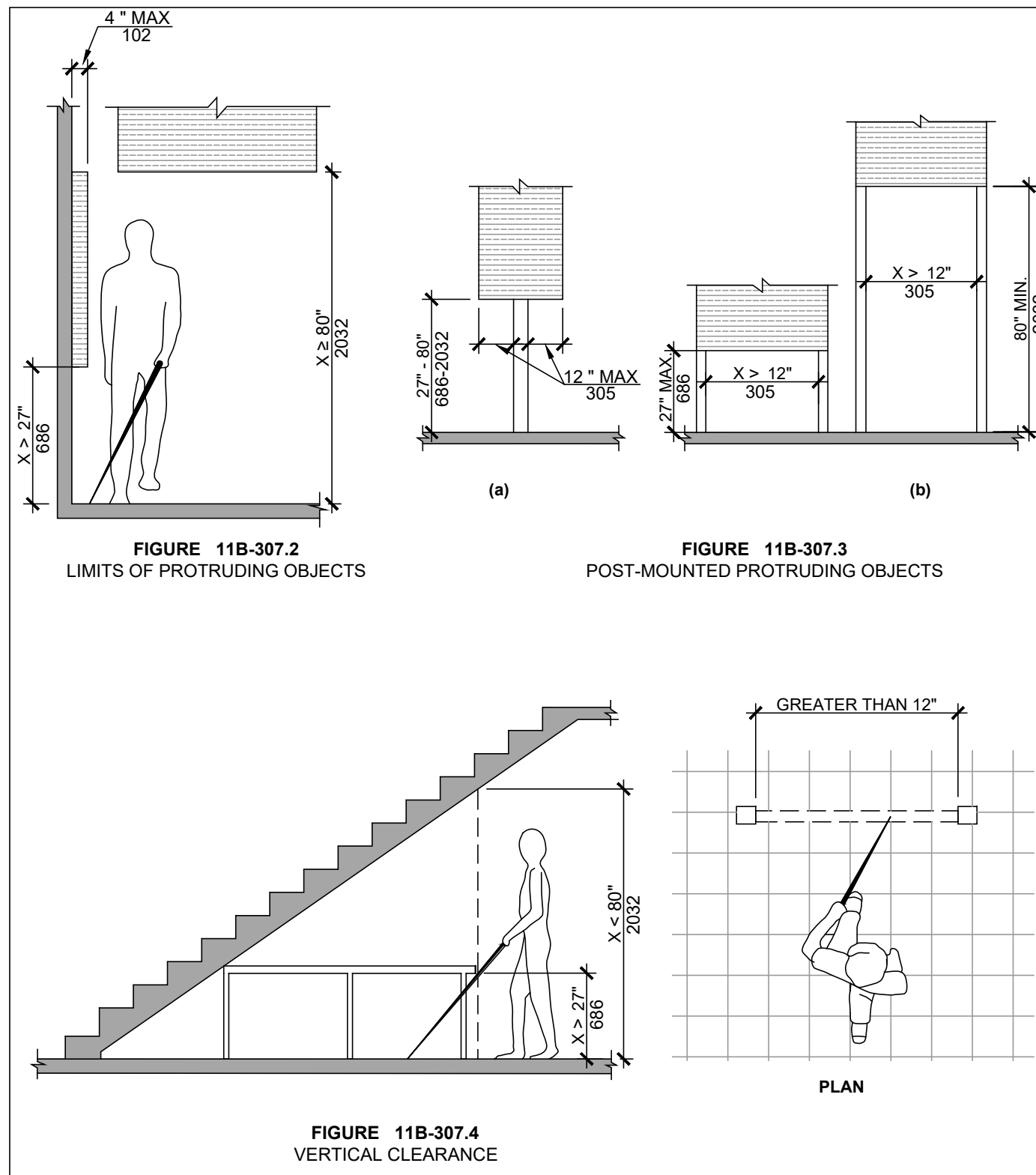
PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

SHEET DESCRIPTION: **ACCESSIBILITY NOTES & DETAILS**

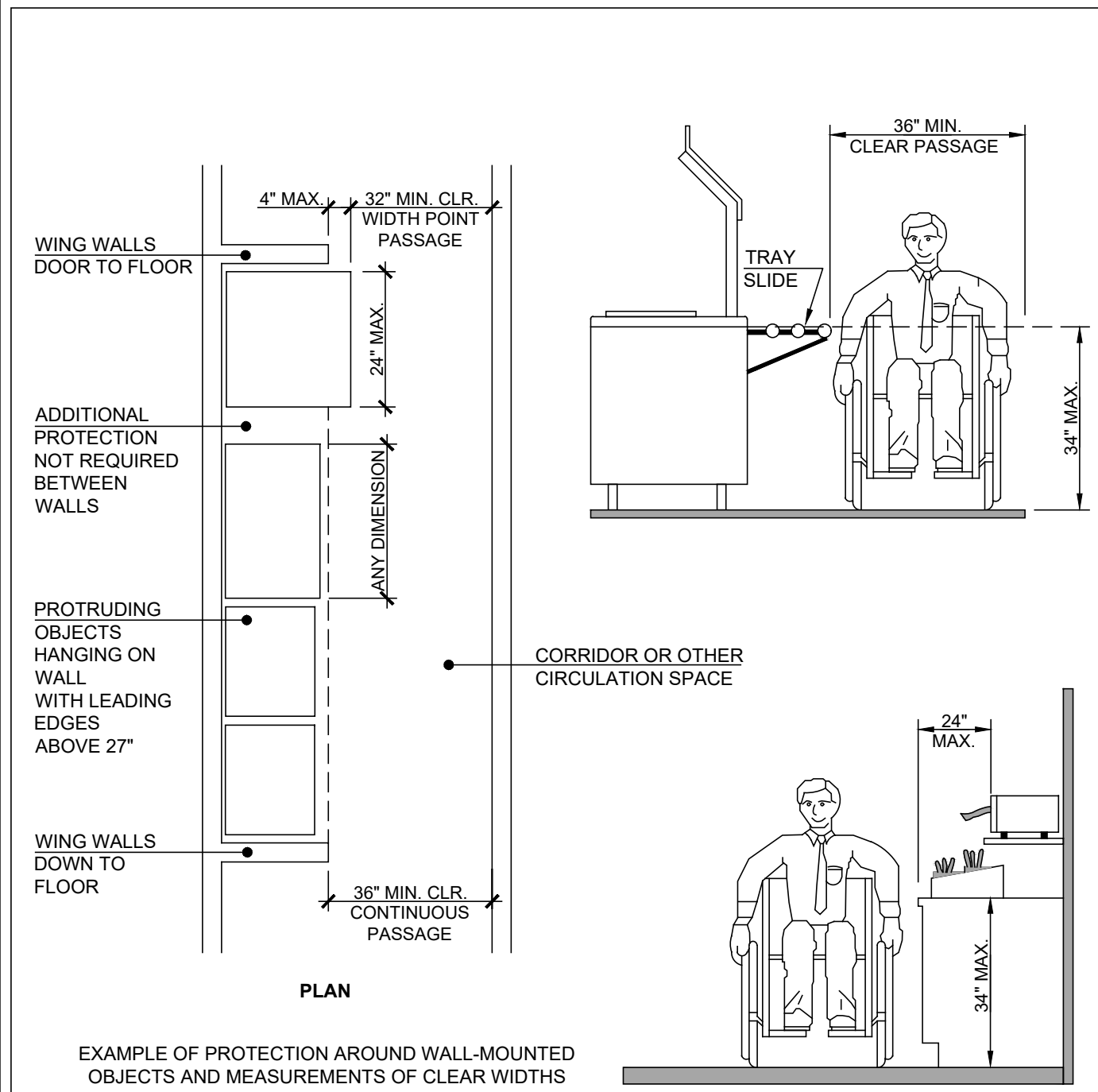
REV	DATE	DESCRIPTION
1	3-28-23	WILLDAN B&S COMMENTS

PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 07/07/2023
 SHEET IDENTIFIER: **A-13**
 SHEET 18 OF 61

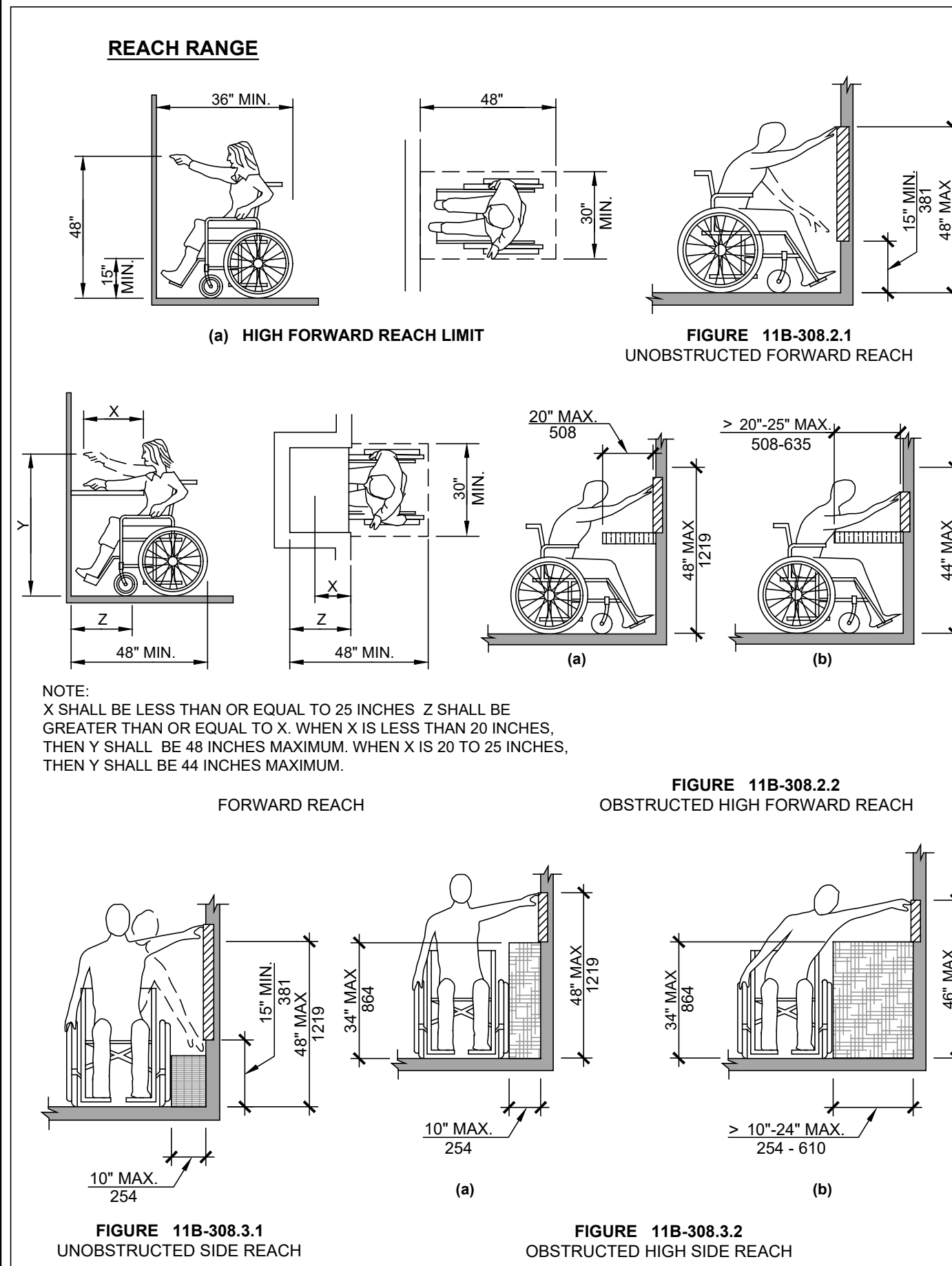
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



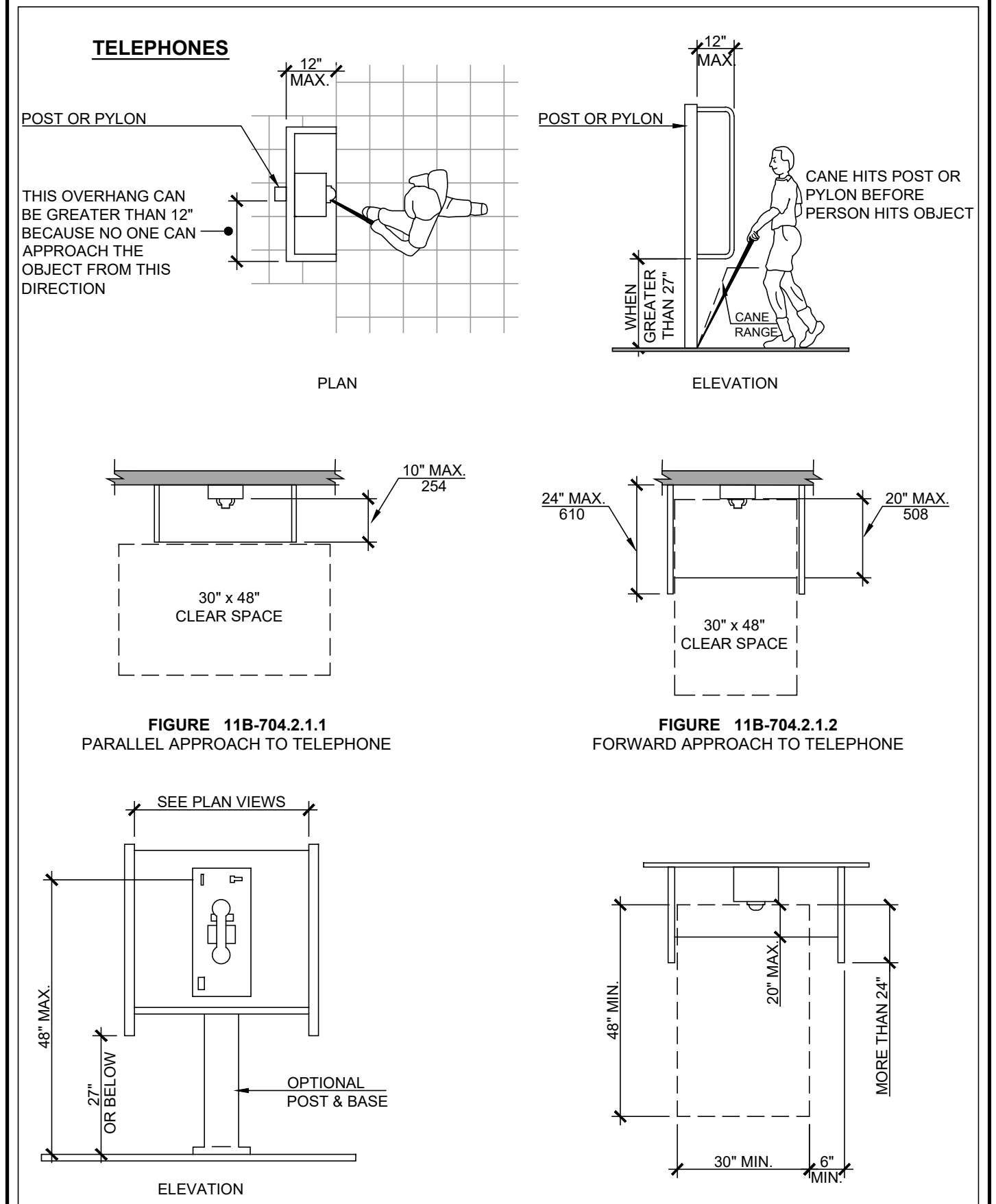
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



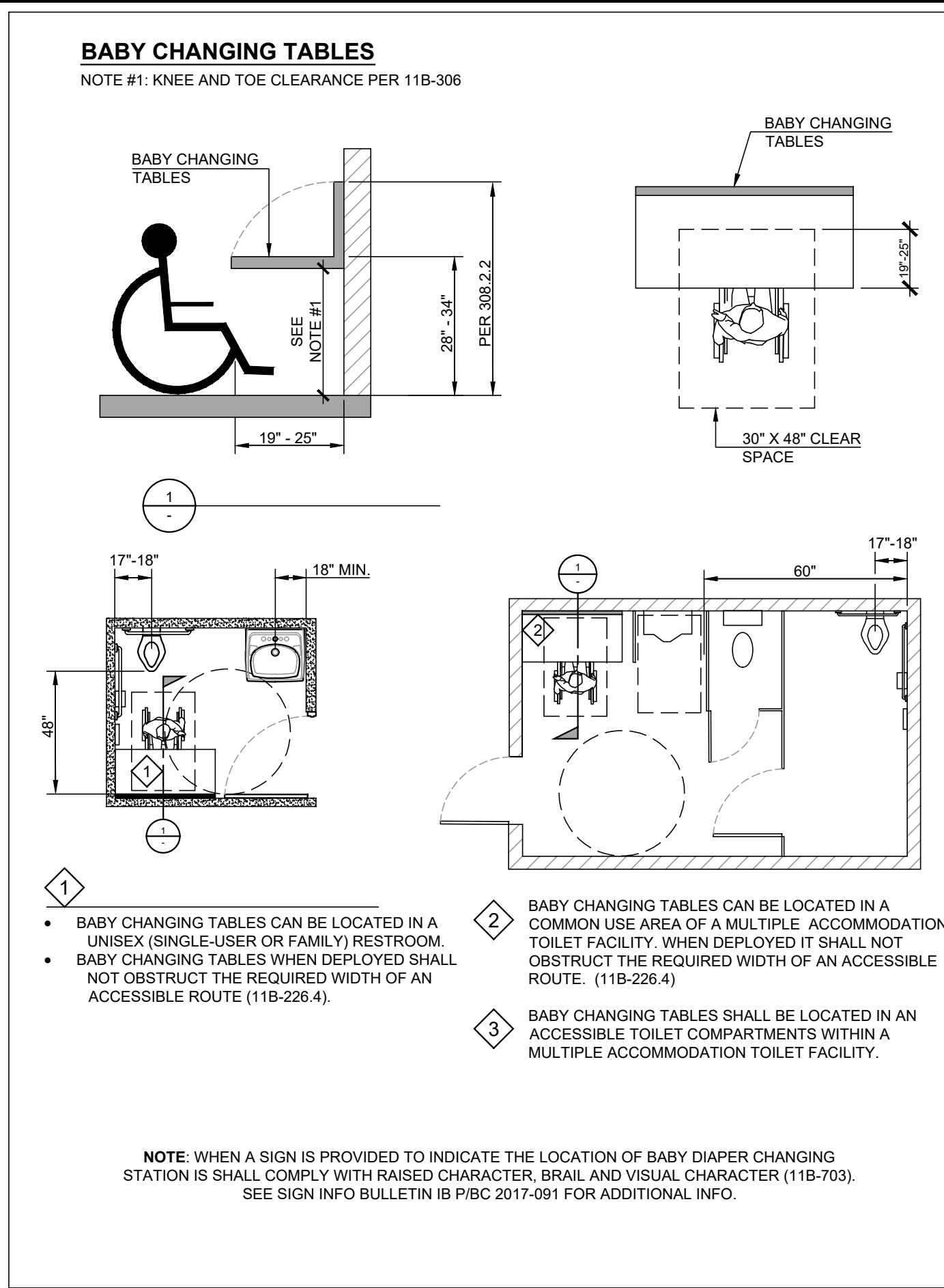
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



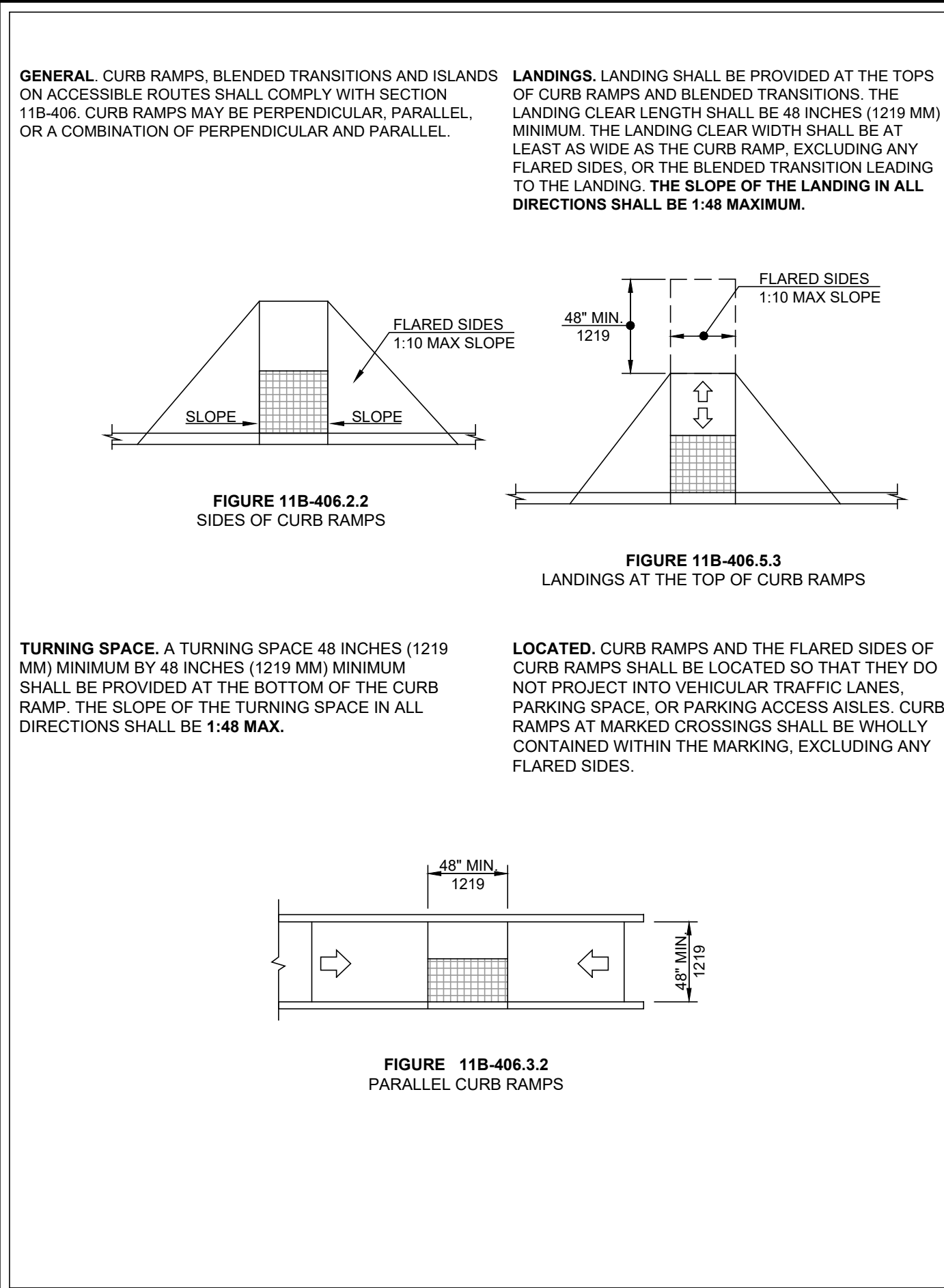
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



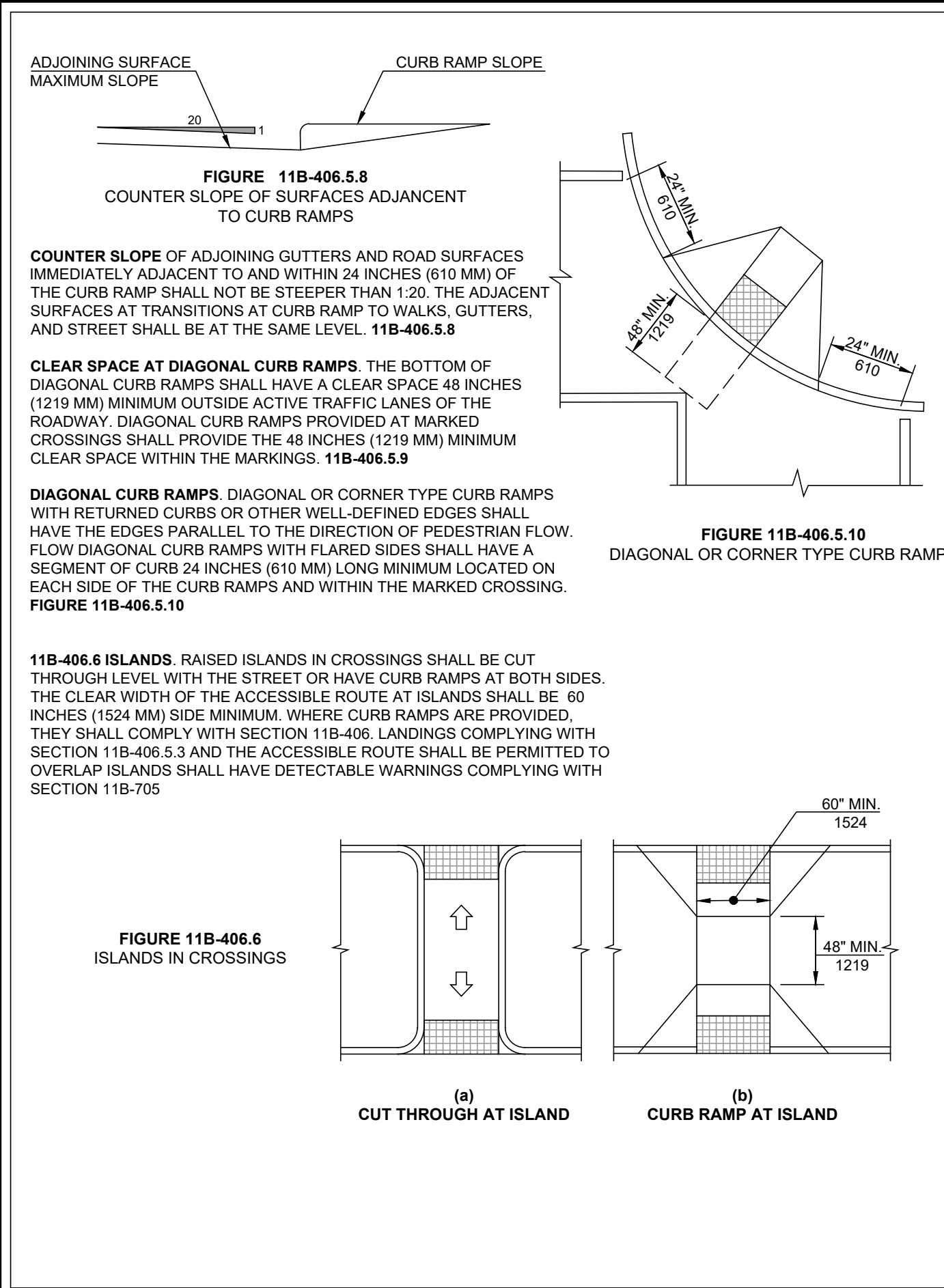
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



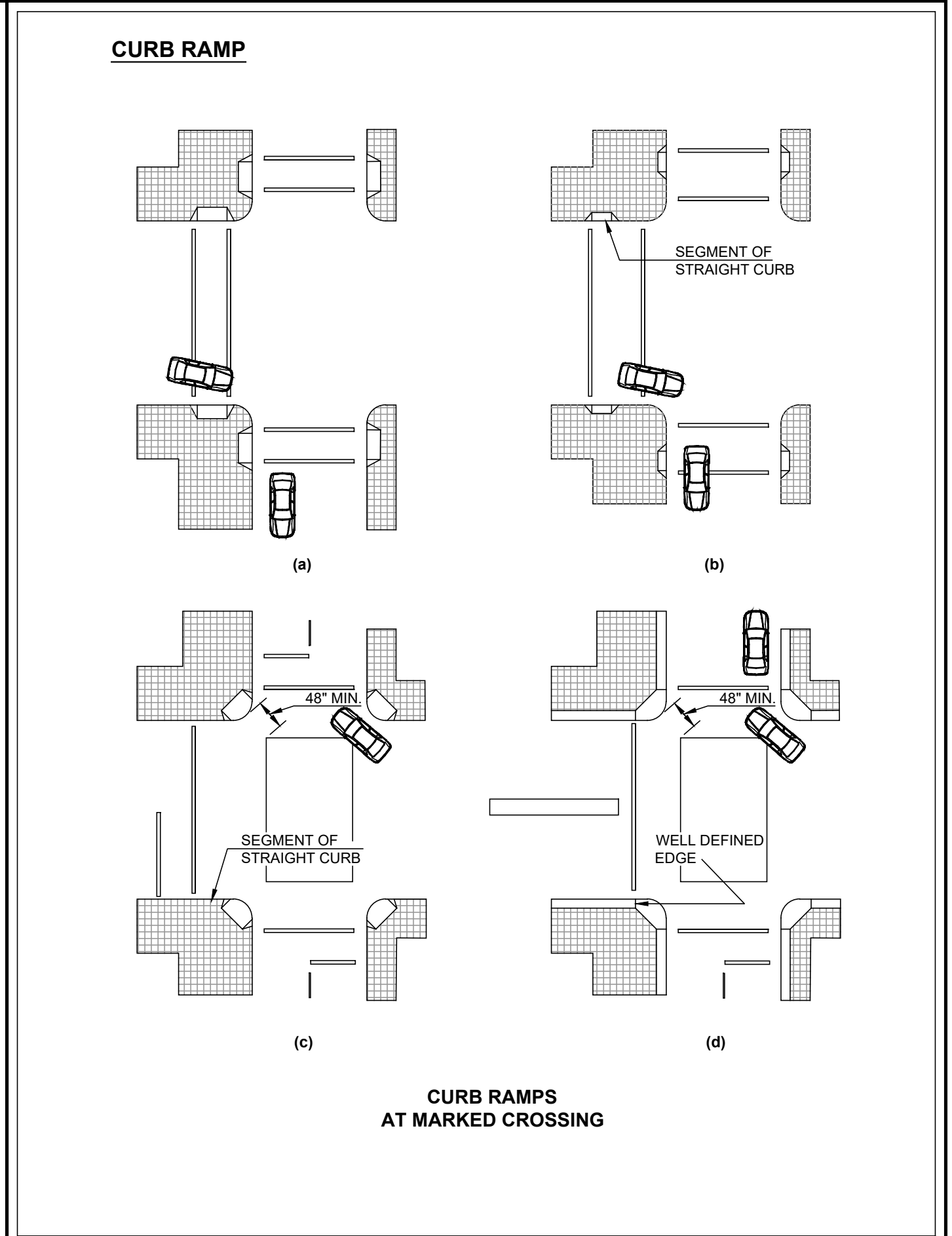
ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATION



Cannatechnics
CANAVAS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201
TAMUCLA, CA
PHONE: (949) 937-7140
FAX: (949) 937-9724
EMAIL: INFO@CANNA-TECHNICS.COM | WEB: WWW.CANNA-TECHNICS.COM

PERFORMANCE
BASIS FOR
COMMITMENT
EXCELLENCE

SEAL-ENGINEER
PROFESSIONAL ENGINEER
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 50753

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
DATE
07/07/2023

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
ACCESSIBILITY NOTES & DETAILS

REV	DATE	DESCRIPTION
1	3-28-23	AWC

PROJECT NUMBER
22121

DRAWN BY
AWC

CHECKED BY
JHJ

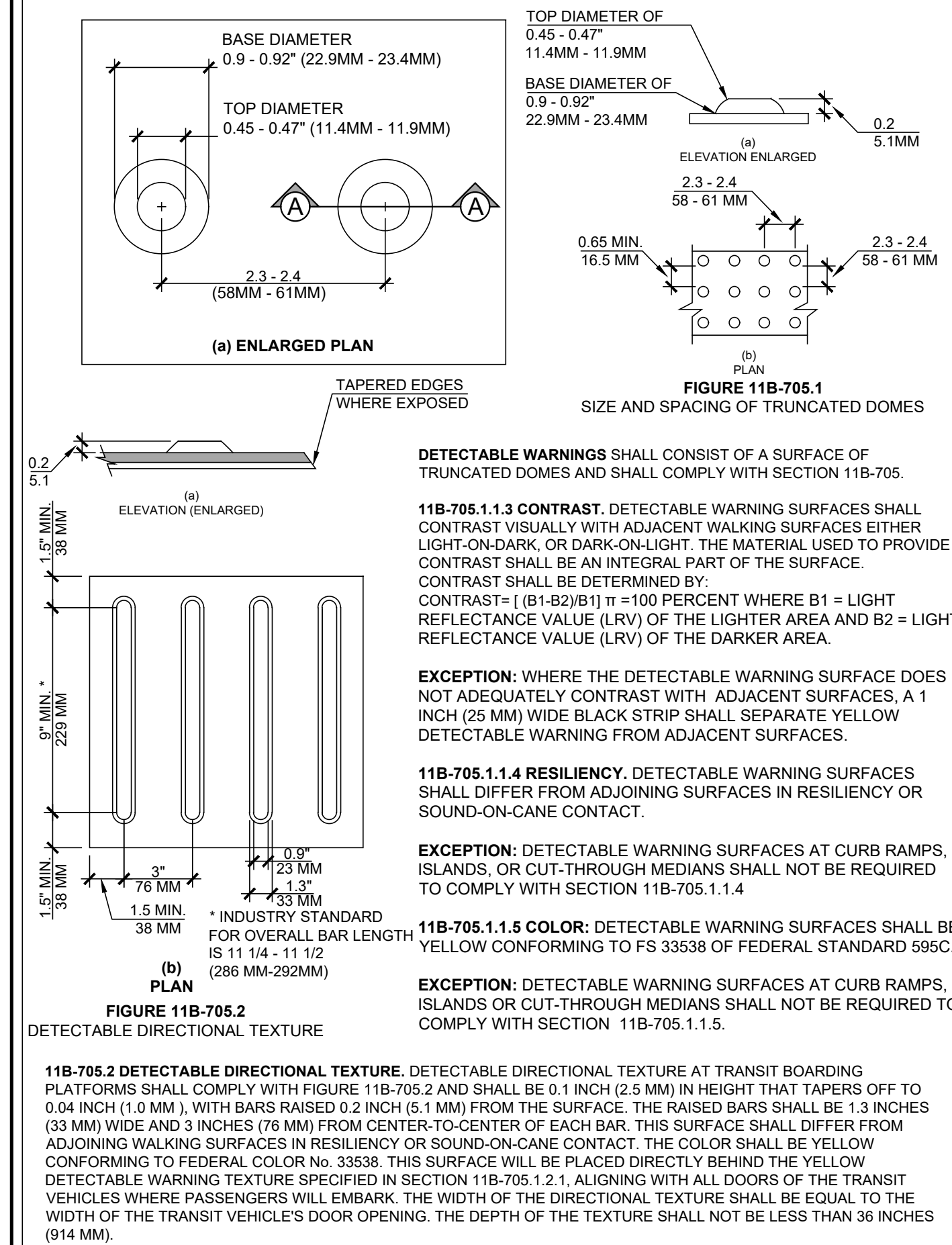
DATE
02/06/2023

REVISION
07/07/2023

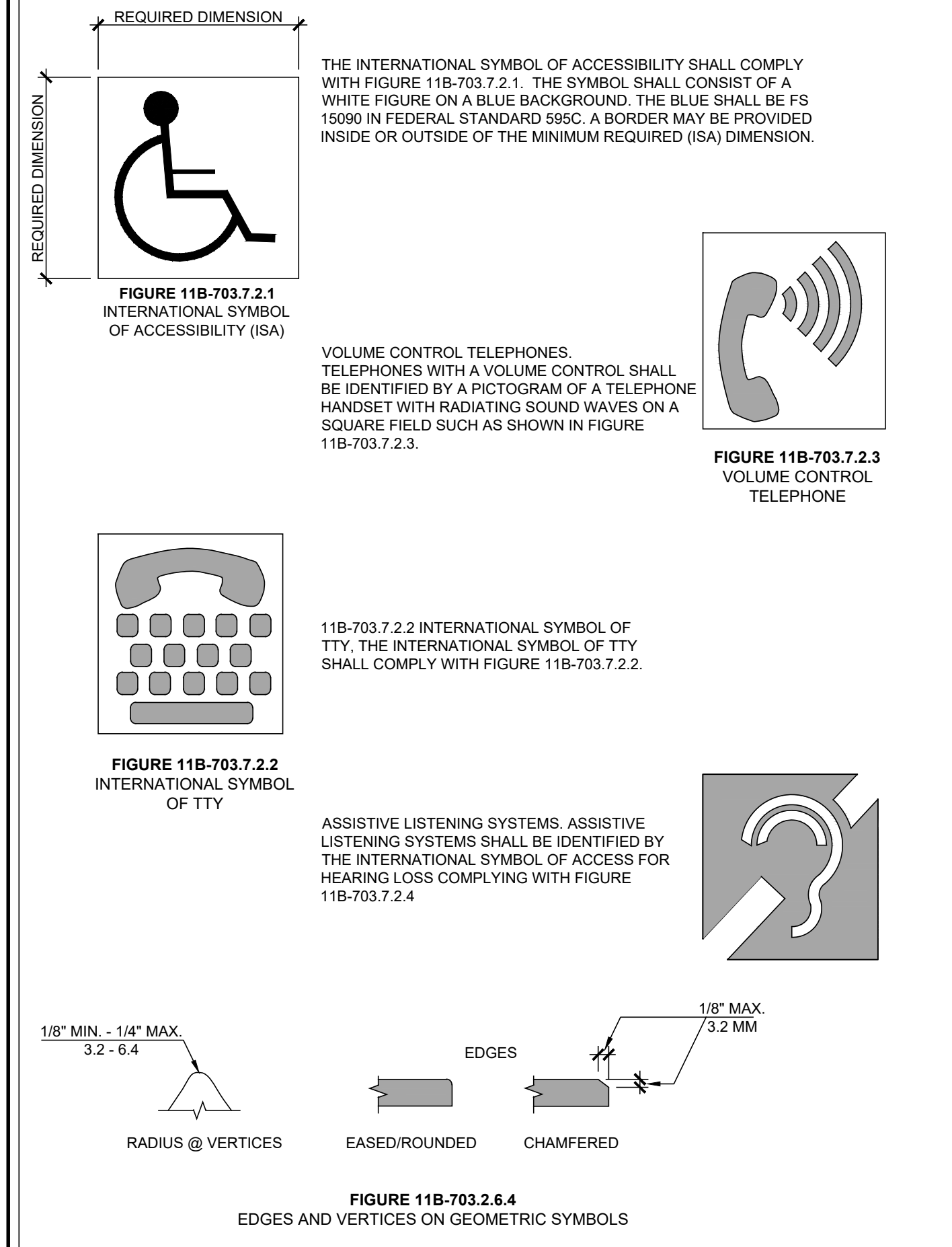
SHEET IDENTIFIER
A-14

SHEET 19 OF 61

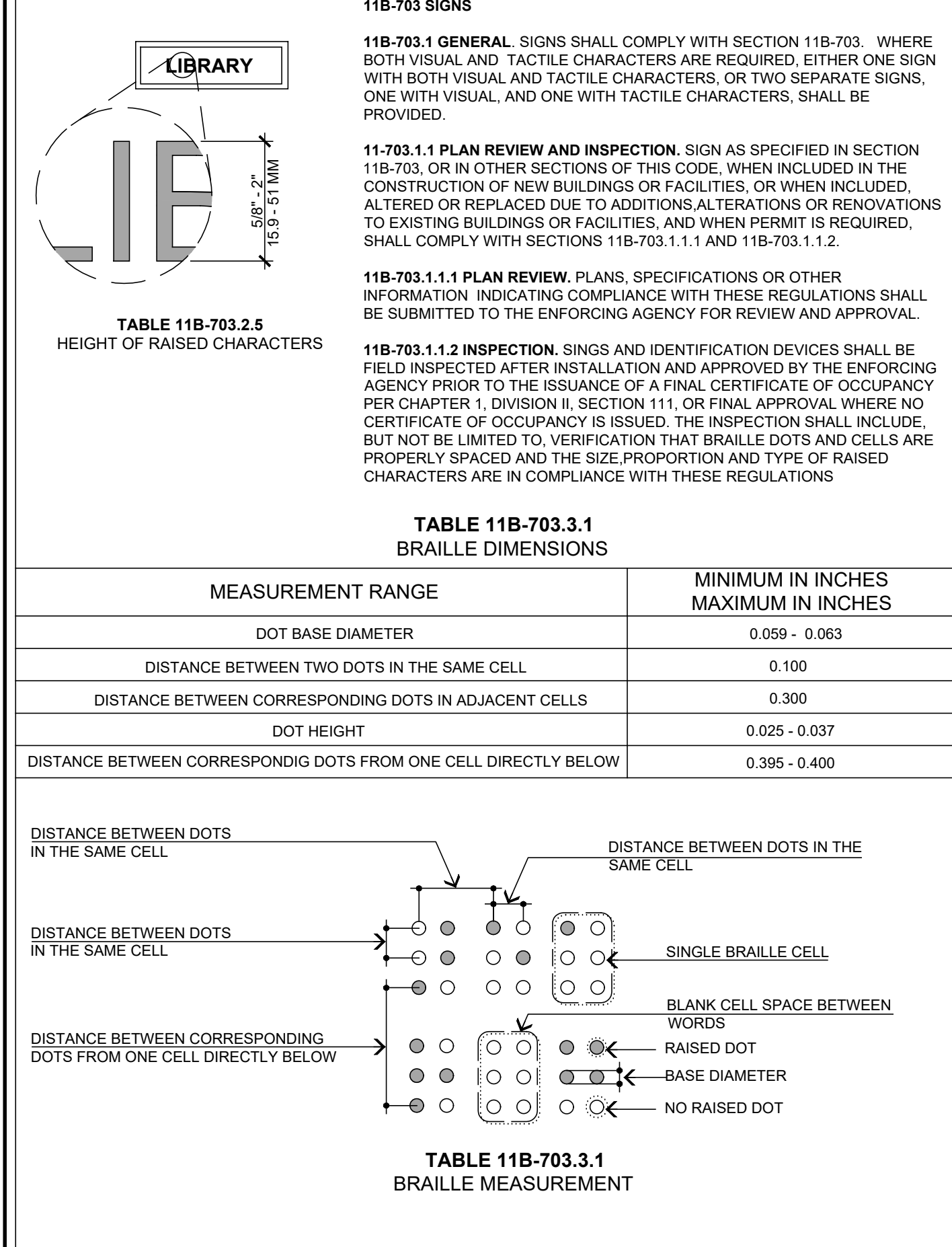
ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS



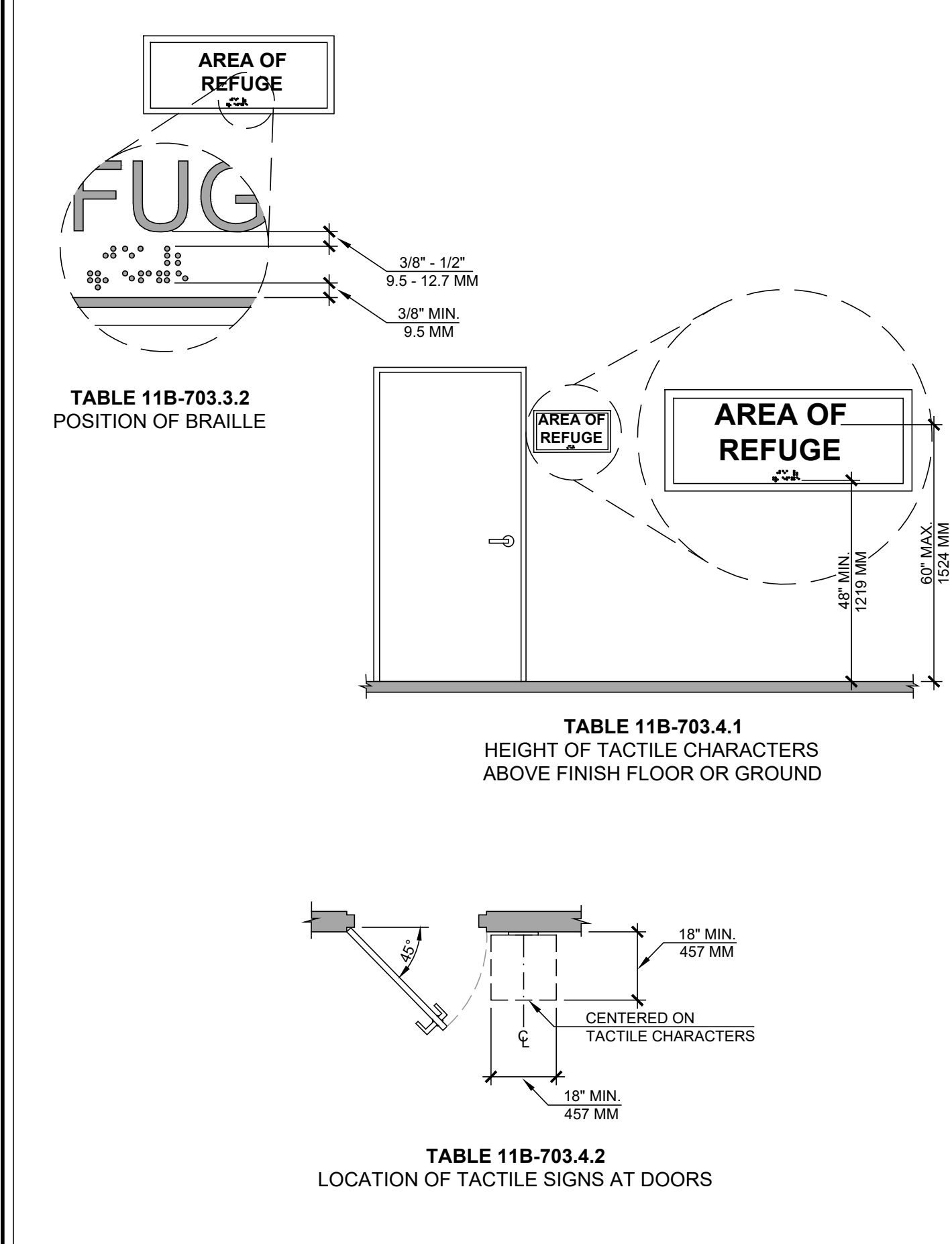
ACCESSIBILITY DETAILS FOR SIGNS



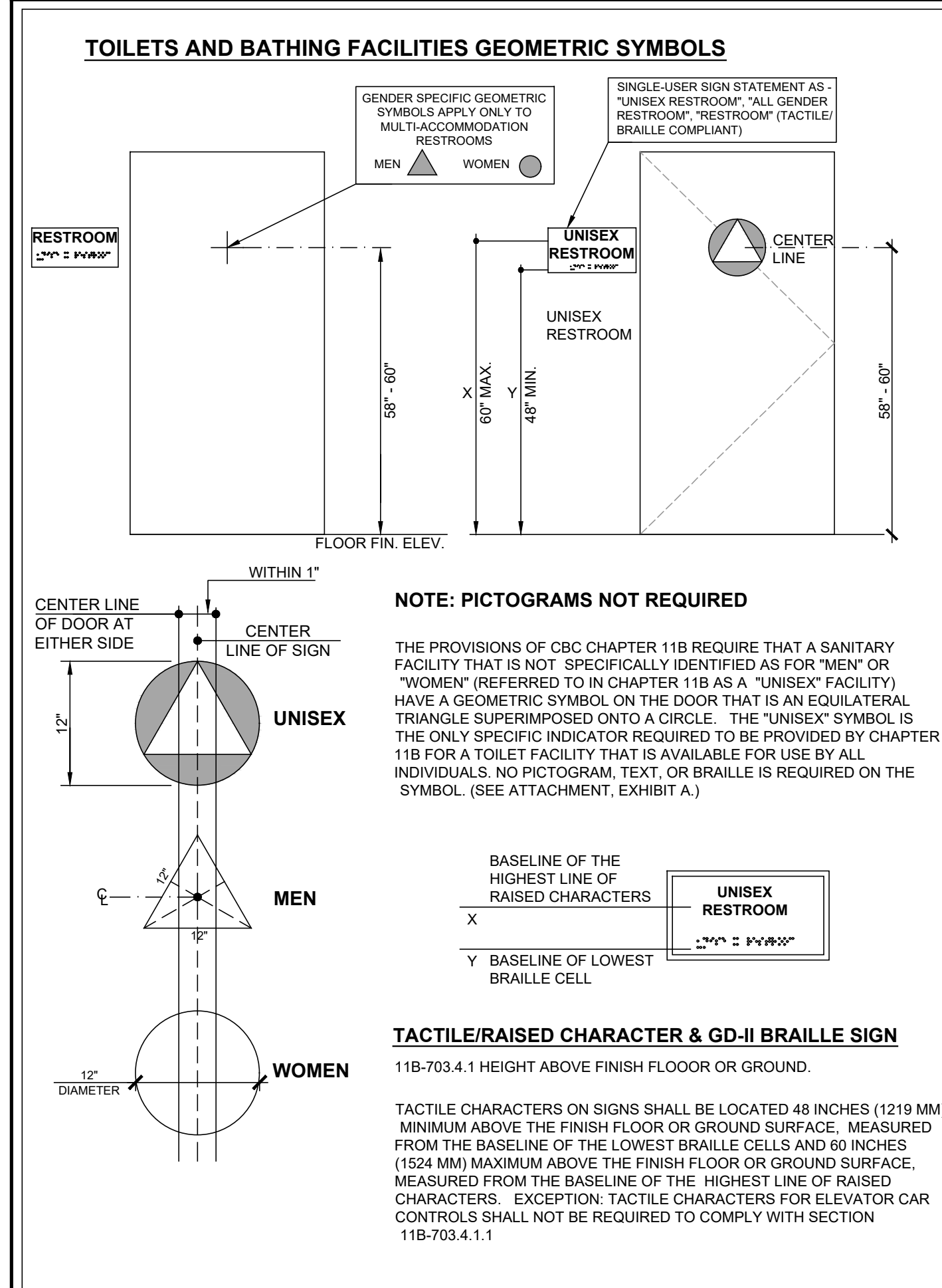
ACCESSIBILITY DETAILS FOR SIGNS



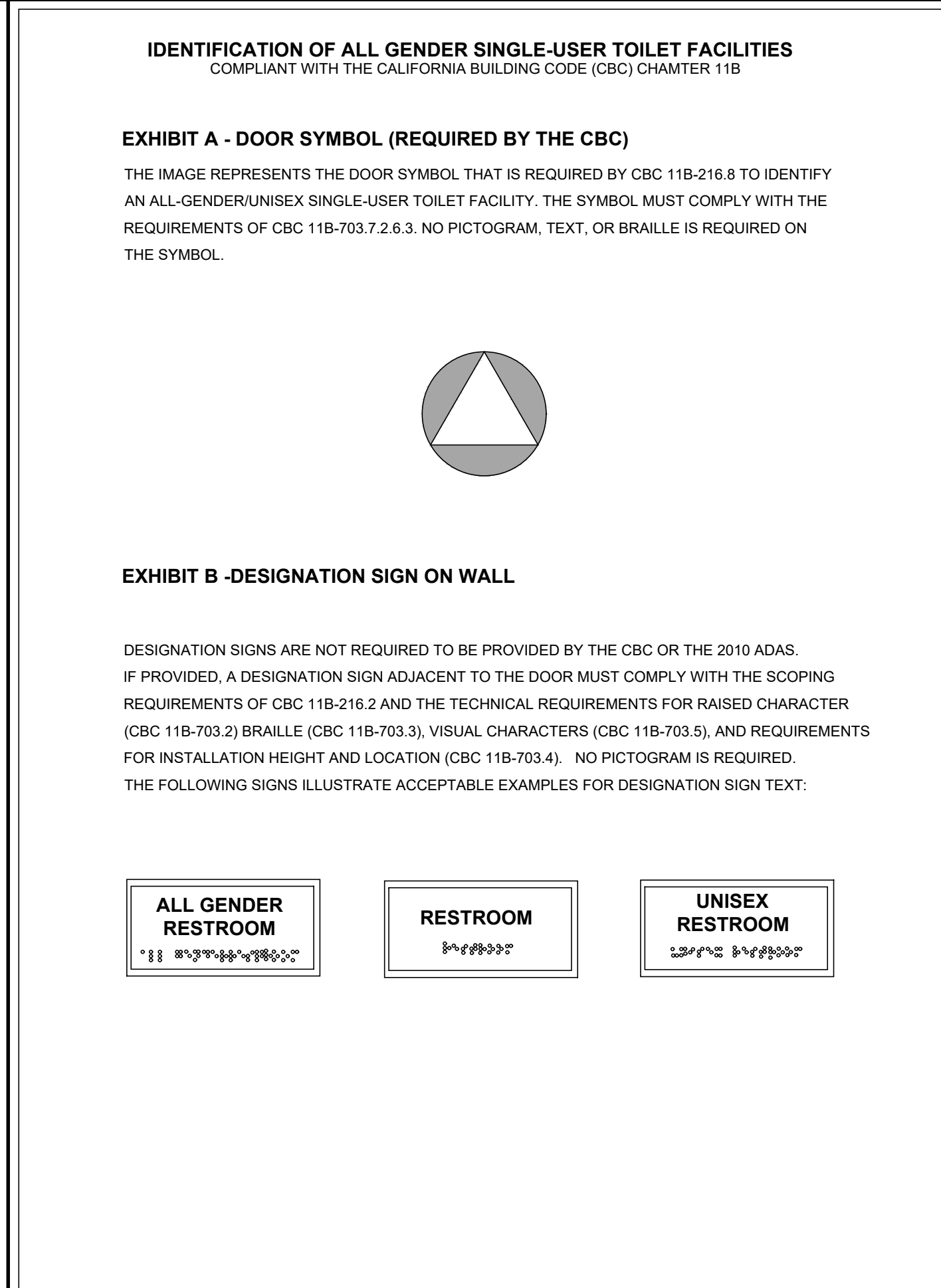
ACCESSIBILITY DETAILS FOR SIGNS



ACCESSIBILITY DETAILS FOR SIGNS



ACCESSIBILITY DETAILS FOR SIGNS



GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

NOTE: CODE REFERENCES ARE TO THE 2017 EDITION OF THE CALIFORNIA BUILDING CODE.

THE STATE OF CALIFORNIA DELEGATES AUTHORITY TO THE LOCAL JURISDICTION TO ENSURE COMPLIANCE WITH TITLE 24, PART 2 OF THE CALIFORNIA CODE OF REGULATIONS. THE FOLLOWING GENERAL NOTES INDICATE SPECIFIC AREAS OF TITLE 24, PART 2 WHICH ARE APPLICABLE TO YOUR PROJECT. PLEASE BE AWARE THAT THE OWNERS(S) OF THE BUILDING AND HIS/HER CONSULTANTS ARE RESPONSIBLE FOR COMPLIANCE WITH THE MOST CURRENT FEDERAL REGULATIONS CONTAINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND FAIR HOUSING ACT (FHA), WHERE THE ADA & FHA REQUIREMENTS EXCEED THOSE CONTAINED IN TITLE 24, PART 2. IT IS THE RESPONSIBILITY OF THE OWNERS AND THEIR CONSULTANTS TO ENSURE COMPLIANCE WITH THE MOST CURRENT ADA & FHA REGULATIONS, AS THE CITY IS NOT AUTHORIZED TO REVIEW PLANS OR INSPECT PROJECTS FOR ADA & FHA COMPLIANCE.

THE FOLLOWING, APPLICABLE, GENERAL NOTES SHALL BE PROVIDED ON THE PLANS.

A. APPLICATION AND ADMINISTRATION

- PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. **§11B-108**

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. **§11B-302.1**
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. **§11B-302.2, FIGURE 11B-302.2**

CHANGES IN LEVEL

- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE 1/4 INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/4 INCH AND NOT EXCEEDING 1/2 INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. **§11B-303, FIGURES 11B-303.2 & 11B-303.3**
- CHANGES IN LEVEL GREATER THAN 1/2 INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OR 11B-405 RAMP OR 11B-406 CURB RAMP AS APPLICABLE. **§11B-303**
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. **§11B-303.5**

TURNING SPACE

- CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE. **§11B-304.3.1**
- T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. **§11B-304.3.2, FIGURE 11B-304.3.2**

KNEE AND TOE CLEARANCE

- FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, THE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. **§11B-306.2.1**

GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

- TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS. **§11B-306.2.2**
- AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. **§11B-306.3.3, FIGURE 11B-306.3(C)**
- AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. **§11B-306.3**

PROTRUDING OBJECTS

- EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4 1/2 INCHES MAXIMUM. **§11B-307.2, FIGURE 11B-307.2**
- FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.3, FIGURE 11B-307.3(A)**
- PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. **§11B-307.5**
- LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.3, FIGURE 11B-307.3(B)**
- VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.4**
- GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH. **§11B-307.4, FIGURE 11B-307.4**
- WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. **§11B-307.4.1, FIGURE 11B-307.4.1**

REACH RANGES

- ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. **§11B-308.1.1**
- ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. **§11B-308.1.2**
- HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-308.2.1, FIGURE 11B-308.2.1**
- HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH. **§11B-308.2.2, FIGURE 11B-308.2.2**
- HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES. **§11B-308.3.1, FIGURE 11B-308.3.1**
- HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. **§11B-308.3.2, FIGURE 11B-308.3.2**
- OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. **§11B-308.3.2, FIGURE 11B-308.3.2**

Cannatechnics
 CALIFORNIA DESIGN SPECIALIZES: CONSULTATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140
 FAX: (951) 927-9724
 EMAIL: INFO@CANNATECHNICS.COM WEBSITE: WWW.CANNATECHNICS.COM

HANGAR 420
 OWNER: HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

COMMERCIAL DEVELOPMENT DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/07/2023

PROJECT TITLE: COMMERCIAL DEVELOPMENT DISPENSARY
 PROJECT NUMBER: 22121
 DRAWN BY: AWC
 CHECKED BY: JHJ
 DATE: 02/06/2023
 REVISION: 07/07/2023
 SHEET IDENTIFIER: A-15
 SHEET 20 OF 61

1. THE DESIGN, MANUFACTURE AND USE OF OPEN WEB STEEL JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING STEEL JOIST INSTITUTE (SJI) SPECIFICATIONS:

1. SJI CJ-1.0
2. SJI K-1.1.0
3. SJI LH/DLH-1.1
4. SJI JG-1.1

2. OPEN WEB JOISTS, JOIST GIRDERS AND BRIDGING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND JOIST GIRDERS OF THE STEEL JOIST INSTITUTE (SJI), LATEST ADOPTED EDITION.

3. THE MANUFACTURER OF THE OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE A MEMBER OF THE SJI, AND SHALL FURNISH TO THE CONTRACT QUALITY CONTROL (CQC) INDIVIDUAL CERTIFICATE OF COMPLIANCE INDICATING COMPLIANCE WITH STEEL JOIST INSTITUTE STANDARDS.

4. ALL JOISTS DELIVERED FOR THIS SPECIFIC PROJECT SHALL BE IDENTIFIED SPECIFICALLY FOR THIS PROJECT. SUCH CERTIFICATE OF COMPLIANCE SHALL BE FURNISHED BEFORE INSTALLATION.

5. JOISTS AND JOIST CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH LOAD AND DEFLECTION CRITERIA PROVIDED HEREIN INCLUDING MECHANICAL EQUIPMENT LOADS, WIND AND SEISMIC LOADS. CONTRACTOR SHALL EXAMINE ALL DRAWINGS INCLUDING ARCH., MEP, FIRE PROTECTION, FURNISHINGS, ETC. TO IDENTIFY ALL BUILDING COMPONENTS THAT IMPACT THE DESIGN OF THE OPEN WEB STEEL JOIST AND/OR GIRDERS AND INCLUDE THEIR IMPACT IN THE DESIGN OF THE JOIST.

6. DESIGN SHALL INCLUDE BRIDGING, BRACING OR SHORING AS REQUIRED DURING AND AFTER CONSTRUCTION.

7. CALCULATIONS AND DRAWINGS SIGNED BY AN ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHALL BE SUBMITTED TO AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD AND QUALITY CONTROL MANAGER PRIOR TO INSTALLATION.

8. WELDING OF OPEN WEB JOISTS SHALL COMPLY WITH SJI STANDARDS AND AWS D1.1.

9. BRIDGING SHALL BE HORIZONTAL FOR 'K' SERIES JOISTS AND CROSS TYPE BRIDGING FOR 'LH' & 'DLH' SERIES JOISTS, CONFORMING TO SJI SPECIFICATIONS. ALL BRIDGING SHALL BE POSITIVELY ANCHORED TO WALLS AND/OR BEAMS AT EACH END.

10. MINIMUM THICKNESS OF JOIST TOP AND BOTTOM CHORD SHALL BE = 1/8".

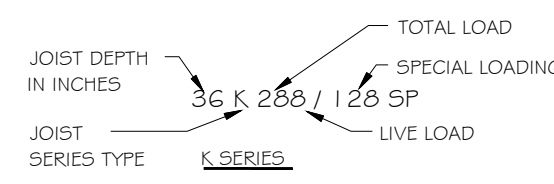
11. ALL JOISTS SPANNING 40'-0" OR LONGER SHALL HAVE THEIR ROWS OF BRIDGING IN PLACE PRIOR TO SLACKENING OF HOISTING LINES.

12. DO NOT DRILL THROUGH OR WELD TO JOIST MEMBER WITHOUT PRIOR APPROVAL.

OPEN WEB STEEL JOIST NOTES AND SCHEDULE:

MARK	SIZE	GRAVITY LOADS						TOTAL LOAD	LATERAL LOADS			
		DEAD LOADS			LIVE LOADS				WIND / SEISMIC LATERAL LOADS		WIND / SEISMIC VERTICAL LOADS	
		"TC" DL	"BC" DL	TOTAL DL	"TC" LL	"BC" LL	TOTAL LL		SEISMIC AXIAL LOAD "TC"	WIND AXIAL LOAD "TC"	WIND "TC"	SEISMIC "TC"
RJ-1	20 K-3	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD
RJ-2	20 K-5	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD
RJ-3	20 K-5P	75 PLF	25 PLF	100 PLF	100 PLF	-	100 PLF	200 PLF	± 2.2 KIPS ASD	± 1.8 KIPS	± 30 PLF	± 35 PLF ASD

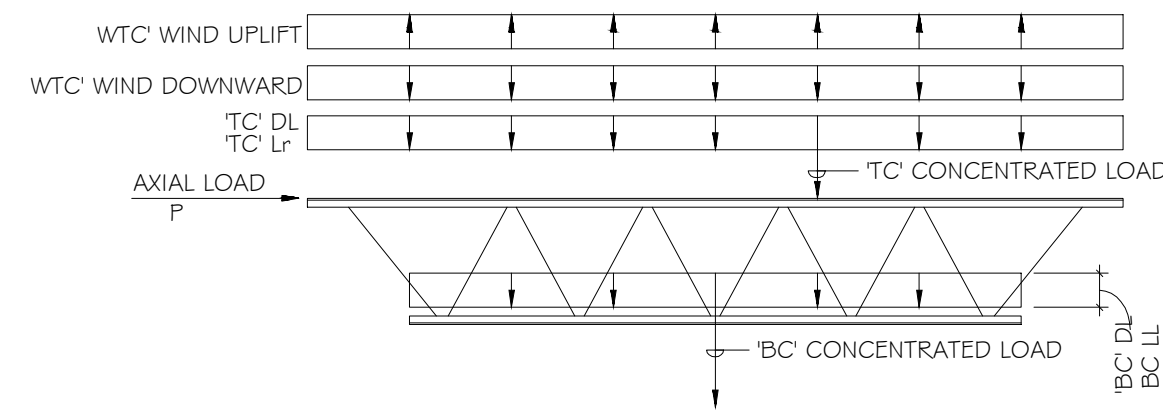
EXAMPLE OF BAR JOIST CALL OUT:



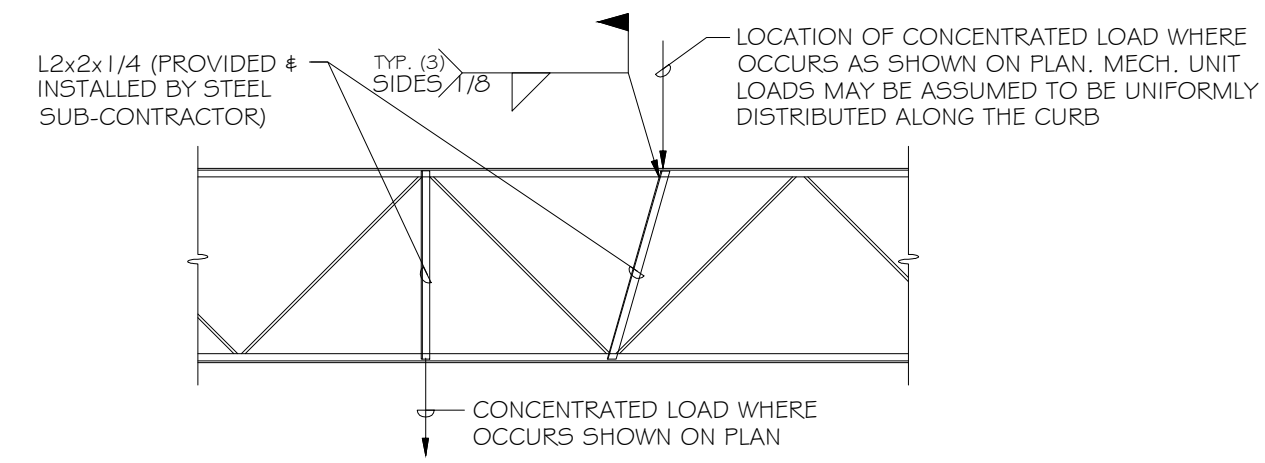
OPEN WEB JOISTS NOTES:

1. "TC" DENOTES TOP CHORD, "BC" DENOTES BOTTOM CHORD.
2. "TC" AXIAL LOADS GIVEN IN KIPS.
3. AXIAL LOAD "TC" ACTS AT BASE OF JOIST SEAT. JOIST DESIGN SHALL ACCOUNT FOR ADDED MOMENT DUE TO ECCENTRICITY.
4. ALL K-SERIES JOISTS SHALL HAVE A SEAT DEPTH AS FOLLOWS:

LOW END	HIGH END
4 1/2"	4 1/2"
5. AT LOCATIONS WHERE K-SERIES JOIST AND LH SERIES JOIST BEAR ON SAME SUPPORT, ADJUST K-SERIES JOIST DEPTH TO MATCH LH SERIES JOIST DEPTH.
6. ALL LH SERIES JOISTS SHALL HAVE A SEAT DEPTH OF 6 1/2" FOR BOTH LOW AND HIGH ENDS.
7. JOIST TOP & BOTTOM CHORD SHALL BE DESIGNED FOR 500 LBS ADDITIONAL LOAD PLACED ANYWHERE ALONG TOP & BOTT. CHORD. THIS LOAD IS IN ADDITION TO OTHER LOADS SHOWN ON PLAN.
8. THE WEIGHT AND LOCATION OF MECHANICAL UNITS ARE SHOWN ON THE FRAMING PLANS. THE OVERALL WEIGHT OF THE UNIT MAY BE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER THE LENGTH TO EACH CORNER.
9. LIMIT TOTAL DEFLECTION TO U/240 AND LIVE LOAD DEFLECTION TO U/360.
10. LOADS GIVEN IN TABLE ARE UNFACTORED LOADS UNO (ALL LOADS HAVE A FACTOR OF 1.0 EXCEPT SEISMIC WHICH IS 0.7 ASD)



REINFORCING @ CONCENTRATED LOAD:



Cannatechnics
 CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION, ARCHITECTURE, ENGINEERING, SURVEYING, DEVELOPMENT MANAGEMENT
 2791 B. JEFFERSON AVENUE, SUITE 201, TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON, REGISTERED PROFESSIONAL ENGINEER, CIVIL, STATE OF CALIFORNIA, Exp. 06/30/23

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

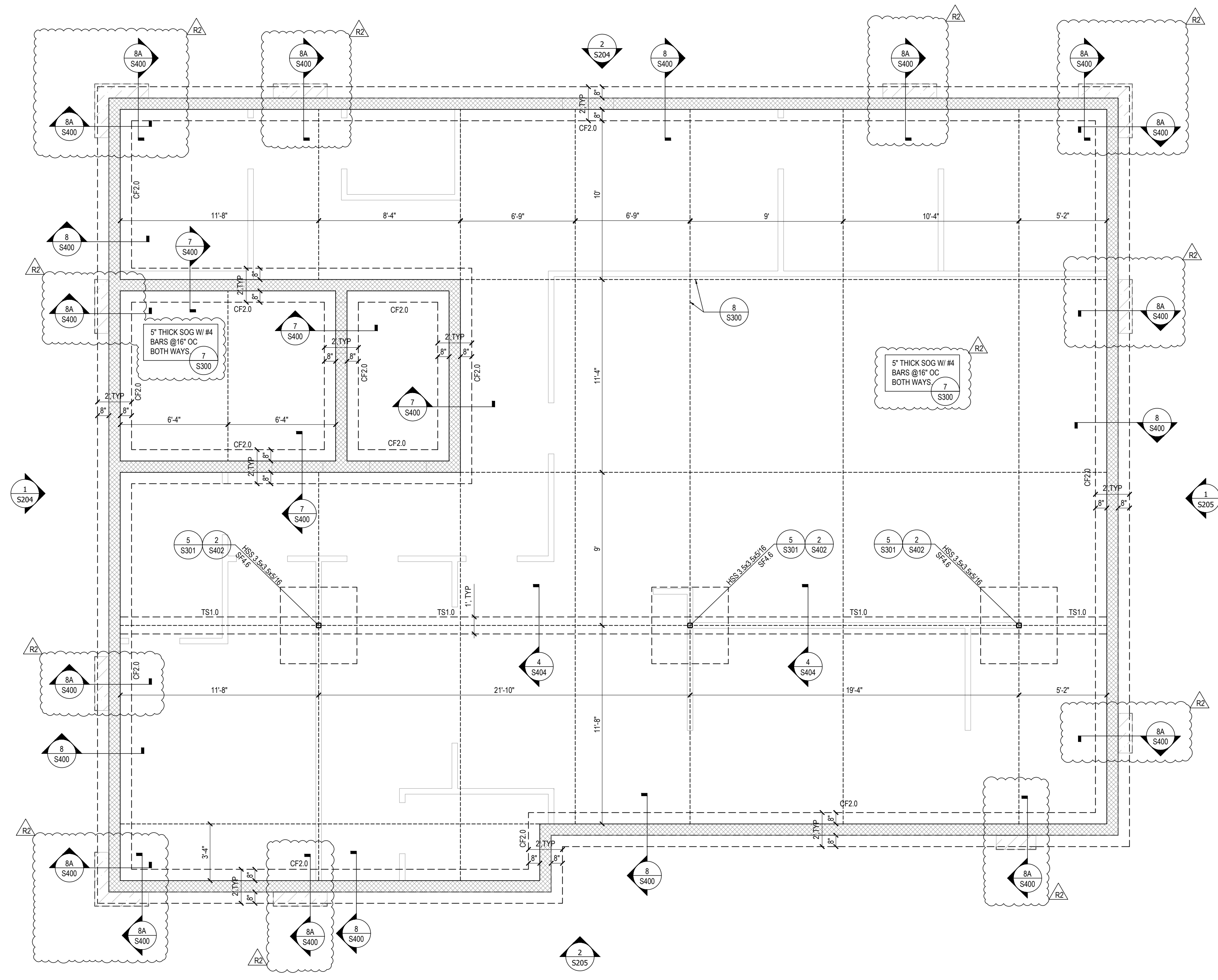
OWNER: **HANGAR 420**
 30375 AULD RD., MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY**
 30375 AULD RD., MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION: **STRUCTURAL NOTES**

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-25-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER	22121
DRAWN BY	HPB
CHECKED BY	JHJ
DATE	08-18-22
REVISION	
SHEET IDENTIFIER	S102
SHEET	OF



1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
CF2.0	CONT	2'-0"	2'-0"	(3) #5 TOP & BOTTOM LONGITUDINAL	-
TS1.0	CONT	1'-0"	1'-0"	(2) #4 TOP & BOTTOM LONGITUDINAL	-
SF4.6	4'-6"	4'-6"	1'-6"	(6) #5 BOTH WAYS BOTTOM	-

NOTE:
1. REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.

- PLAN NOTES:**
- LOCATE POSTS ON CENTER OF FOOTING AND VERIFY THE SIZE OF FOOTING PER PLAN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
 - IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - REFER TO S5300 FOR CONTINUOUS FOUNDATION CORNER REINFORCEMENT DETAIL.
 - REFER TO 1S300 & 5301 FOR FOUNDATION AT UTILITY DETAIL.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
FOOTING	
HSS COLUMN	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatechnics
CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B. JEFFERSON AVENUE, SUITE 201
TEMECULA, CA
PHONE: (951) 927-7140
FAX: (951) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EX-063023
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 07/15/2022

HANGAR 420
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

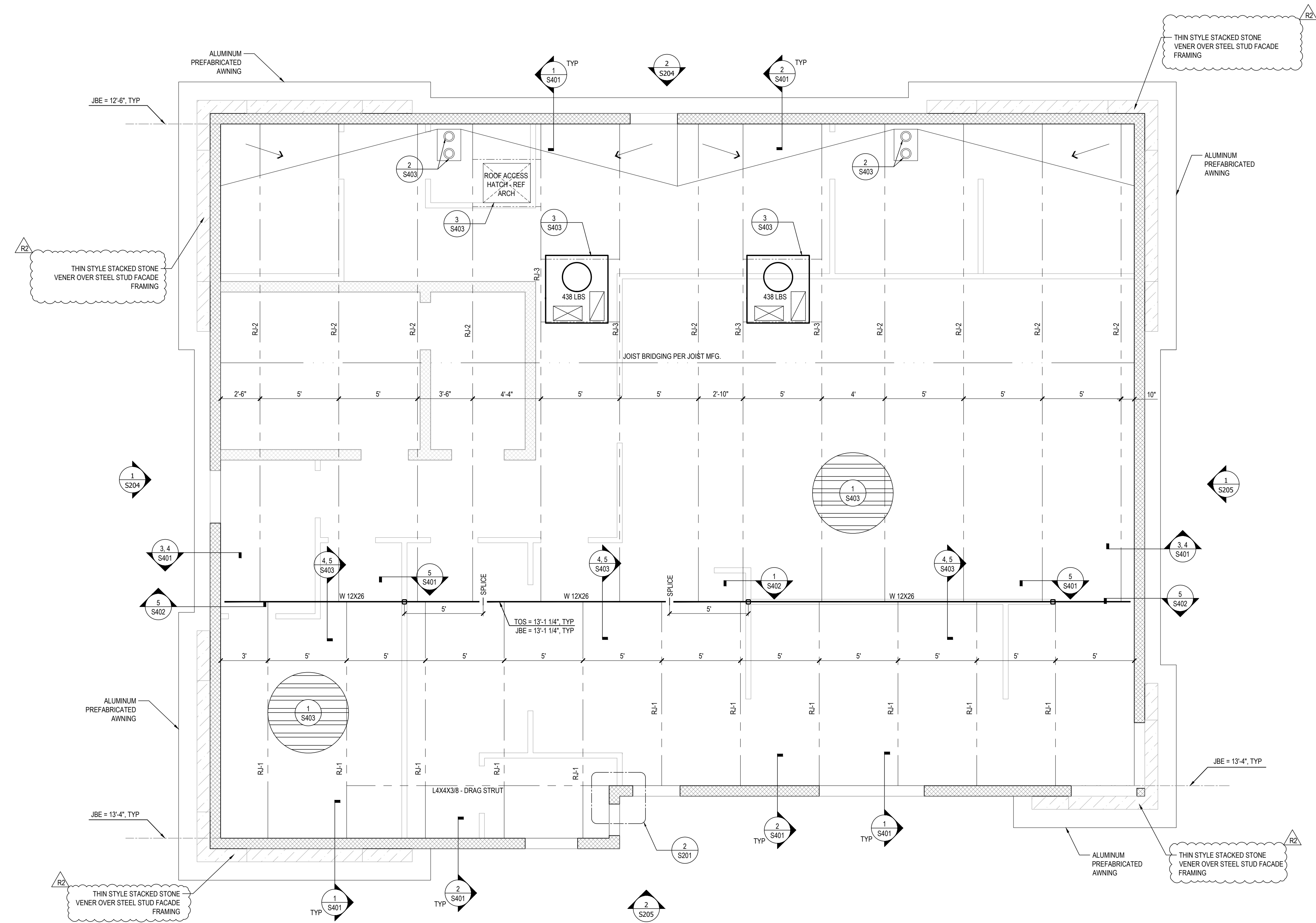
PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
FOUNDATION PLAN

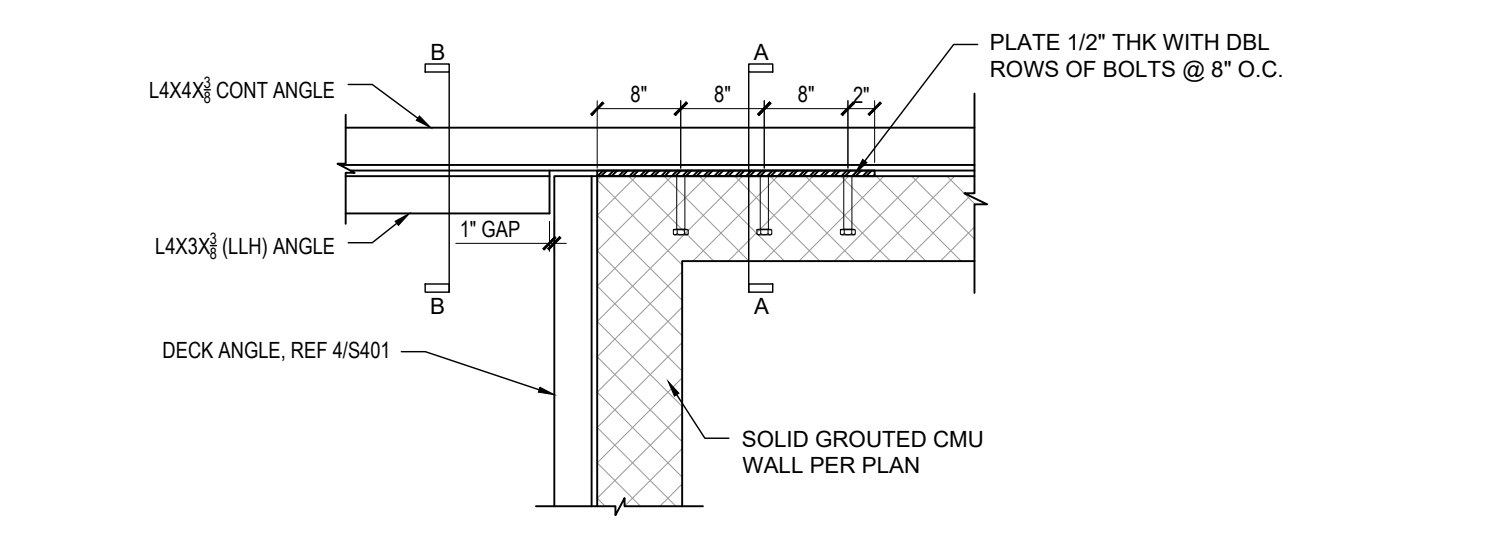
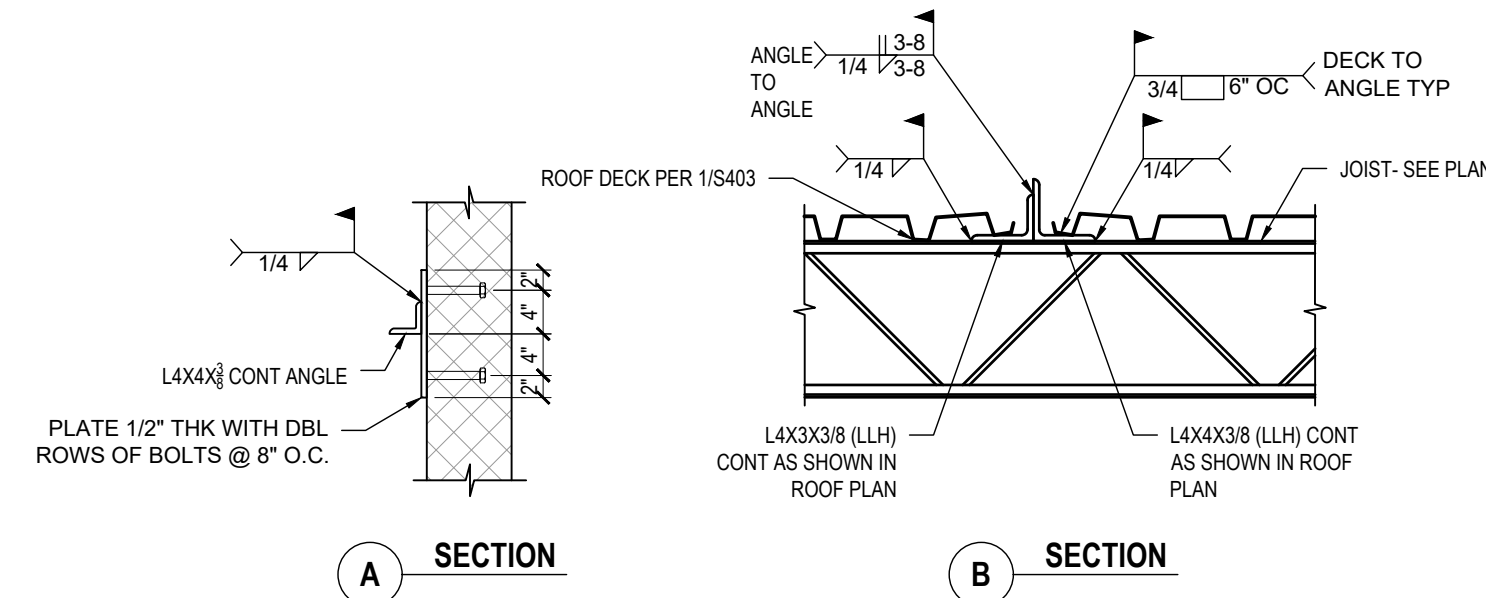
REV	BY	DATE	DESCRIPTION
RT		04-19-2023	REVISED AS PER COUNTY COMMENTS
RZ		06-25-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER	22121
DRAWN BY	HPB
CHECKED BY	JHJ
DATE	08-18-22
REVISION	

SHEET IDENTIFIER
S200
OF



1 STRUCTURAL STEEL FRAMING AND ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



- PLAN NOTES:**
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE.
 - RJ-# INDICATES ROOF OWSJ. REFER TO S102 FOR ROOF JOIST SIZES AND LOADING SCHEDULE.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
STEEL BEAM	
HSS COLUMN	
STEEL ROOF OWSJ	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatechnics
CANNABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2791 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140 FAX: (866) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EX-083023
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 07/15/2022

OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION: **STRUCTURAL STEEL FRAMING AND ROOF FRAMING
PLAN**

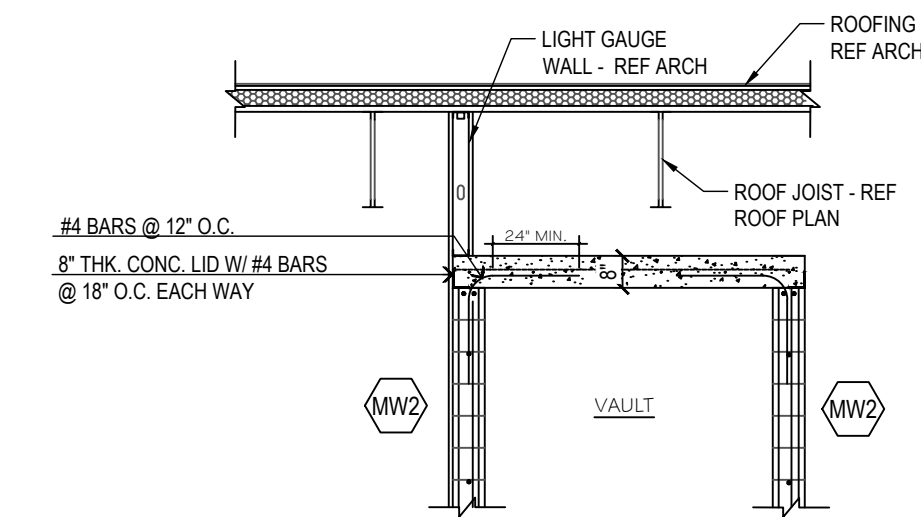
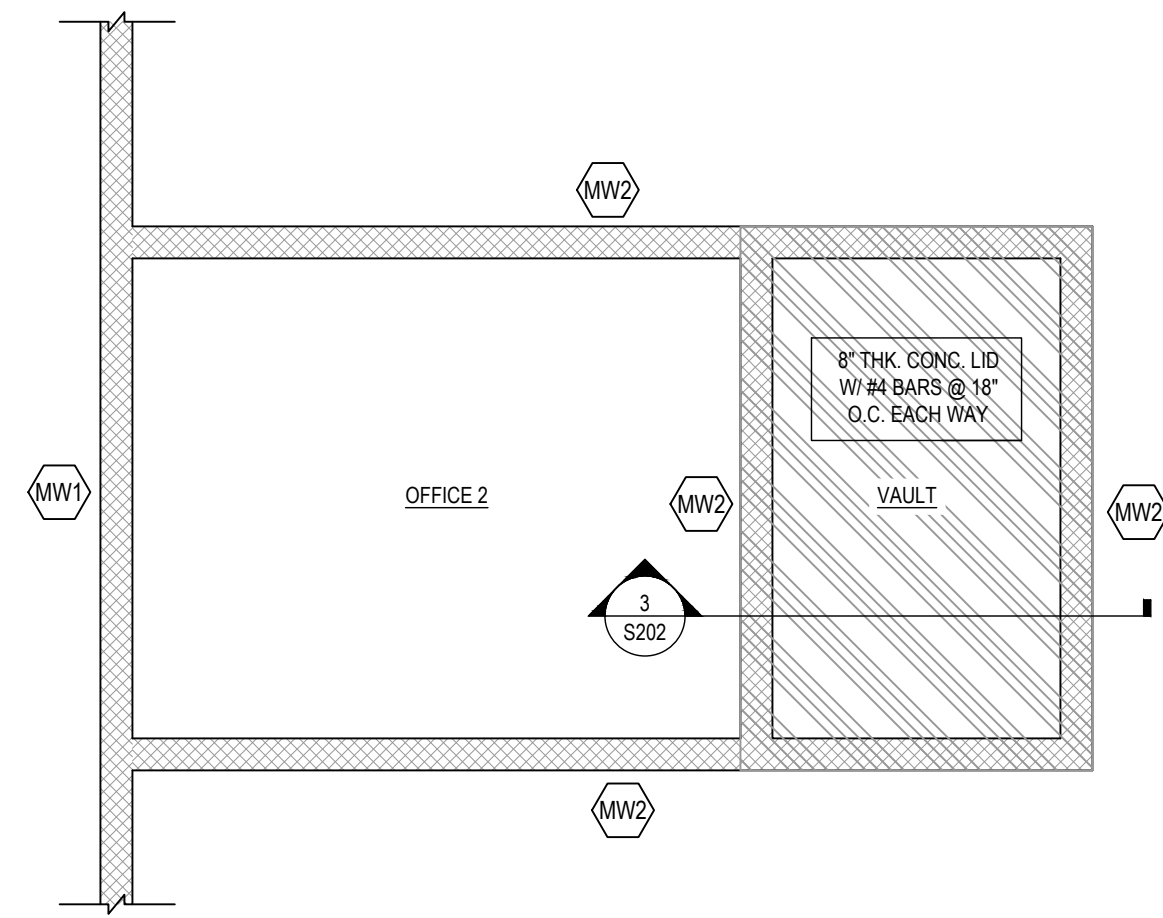
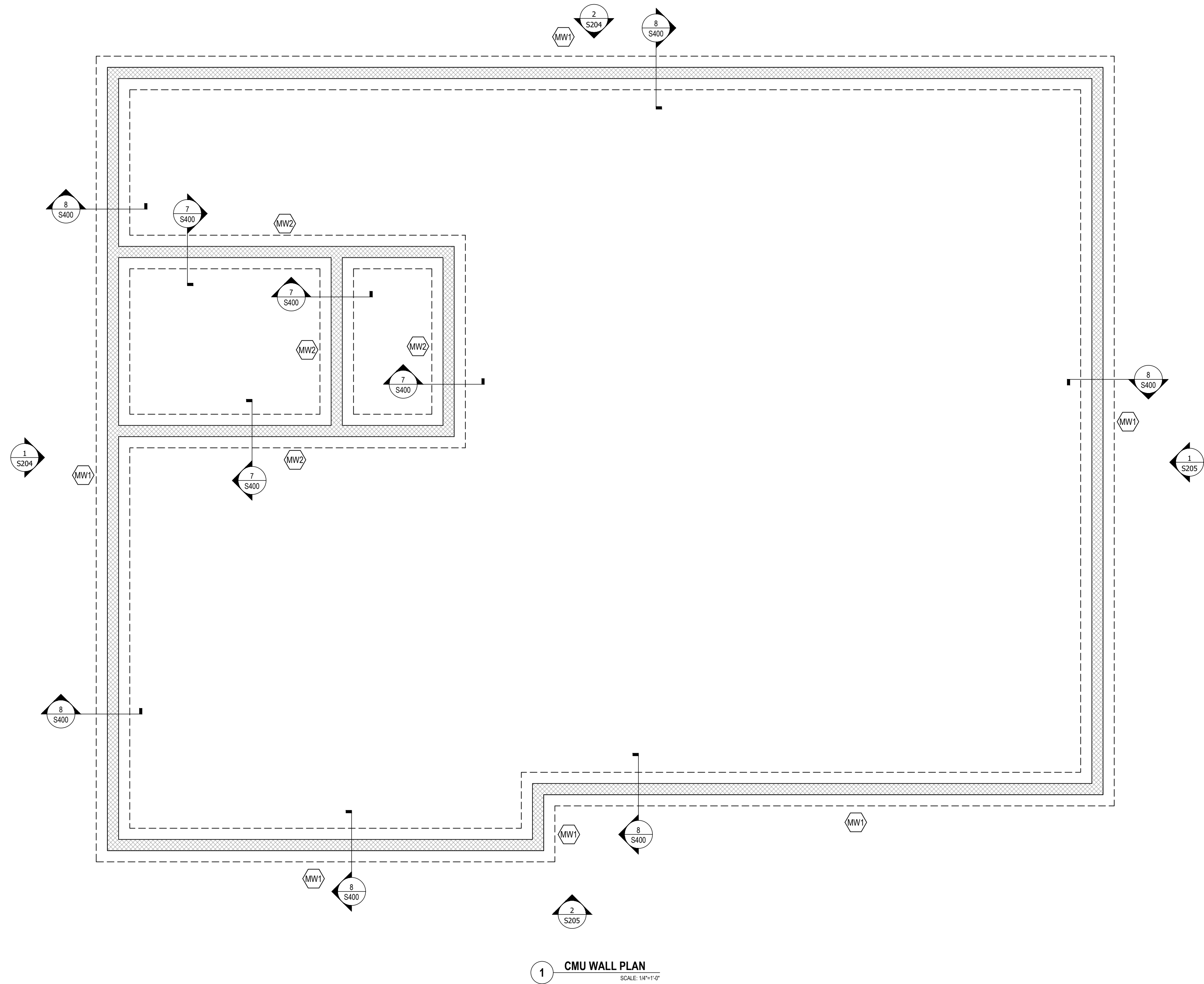
REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER: 22121
DRAWN BY: HPB
CHECKED BY: JHJ
DATE: 08-18-22
REVISION:

SHEET IDENTIFIER: **S201**
SHEET OF

CMU WALL REINFORCING SCHEDULE					
TAG	WALL THICKNESS	MAXIMUM HEIGHT	BAR SIZE AND SPACING EACH MAT		NOTES
(E)			VERTICAL	HORIZONTAL (4)	
MW1	8"	REF DTL	#5 @ 32" OC	#5 @ 24" OC	SINGLE MAT CNTRD
MW2	8"	REF DTL	#5 @ 24" OC	#5 @ 24" OC	SINGLE MAT CNTRD

- NOTES:
- THE ABOVE SCHEDULE SHALL BE MINIMUM REINFORCING FOR ALL BUILDING MASONRY WALLS.
 - SINGLE MAT REINFORCING SHALL BE IN THE CENTER OF WALL UNO.
 - PLACE HORIZONTAL BAR IN BOND BEAM UNIT TYP.
 - LOCATE FIRST LAYER OF HORIZONTAL BARS AT 8" MAX FROM BASE OF WALLS AND FROM TOP AND BOTTOM OF WALL OPENINGS.



- PLAN NOTES:
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - REFER TO 6/S400 FOR CMU CORNER REINFORCEMENT DETAIL.
 - MW# INDICATES CMU WALLS. REFER TO THIS SHEET FOR SCHEDULE.

LEGEND:	
8" THK CMU WALL	[Hatched Pattern]
FOOTING	[Dashed Pattern]

Cannatechnics
CANNABIS DESIGN SPECIALISTS • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27791 B. LEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 927-7140 FAX: (951) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
EX-083023
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
CMU WALL PLAN

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

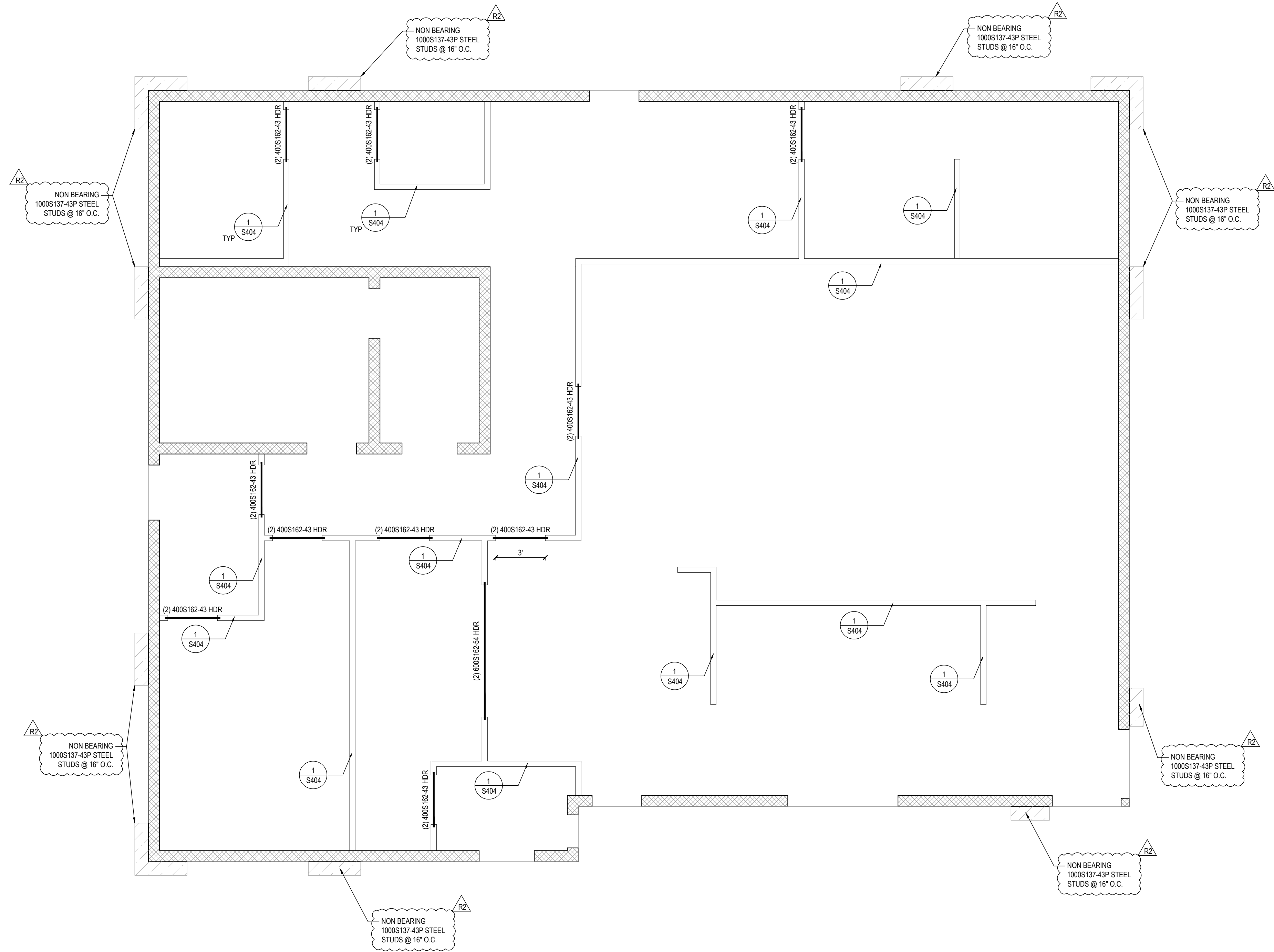
DRAWN BY
HPB

CHECKED BY
JHJ

DATE
08-18-22

REVISION

SHEET IDENTIFIER
S202
OF



1 METAL STUD FRAMING PLAN
SCALE: 1/4"=1'-0"

- PLAN NOTES:**
- IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE.
 - REFER TO S404 FOR METAL STUD WALL DETAIL.

LEGEND:

4" THK METAL STUD WALL	
8" THK CMU WALL	
HEADER	
THIN STYLE STACKED STONE VENER OVER STEEL STUD FACADE FRAMING	

Cannatech
CANNABIS DESIGN, SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140 FAX: (866) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

R.C.E. NO. 83934
DATE 07/15/2022

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

OWNER:
HANGAR 420

30375 AULD RD.
MURRIETA, CA 92563
A.P. N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P. N. 963-030-005**

SHEET DESCRIPTION
METAL STUD FRAMING PLAN

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

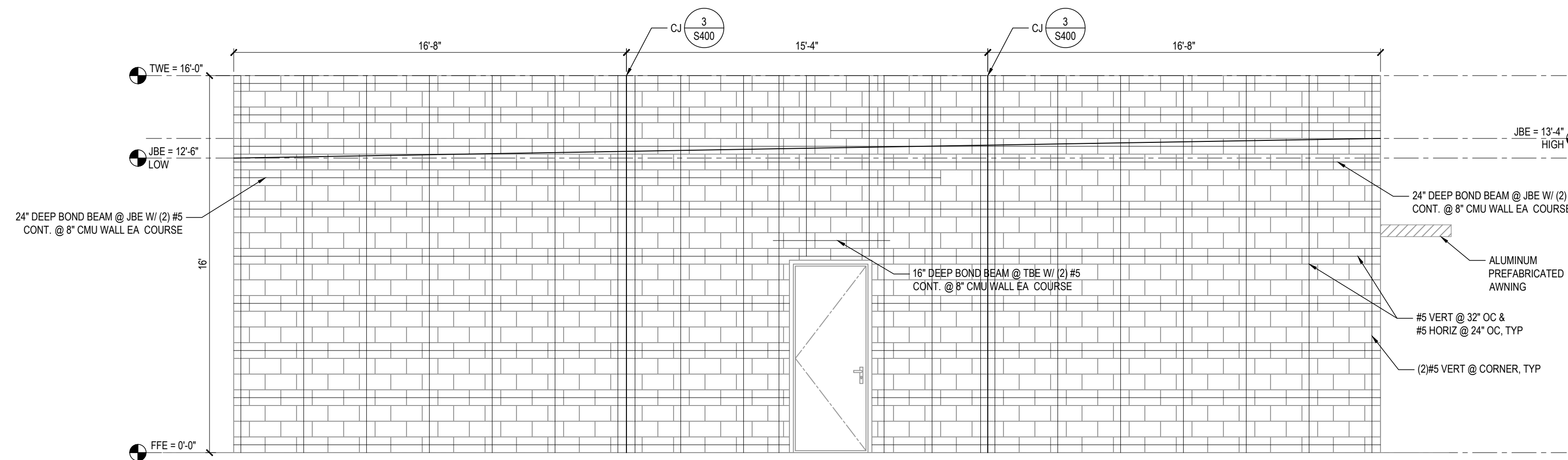
DRAWN BY
HPB

CHECKED BY
JHJ

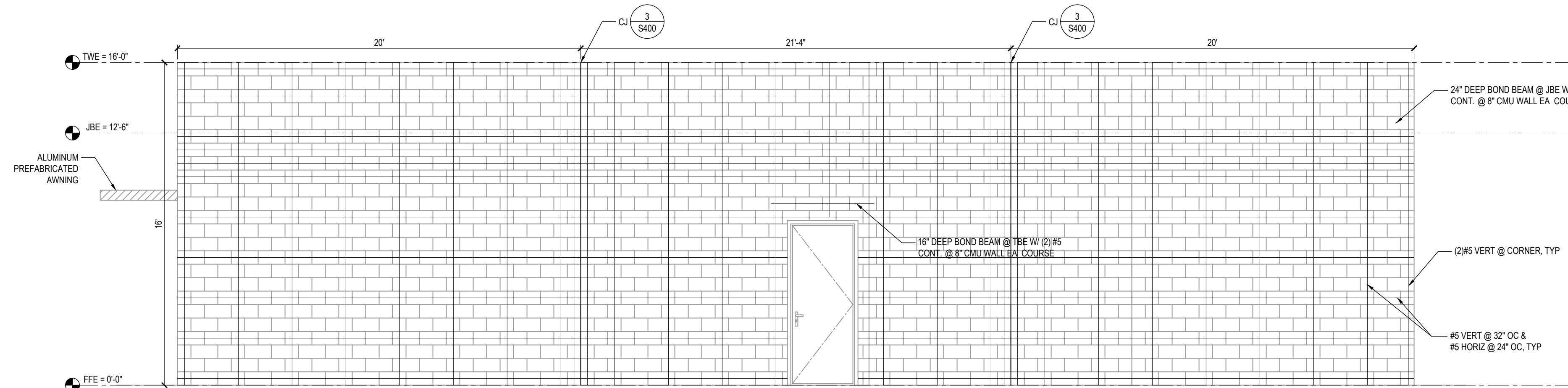
DATE
08-18-22

REVISION

SHEET IDENTIFIER
S203
OF



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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

Cannatechnics
 CANNABIS DESIGN SPECIALISTS • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
 ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 54-083023
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON

R.C.E. NO. 83934
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 CMU WALL ELEVATION - 1

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

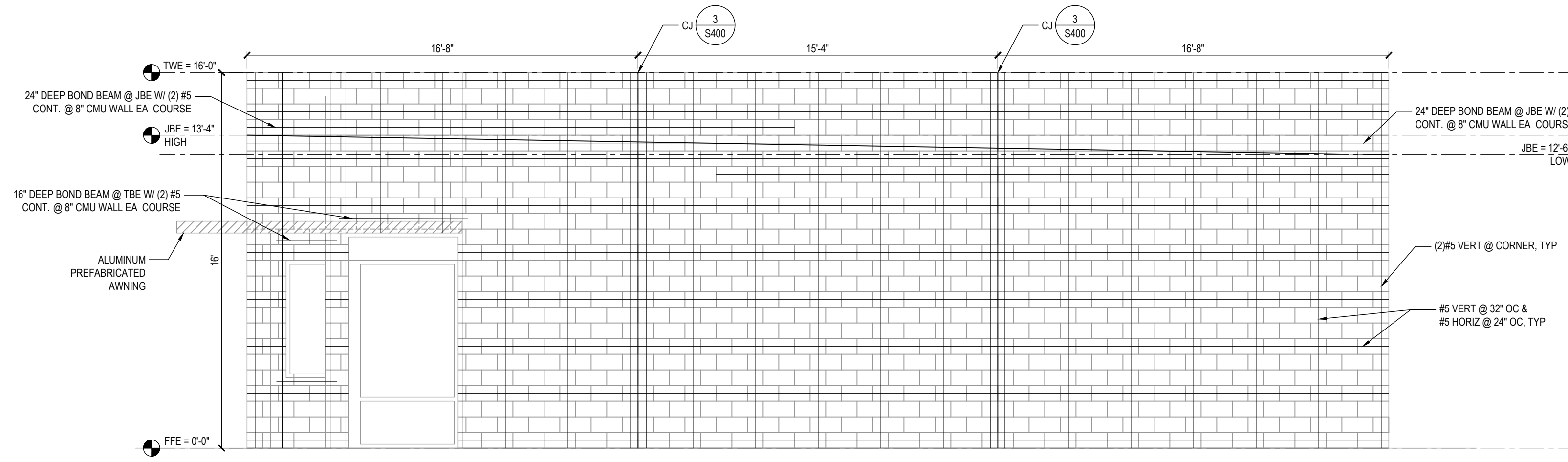
DRAWN BY
HPB

CHECKED BY
JHJ

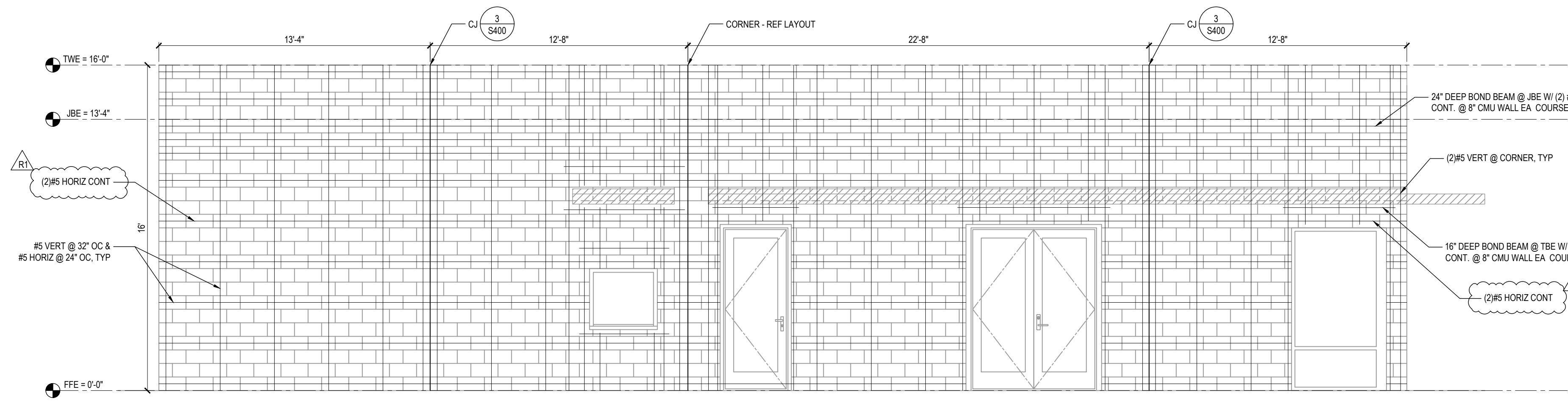
DATE
08-18-22

REVISION

SHEET IDENTIFIER
S204
OF



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



2 FRONT ELEVATION
SCALE: 1/4"=1'-0"

Cannatechnics
CANNABIS DESIGN, SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 5-16-2023
 CIVIL
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
CMU WALL ELEVATION - 2

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

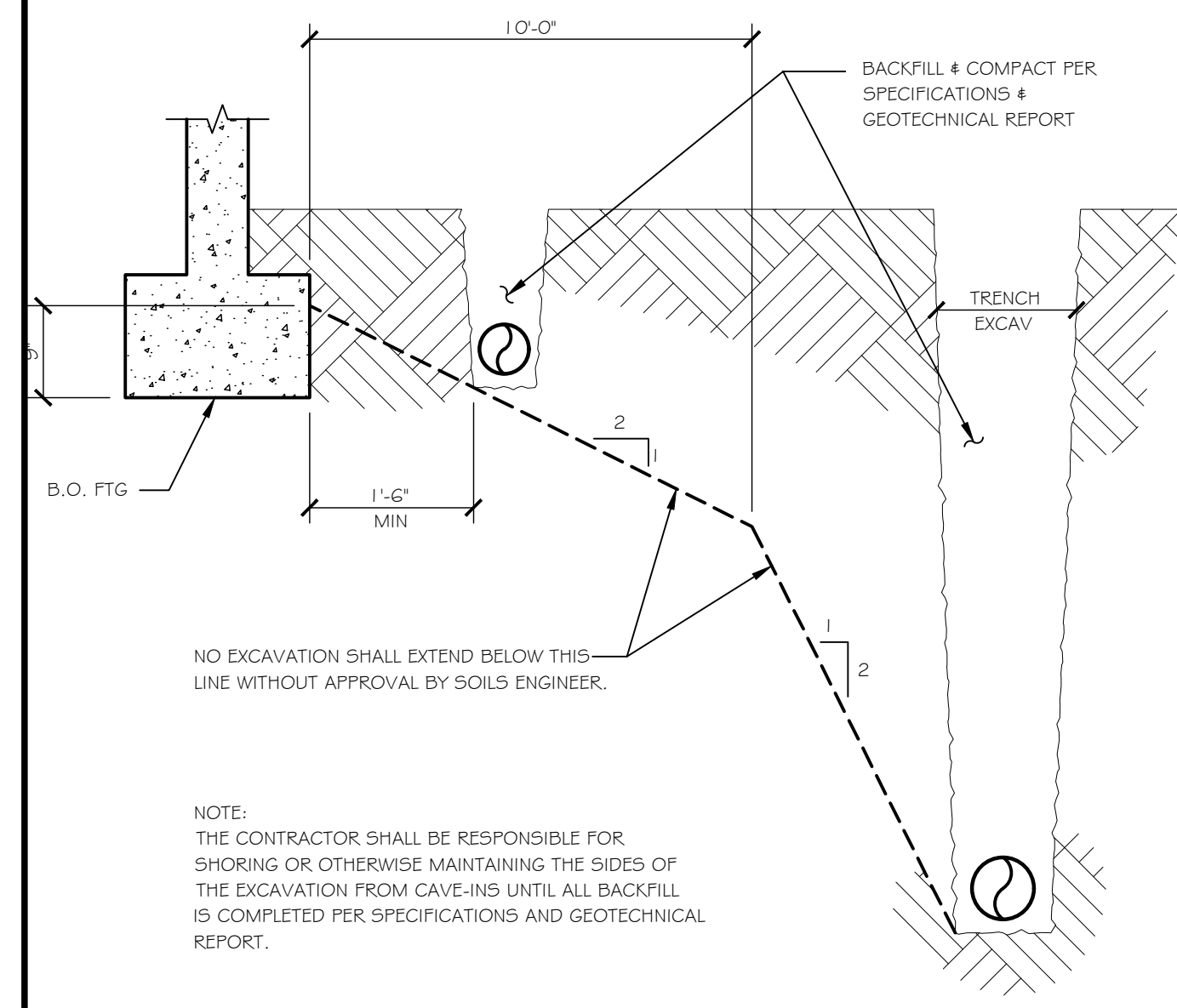
DRAWN BY
HPB

CHECKED BY
JHJ

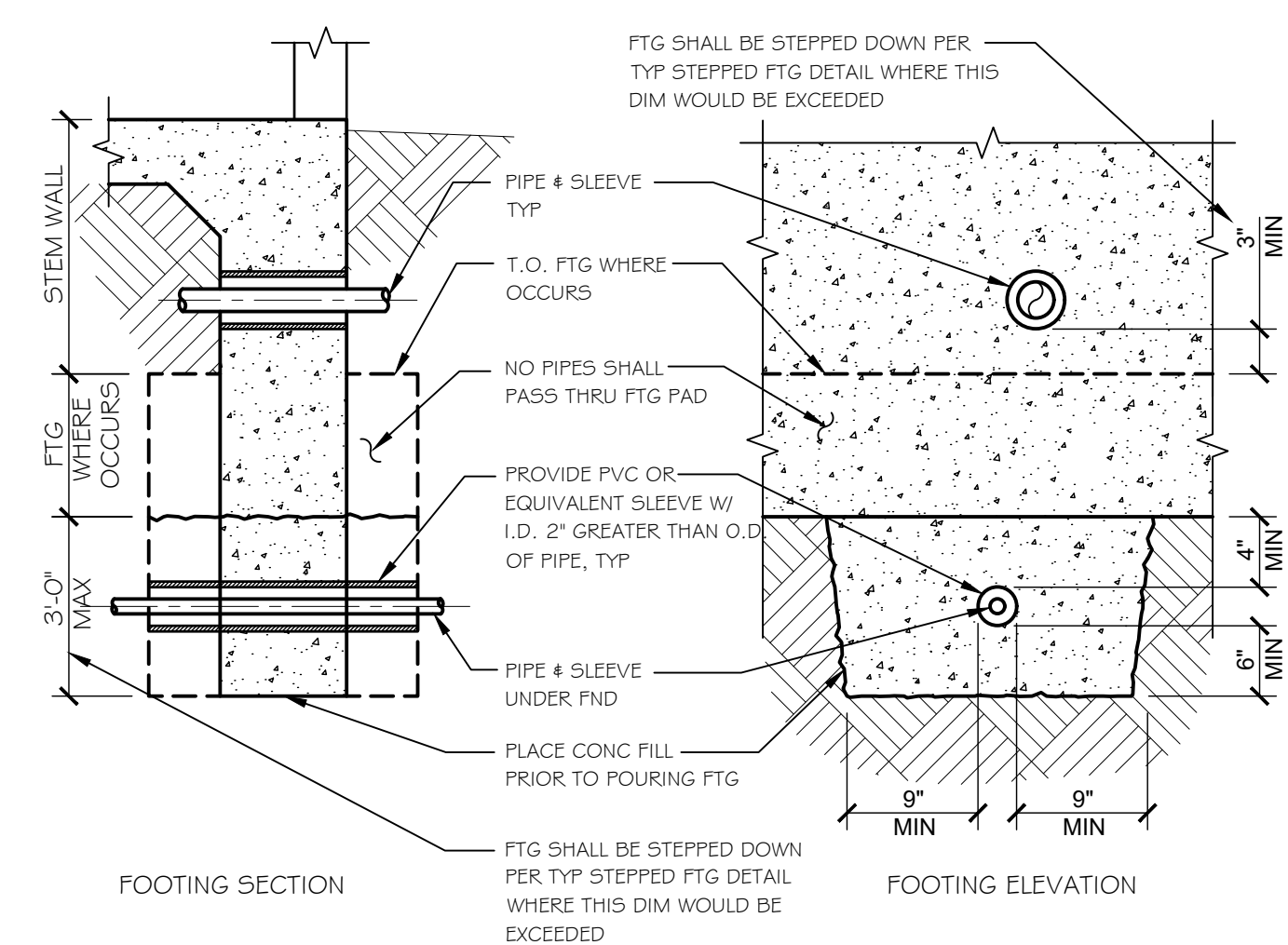
DATE
08-18-22

REVISION

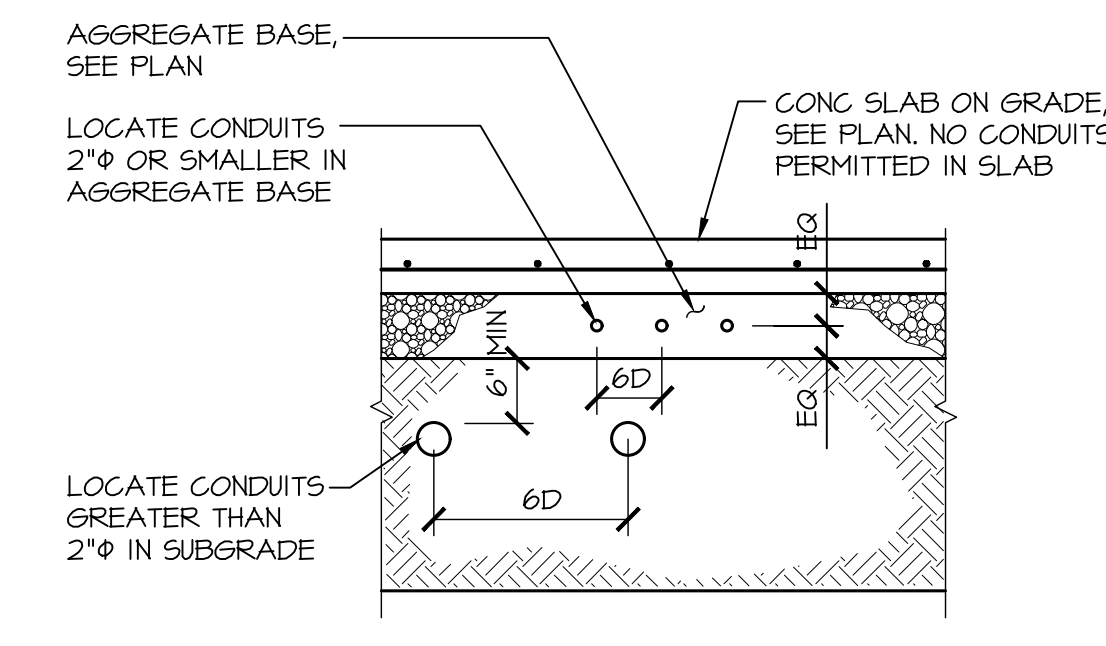
SHEET IDENTIFIER
S205
 OF



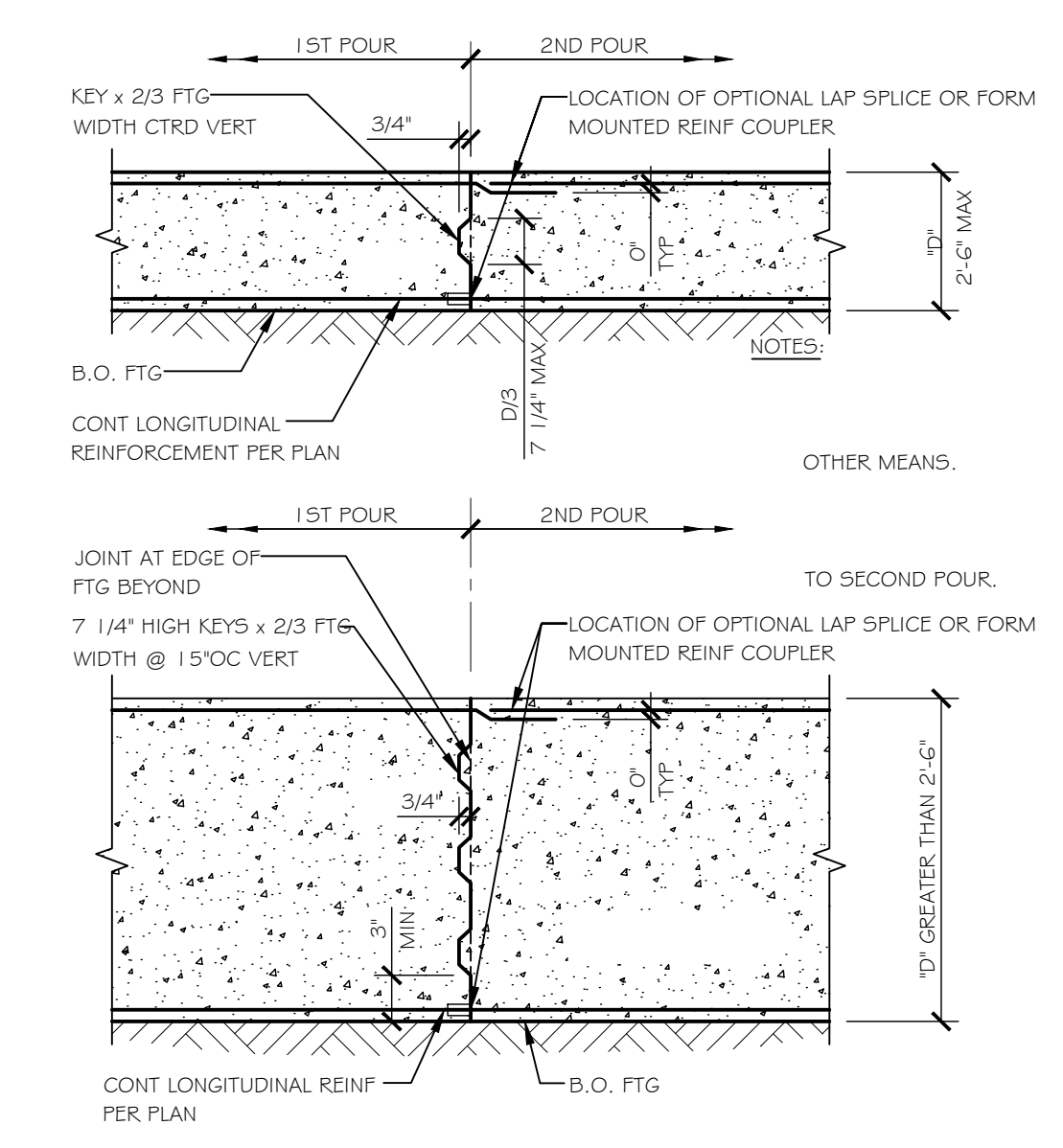
1 DETAIL - UTILITIES PARALLEL @ FOUNDATION
SCALE: NTS



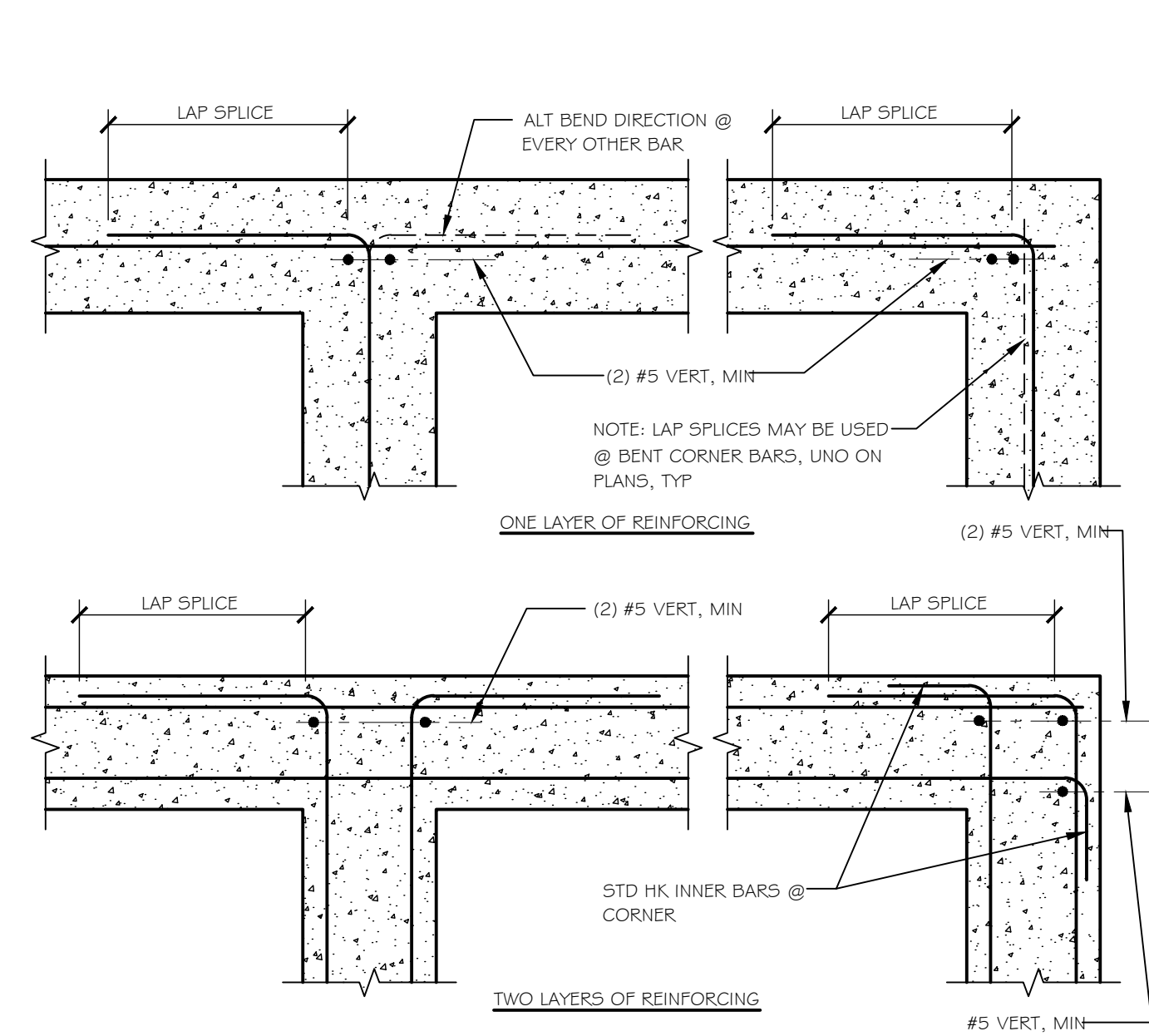
2 DETAIL - UTILITIES @ FOUNDATION
SCALE: NTS



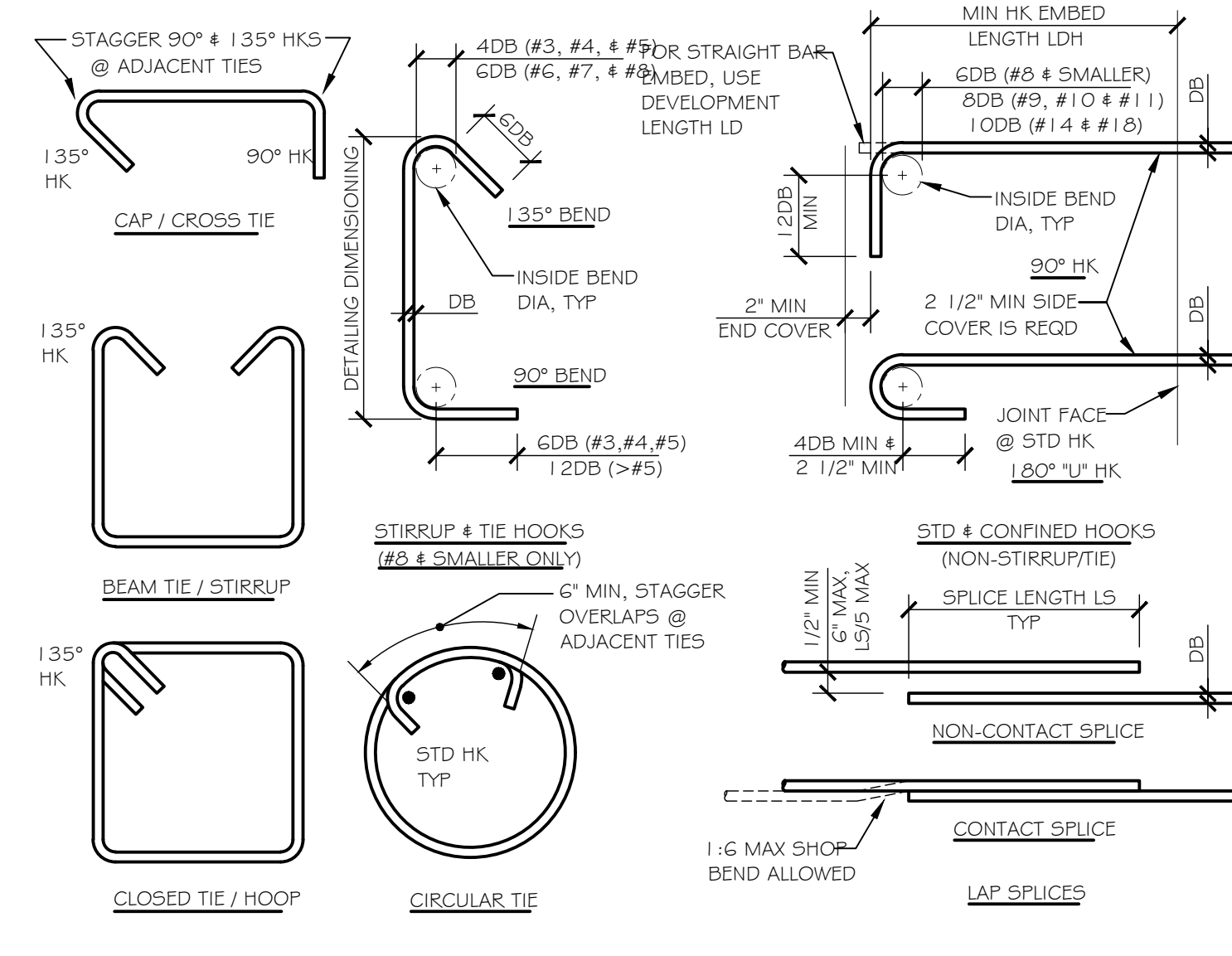
3 DETAIL - UTILITIES @ SLAB
SCALE: NTS



4 TYP FOOTING CONSTRUCTION JOINT
SCALE: NTS



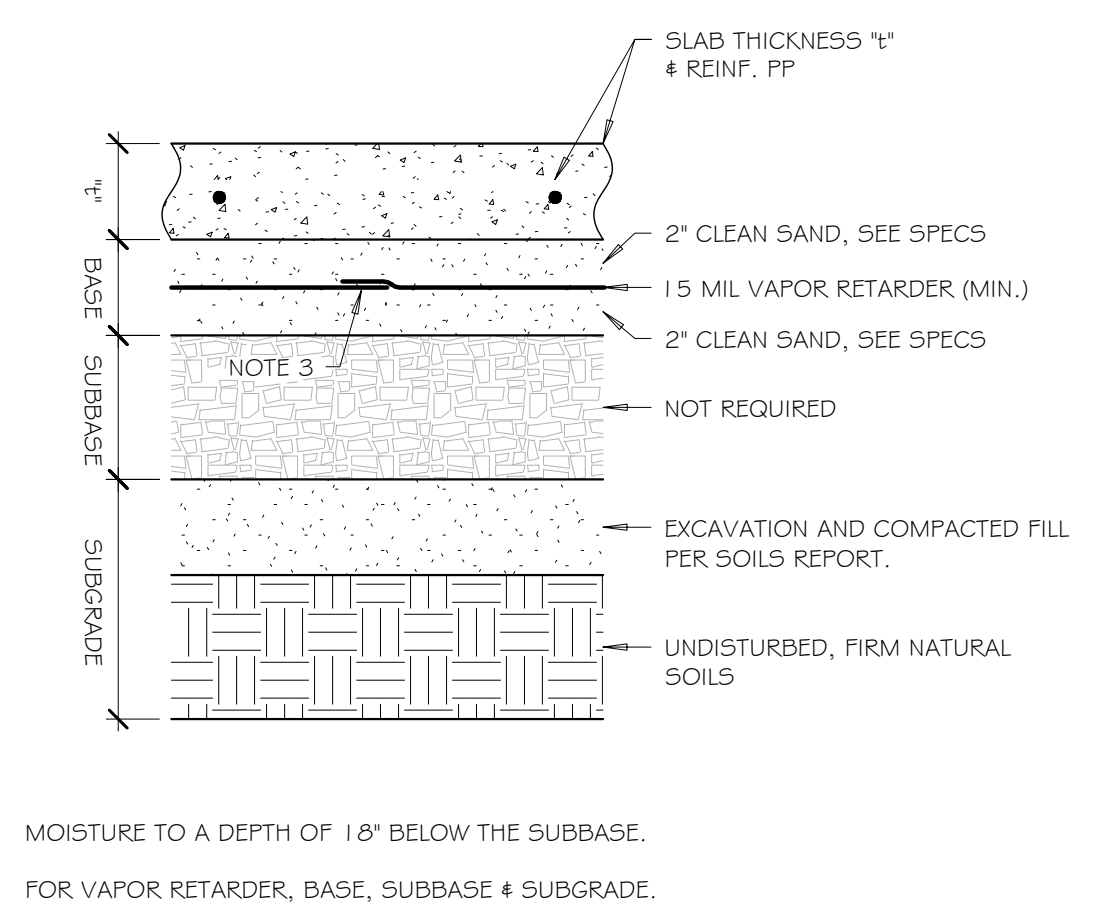
5 TYP FOOTING INTERSECTIONS
SCALE: NTS



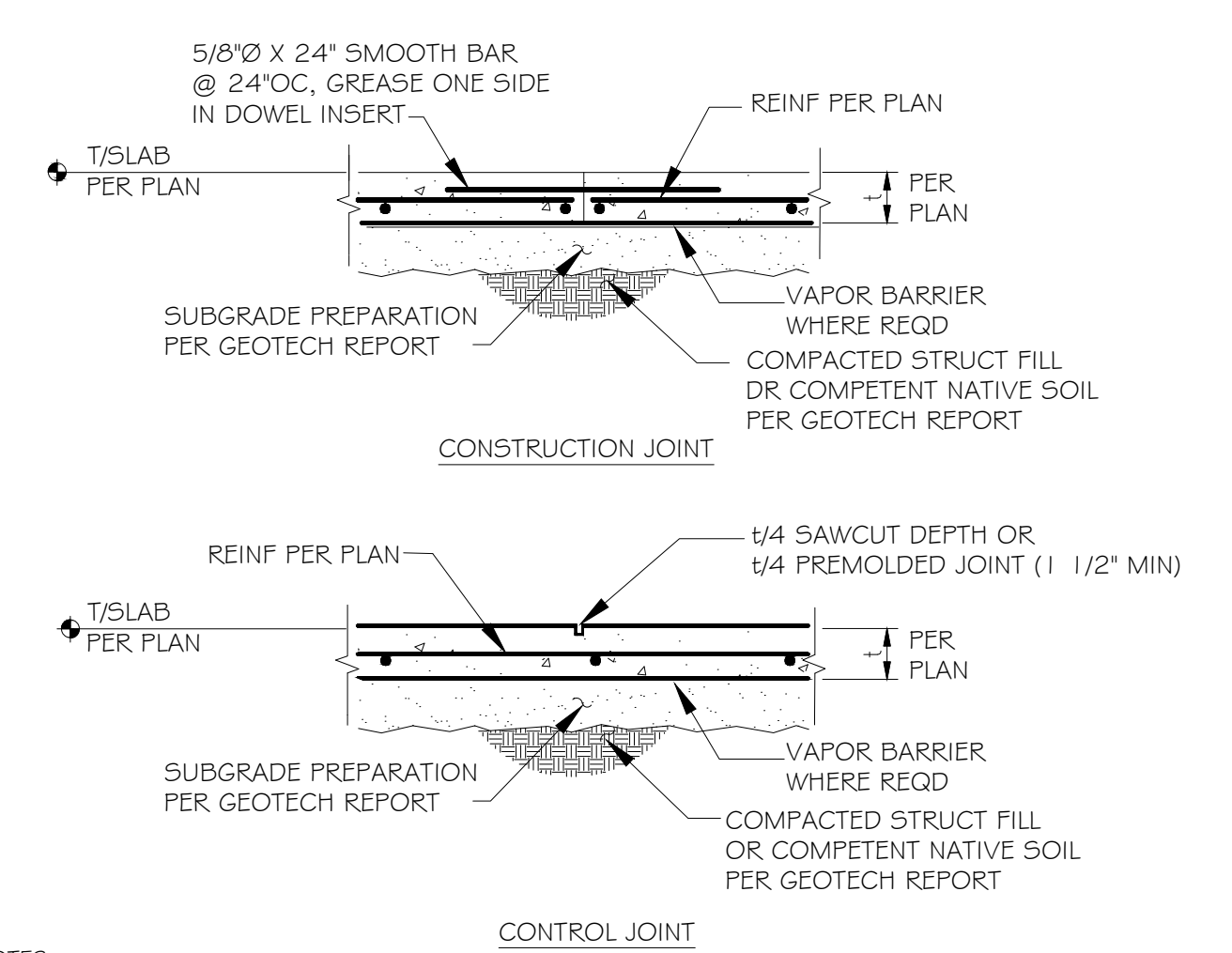
6 SCHEDULE - CONCRETE REINFORCEMENT BENDS
SCALE: NTS

BAR SIZE	STD HOOK DEVELOP. LENGTH LDH (IN)	CLASS B LAP SPLICE LS (IN)		DEVELOPMENT LENGTH LD (IN)	
		BOTT	TOP	BOTT	TOP
#3	6	22	28	17	22
#4	8	29	37	22	29
#5	10	36	47	28	36
#6	12	43	56	33	43
#7	14	63	81	48	63
#8	16	72	93	55	72
#9	18	81	105	62	81
#10	20	91	118	70	91
#11	22	101	131	78	101

- NOTES:
- SEE BUILDING CODE AND ACI LATEST VERSION FOR ALL REQUIREMENTS NOT NOTED.
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY
 - "TOP" BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS. ALL OTHER BARS ARE "BOTT" BARS.
 - WHERE REQUIRED LS CANNOT BE OBTAINED WITH STRAIGHT BARS, EXTEND REINFORCING AS FAR AS POSSIBLE (LDH MINIMUM) AND PROVIDE STANDARD HOOK, WHERE LDH CANNOT BE OBTAINED, CONSULT SEOR.
 - VALUES SHOWN ARE FOR GRADE 60 (FY=60 KSI) REINFORCEMENT.
 - SPLICE LENGTHS SHOWN ARE FOR CLEAR COVER NOT LESS THAN DB.
 - FOR EPOXY-COATED AND/OR BUNDLED REINFORCEMENT CONSULT SEOR.
 - WHERE BARS OF DIFFERENT SIZES ARE LAP SPICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF: LD OF THE LARGER BAR AND LS OF THE SMALLER BAR.

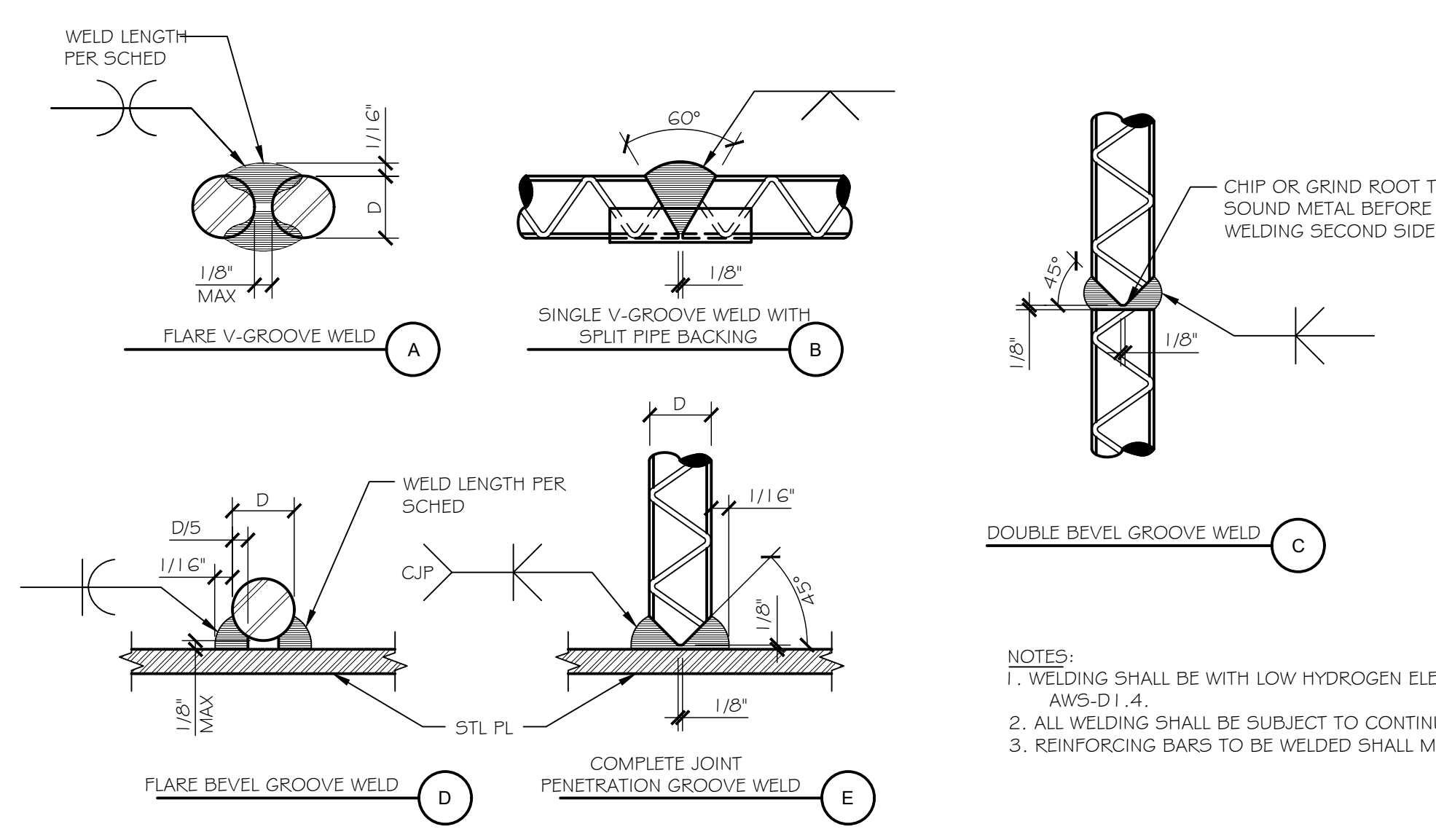


7 DETAIL - SOG PREPARATION
SCALE: NTS



- NOTES:
- USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
 - ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
 - PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH A MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
 - CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO ENGINEER OF RECORD FOR REVIEW/APPROVAL.

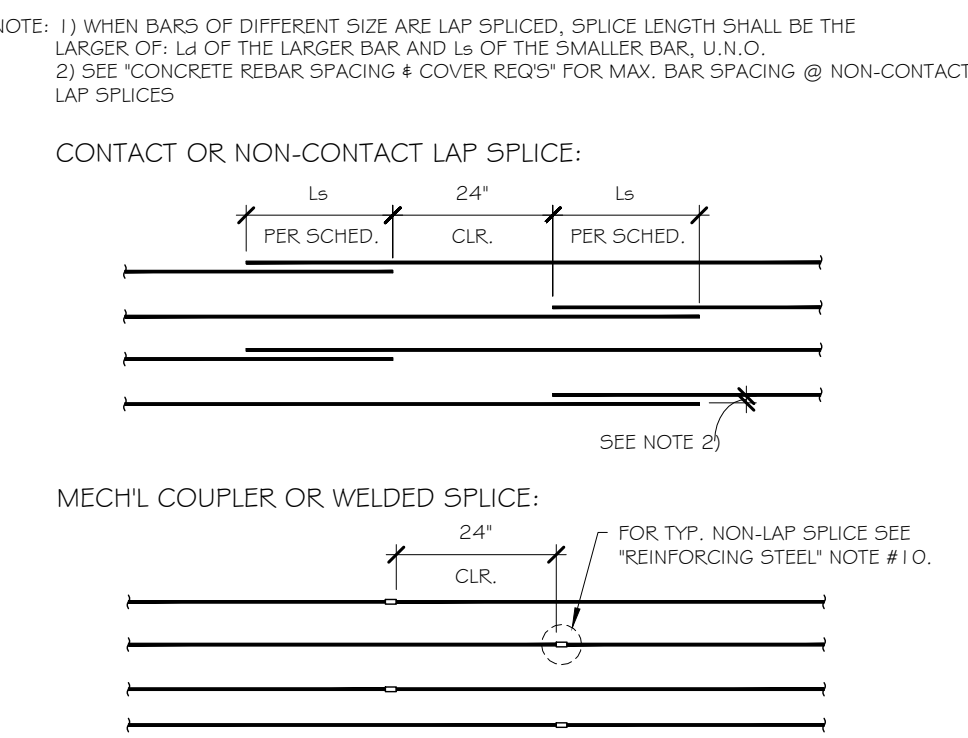
8 DETAIL - SLAB ON GRADE CONTROL JOINTS
SCALE: NTS



- NOTES:
- WELDING SHALL BE WITH LOW HYDROGEN ELECTRODES E90X AND SHALL CONFORM TO AWS-D 1.4.
 - ALL WELDING SHALL BE SUBJECT TO CONTINUOUS INSPECTION.
 - REINFORCING BARS TO BE WELDED SHALL MEET THE REQUIREMENT OF ASTM A706.

9 DETAIL - TYP REINFORCING BAR WELDING
SCALE: NTS

BAR SIZE	MIN WELD LENGTH
#3	3"
#4	3"
#5	3"
#6	4"
#7	5"
#8	5"
#9	6"
#10	6"



10 DETAIL - CONCRETE REINF LAP SPLICE STAGGER
SCALE: NTS

Cannatechnics
 CANAVAS DESIGN SPECIALISTS: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 2791 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA 92590
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 51-000023

R.C.E. NO. 83984
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION
FOUNDATION DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
 22121

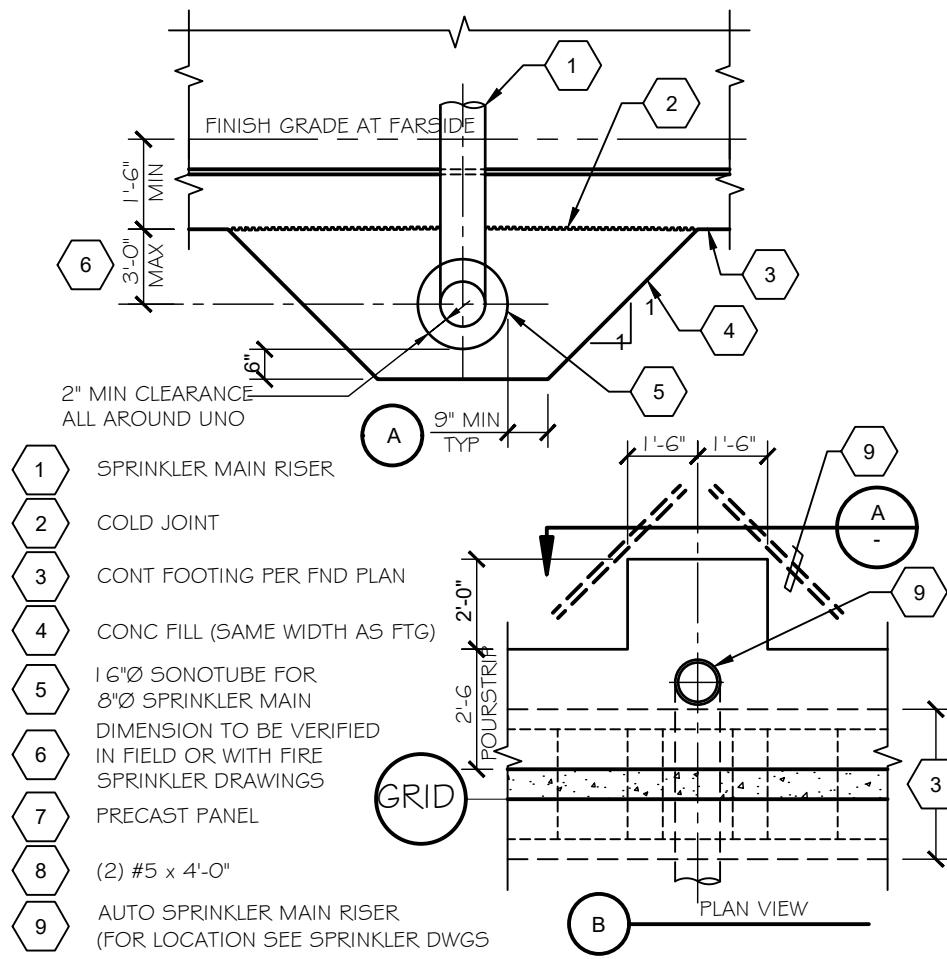
DRAWN BY
 HPB

CHECKED BY
 JHJ

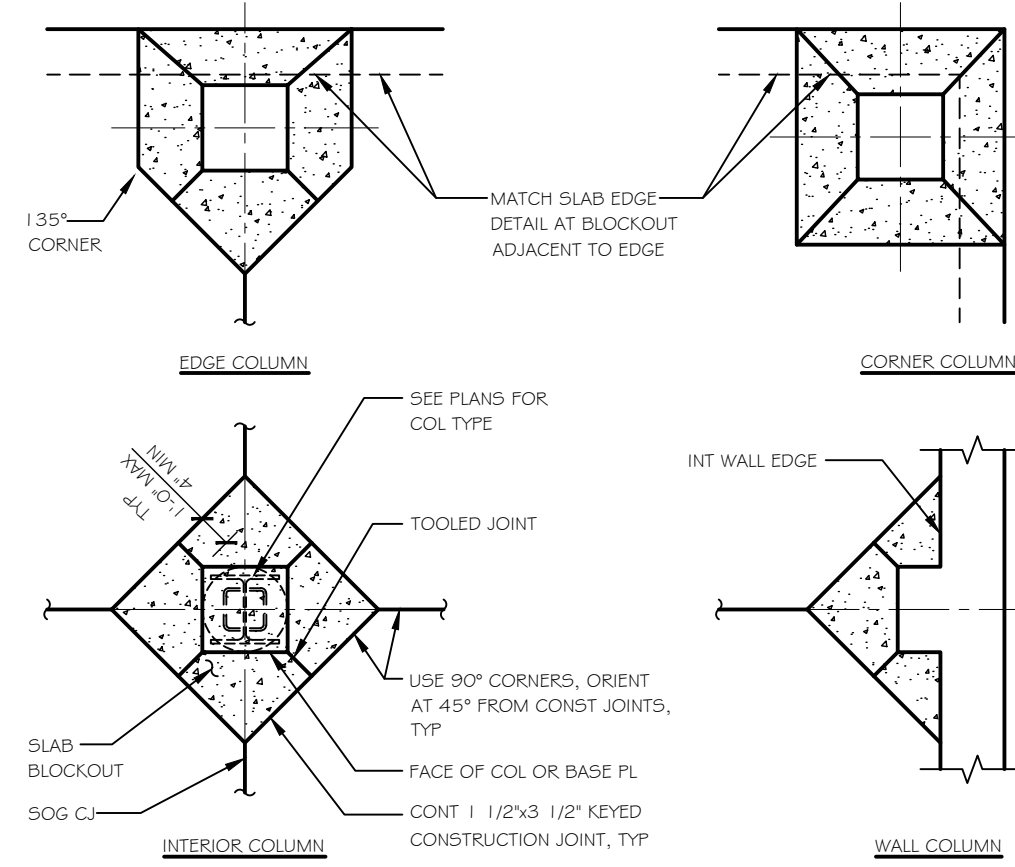
DATE
 08-18-22

REVISION

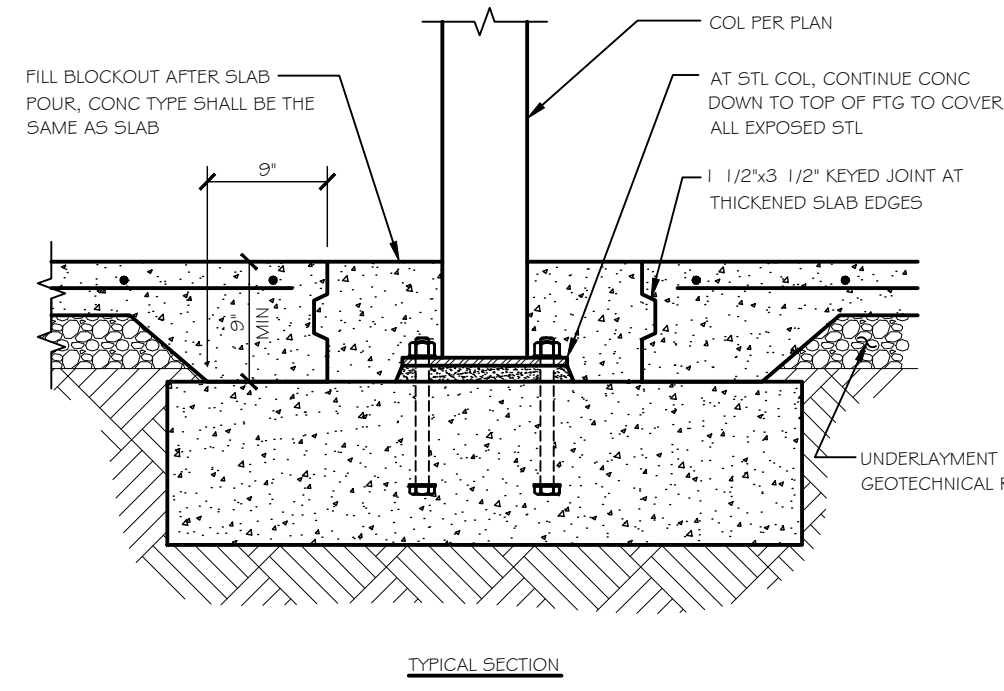
SHEET IDENTIFIER
S300
 OF



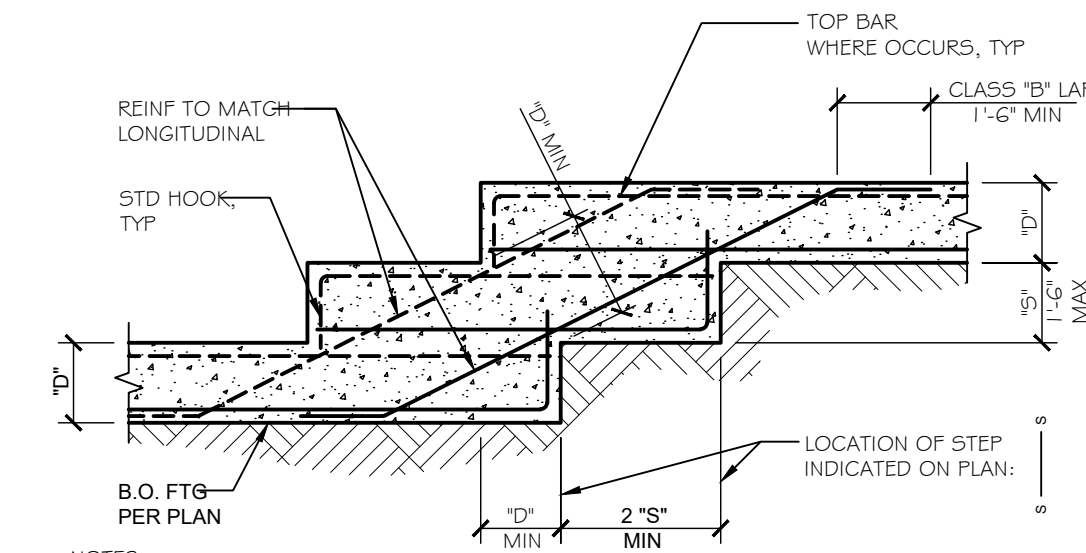
1 DETAIL - TYP FIRE SPRINKLER RISER
SCALE: NTS



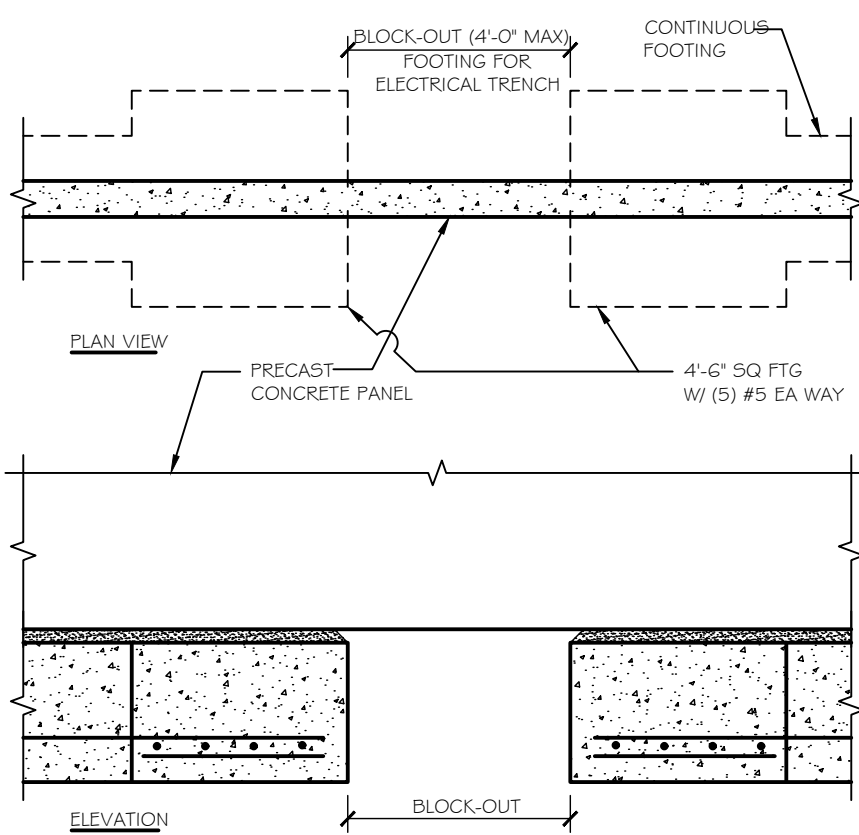
2 DETAIL - TYP SLAB BLOCKOUT AT COLUMNS
SCALE: NTS



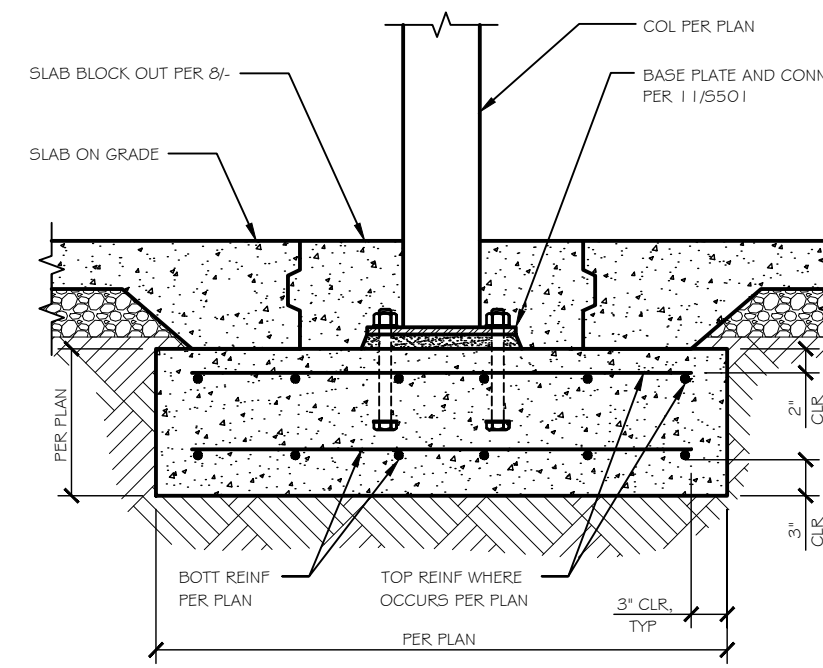
TYPICAL SECTION



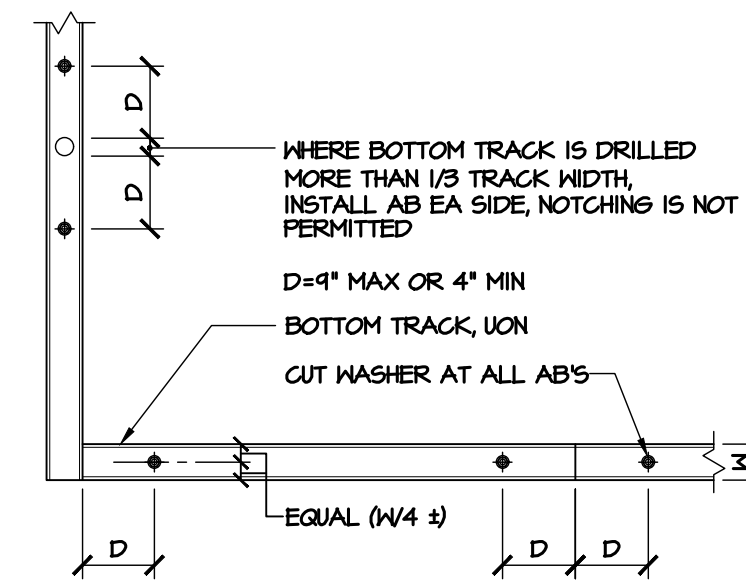
3 DETAIL - STEPPED FOOTING
SCALE: N.T.S.



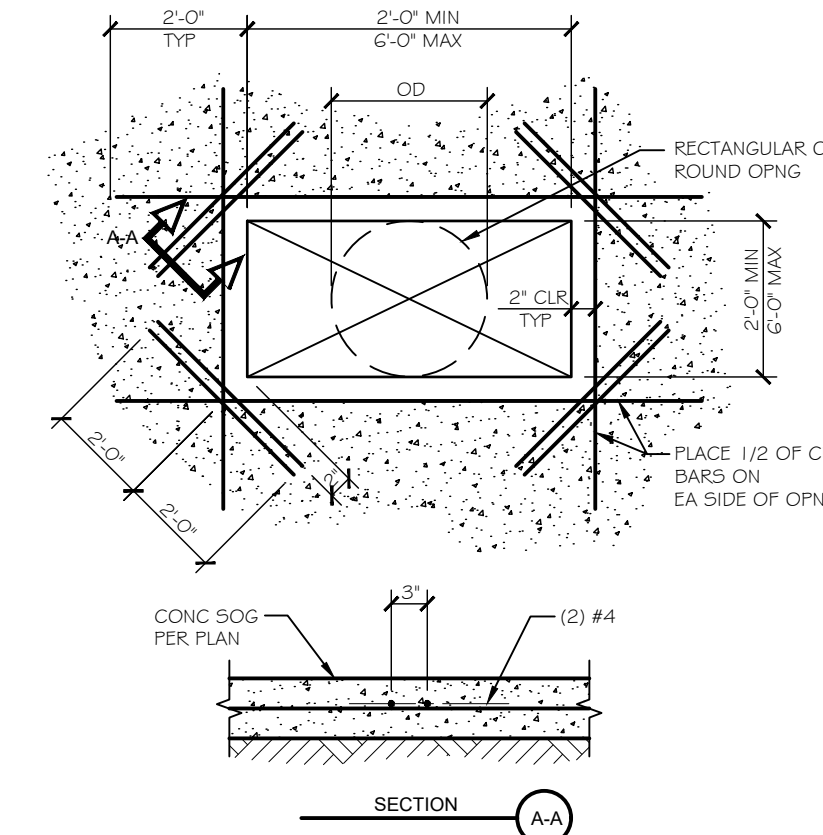
4 DETAIL - TYP ELECTRICAL TRENCH
SCALE: NTS



5 DETAIL - TYP GRAVITY COLUMN
SCALE: NTS



6 DETAIL - BOTTOM TRACK BOLTING
SCALE: N.T.S.



7 DETAIL - OPENING IN SLAB ON GRADE
SCALE: N.T.S.

Cannatechnics
 CANABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27291 B. JEFFERSON AVENUE, SUITE 201
 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER:
 JOHN H. JOHNSON
 54-063023
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83984
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
FOUNDATION DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
 22121

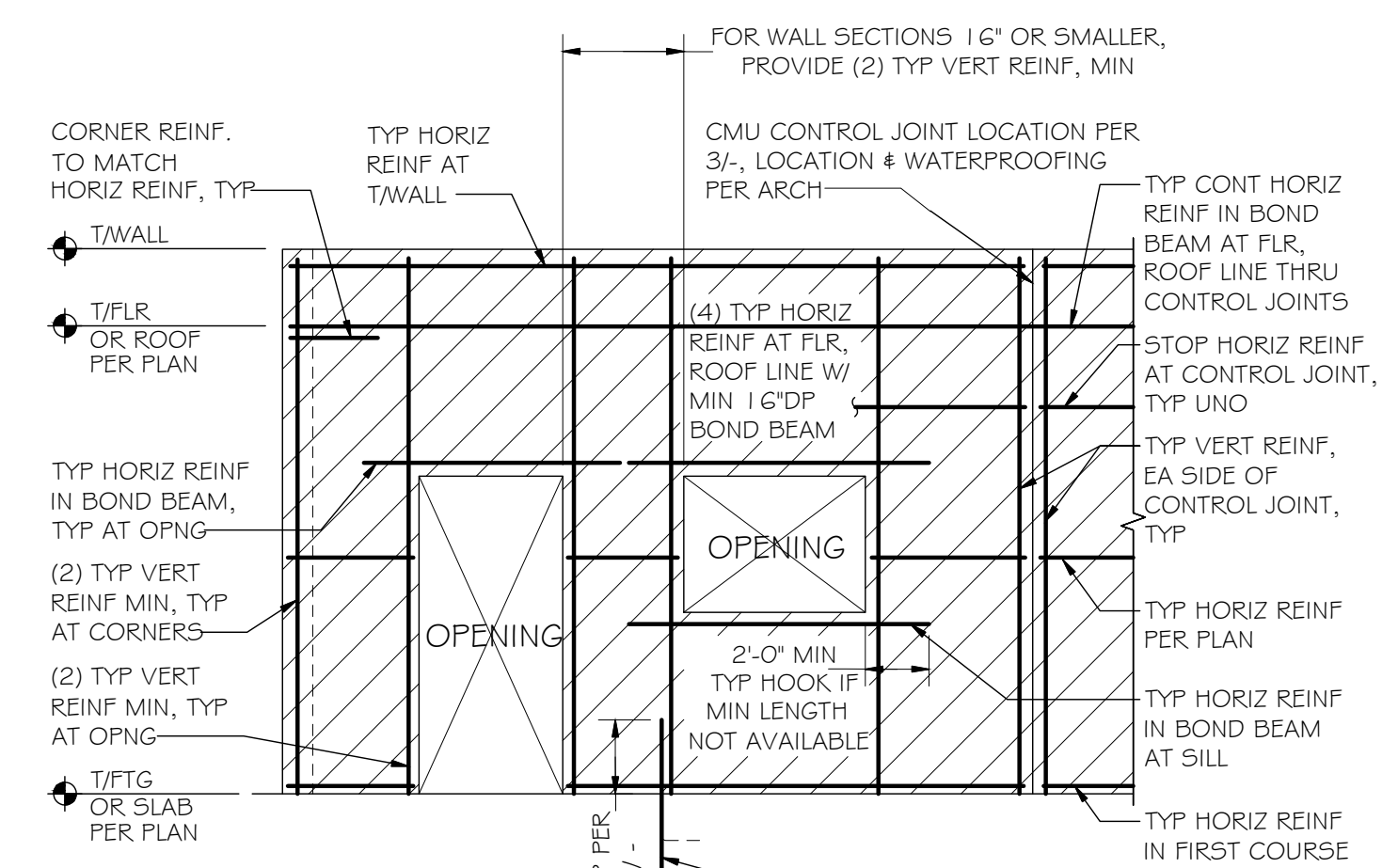
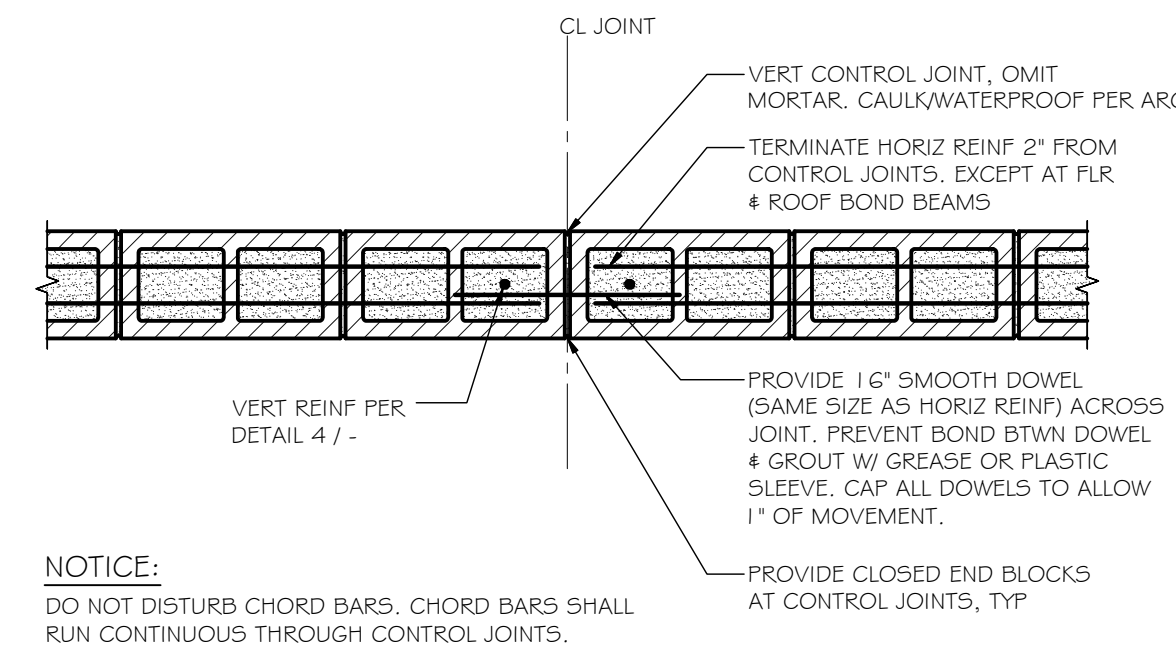
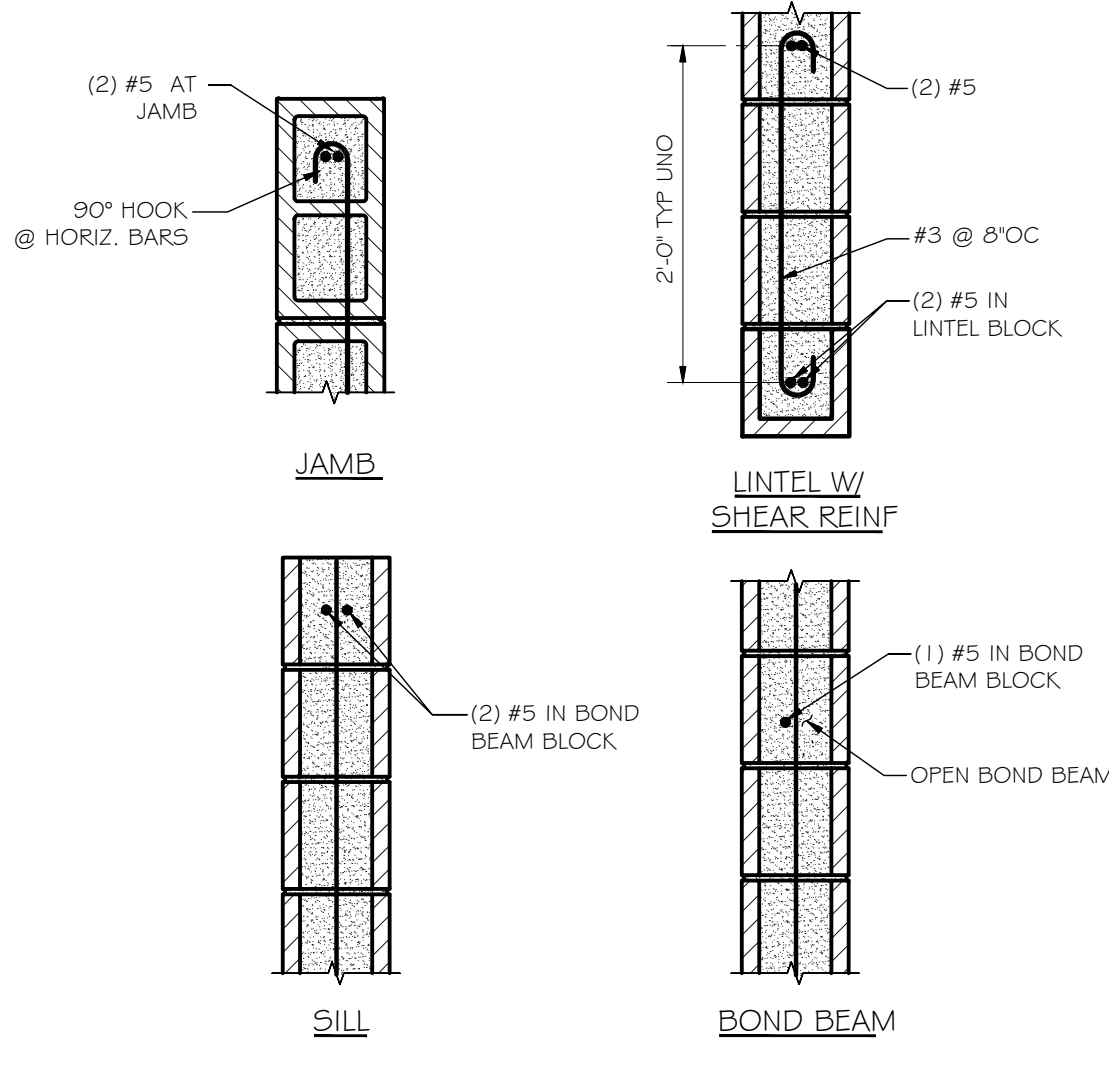
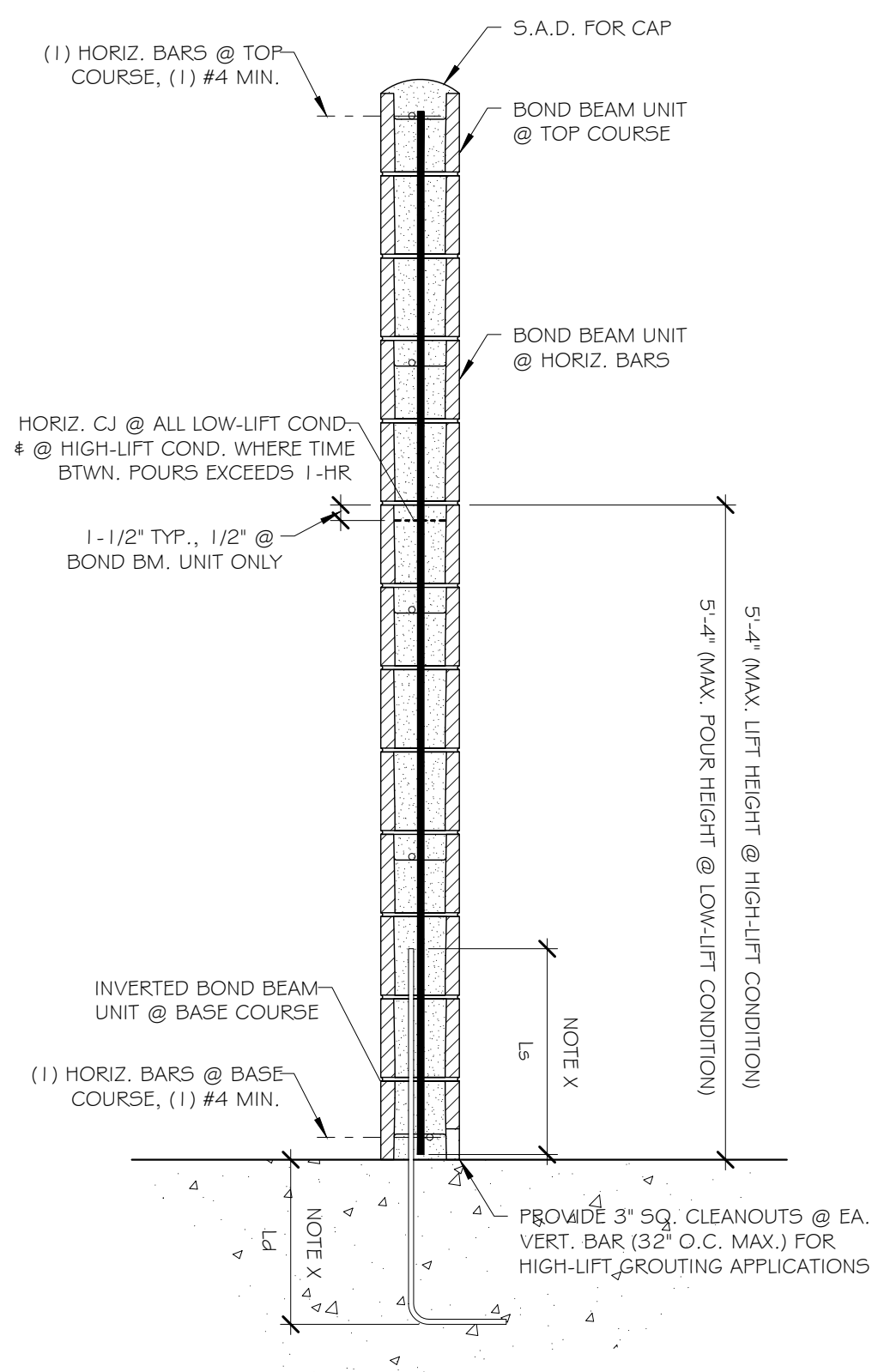
DRAWN BY
 HPB

CHECKED BY
 JHJ

DATE
 08-18-22

REVISION

SHEET IDENTIFIER
S301
 OF



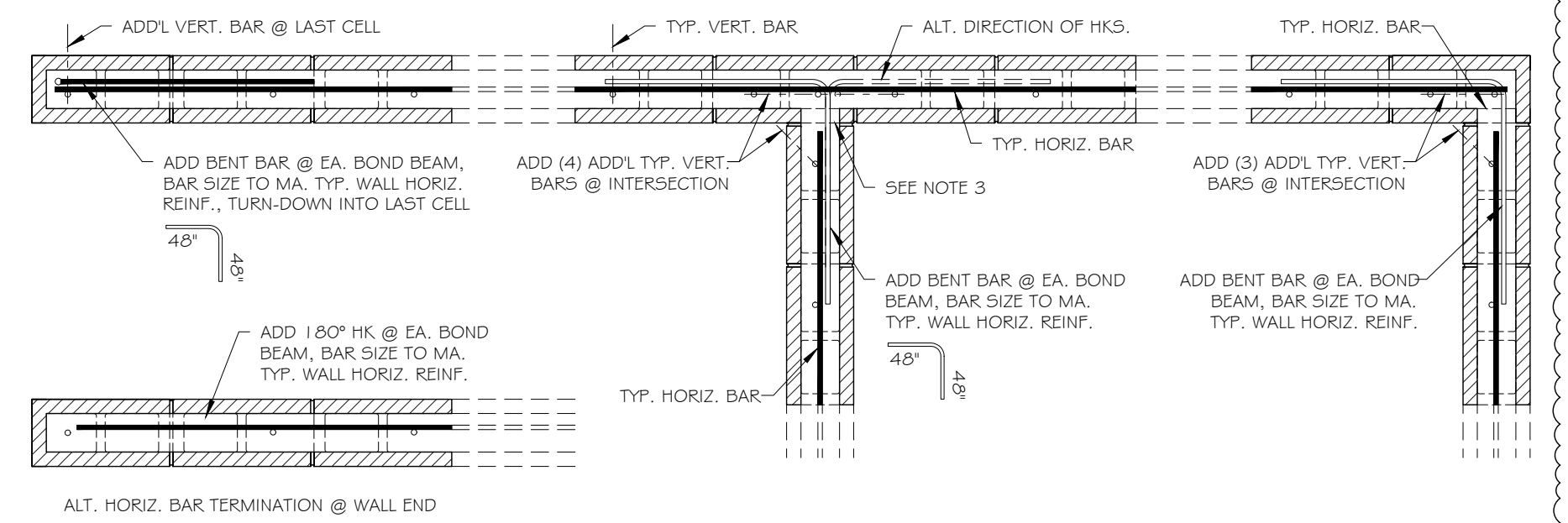
NOTICE:
DO NOT DISTURB CHORD BARS, CHORD BARS SHALL RUN CONTINUOUS THROUGH CONTROL JOINTS.

CONTROL JOINT LOCATION CRITERIA PER STRUCTURAL PLANS & NOTES. CONTRACTOR SHALL COORDINATE LOCATION OF JOINT WITH ARCHITECT AND STRUCTURAL ENGINEER.

NOTES:
1. TYPICAL REINFORCING PER STRUCTURAL GENERAL NOTES.
2. INFORMATION NOT SHOWN PER TYPICAL SECTIONS.
3. CMU WALLS ARE SOLID GROUTED.

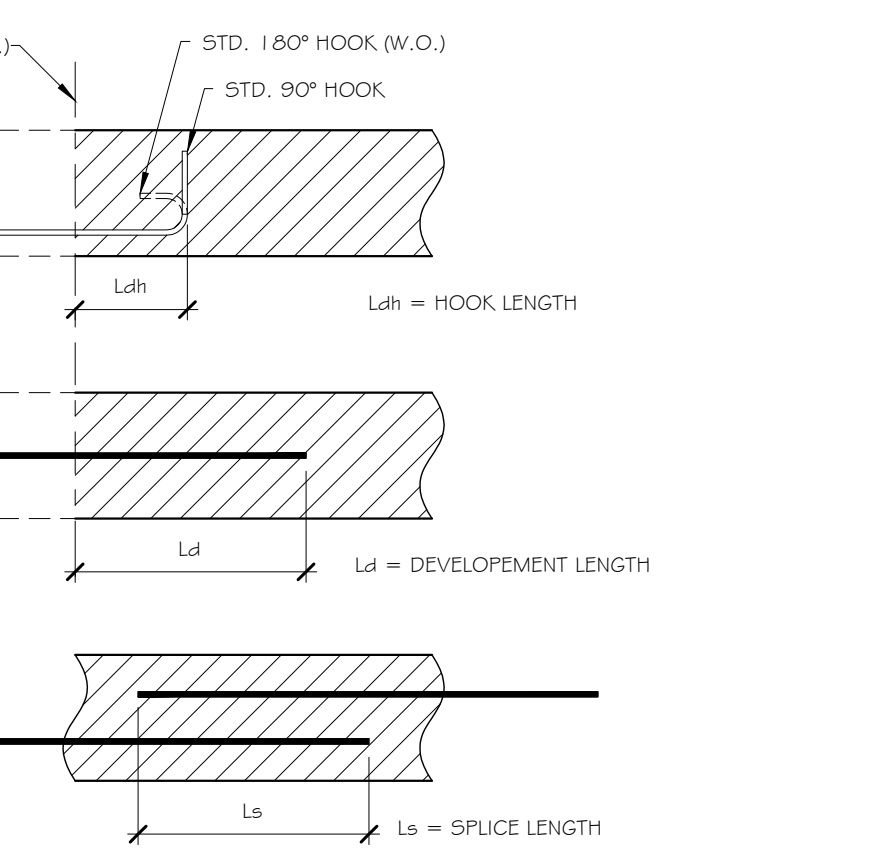
NOTE: 1) SEE REINFORCED MASONRY GENERAL NOTES FOR ADDITIONAL INFO & REQUIREMENTS.
2) SEE "MASONRY REINFORCEMENT BENDS" & "MASONRY REINFORCEMENT DEVELOPMENT, LAPS & HOOKS" FOR ADDITIONAL INFO & REQUIREMENTS.
WARNING - WHEN HIGH-LIFT GROUTING CONSTRUCTION IS UTILIZED, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING OF THE WALL UNTIL SUCH TIME THAT THE WALL HAS ACHIEVED FULL DESIGN STRENGTH, AND ALL PERMANENT SUPPORTING STRUCTURES HAVE BEEN ERECTED, AND INSPECTED BY THE BUILDING OFFICIAL. EXERCISE CARE AND CAUTION.

1 ELEVATION - GENERAL MAS WALL REQS
SCALE: NTS



6 DETAIL - MASONRY WALL SINGLE LAYER REINF. CORNER, END & INTERSECTIONS
SCALE: NTS

5 MASONRY REINF SPACING & COVER REQS
SCALE: NTS

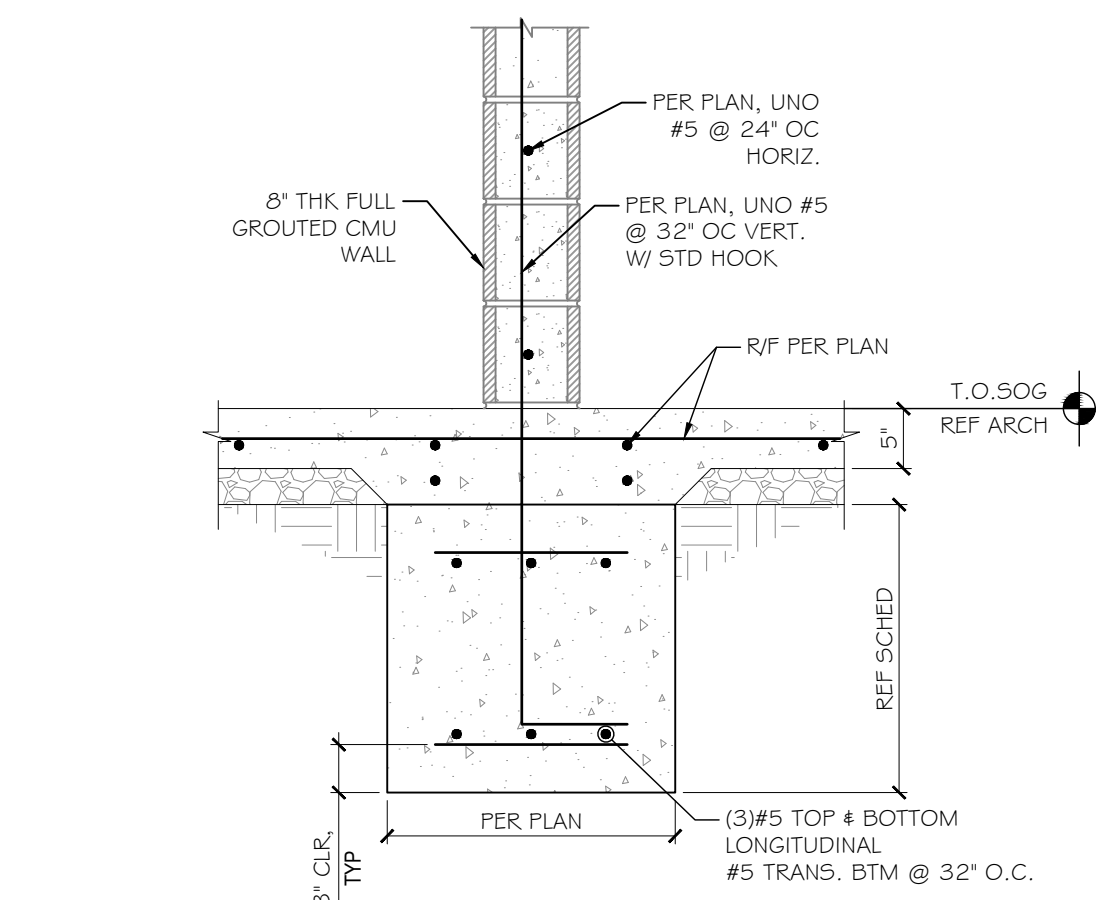


REINFORCING SIZE	GRADE 40	GRADE 60
#4	20	24
#5	25	30
#6	30	36
#7	35	42
#8	40	48

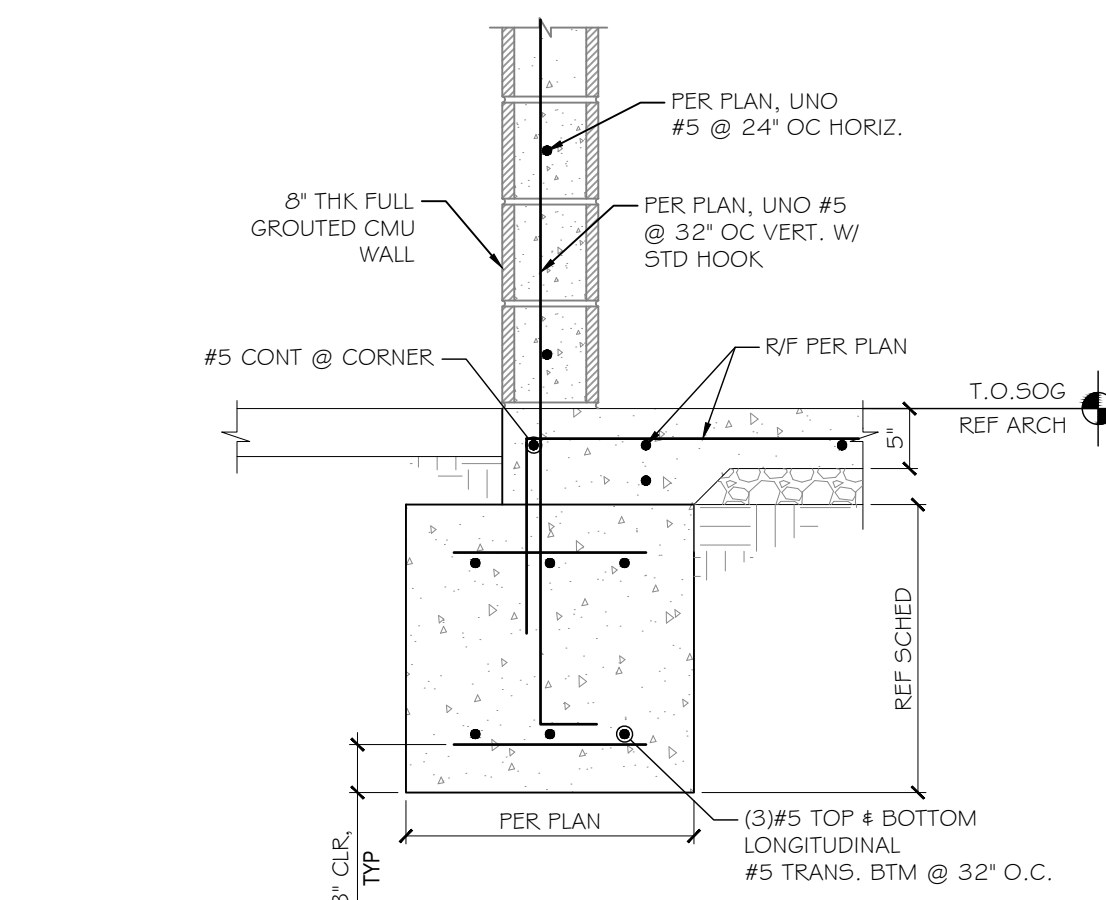
NOTES:
1. DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED SHALL BE USED UNLESS SPECIFICALLY NOTED ON DRAWINGS.
2. REINFORCING MAY BE CONSIDERED TO BE SPLICED WHEN PLACED IN ADJACENT GROUTED CELLS AND IF THE BARS ARE SPACED NO FARTHER APART THAN 1/5 THE REQUIRED LENGTH INDICATED AND NEVER FURTHER APART THAN 8\"/>

9 DETAIL - DEVELOPMENT, LAP & HK EXAMPLES
SCALE: NTS

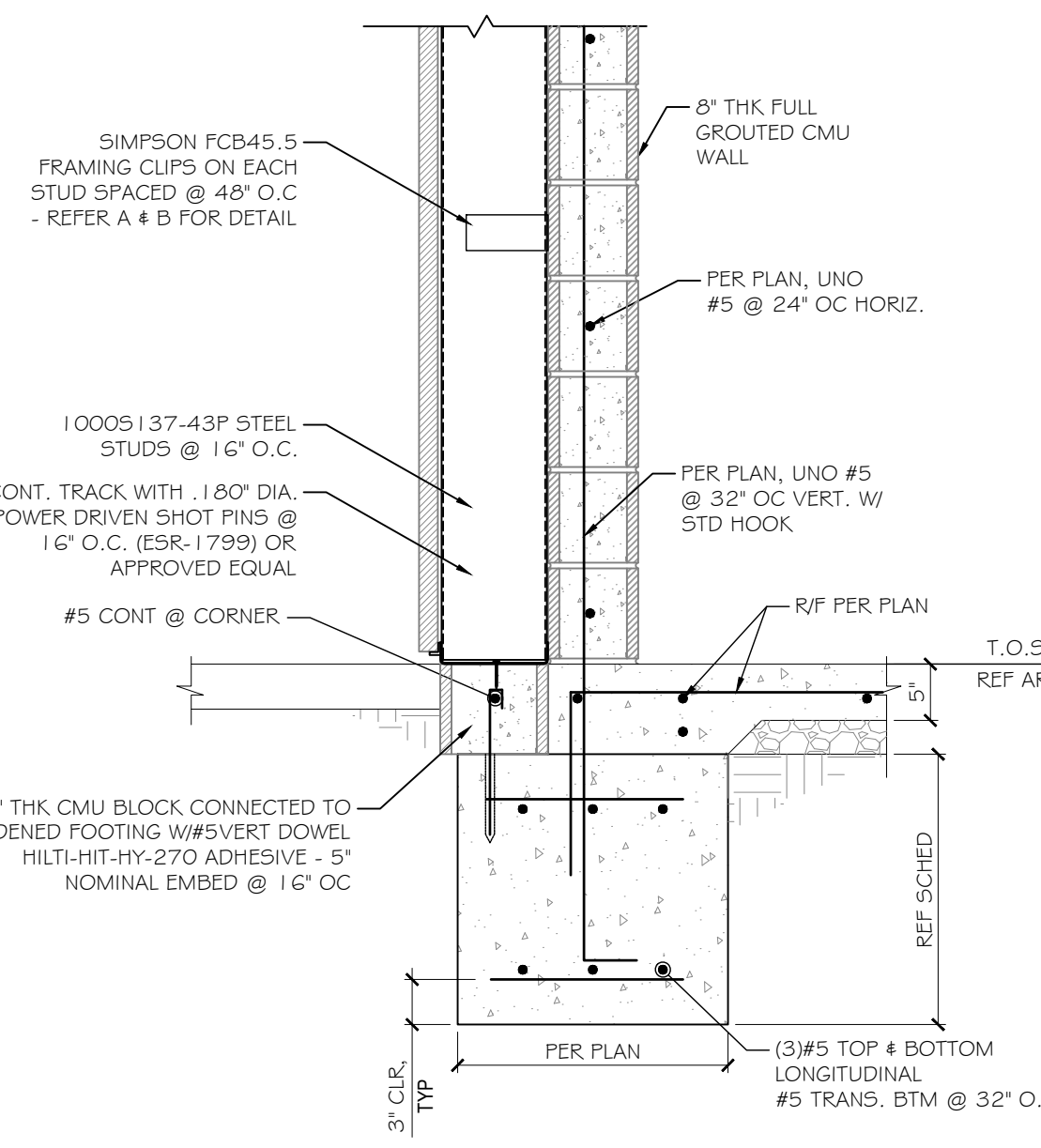
10 SCHEDULE - MASONRY REINF DEVELOPMENT, LAPS & HKS
SCALE: NTS



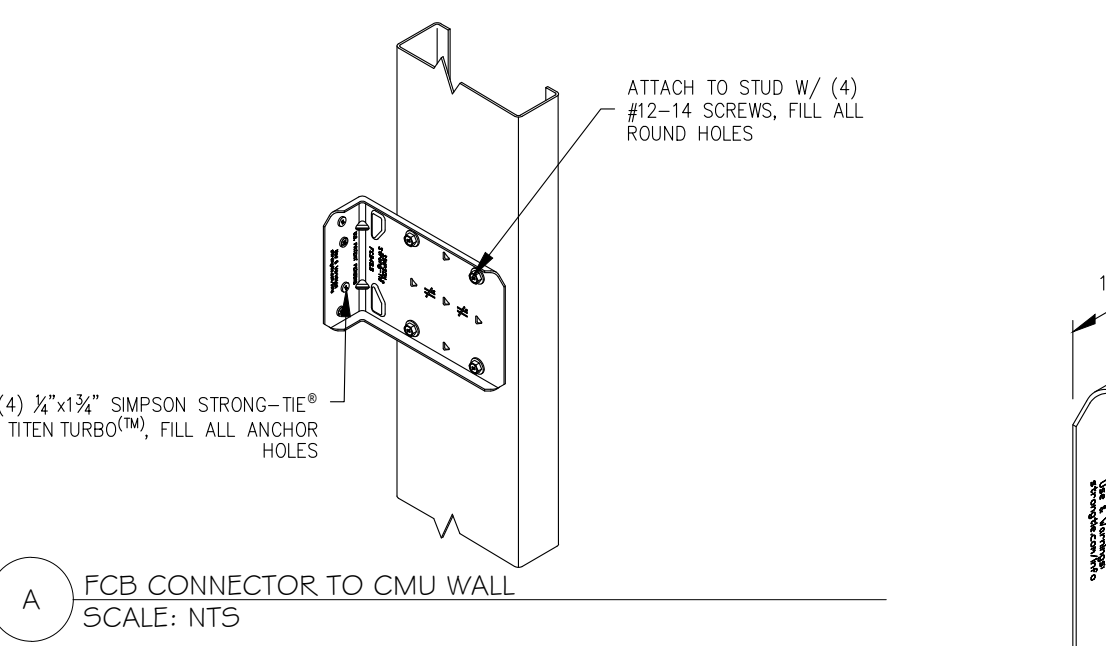
7 DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



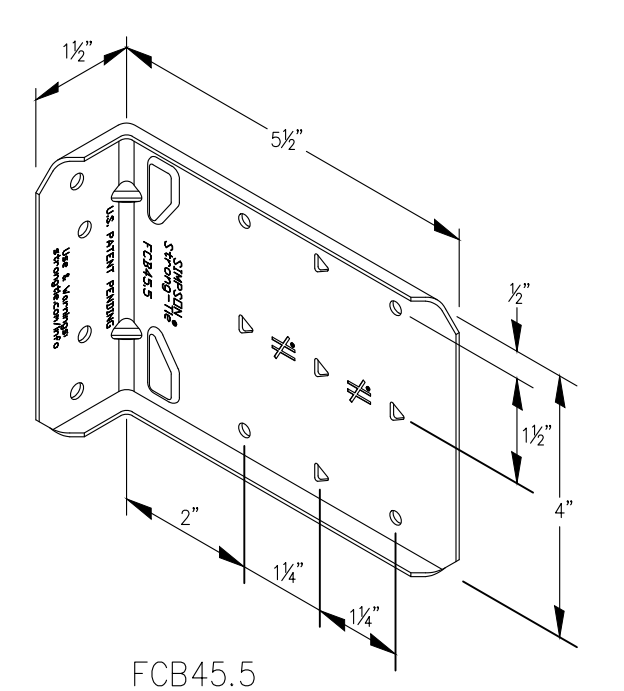
8 DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



8A DETAIL - TYPICAL BUILDING CMU WALL & FOOTING SECTION
SCALE: NTS



A FCB CONNECTOR TO CMU WALL
SCALE: NTS



B FCB CONNECTOR
SCALE: NTS

Cannatechnics
CANABAS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27391 B. JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 987-7140 FAX: (866) 987-9724
EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 51000
STATE OF CALIFORNIA
05-03-2023

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
CMU WALL DETAILS

REV BY	DATE	DESCRIPTION	REVISAS PER COUNTY COMMENTS	REVISED AS PER COUNTY COMMENTS
R1	04-19-2023			
R2	06-29-2023			

PROJECT NUMBER
22121

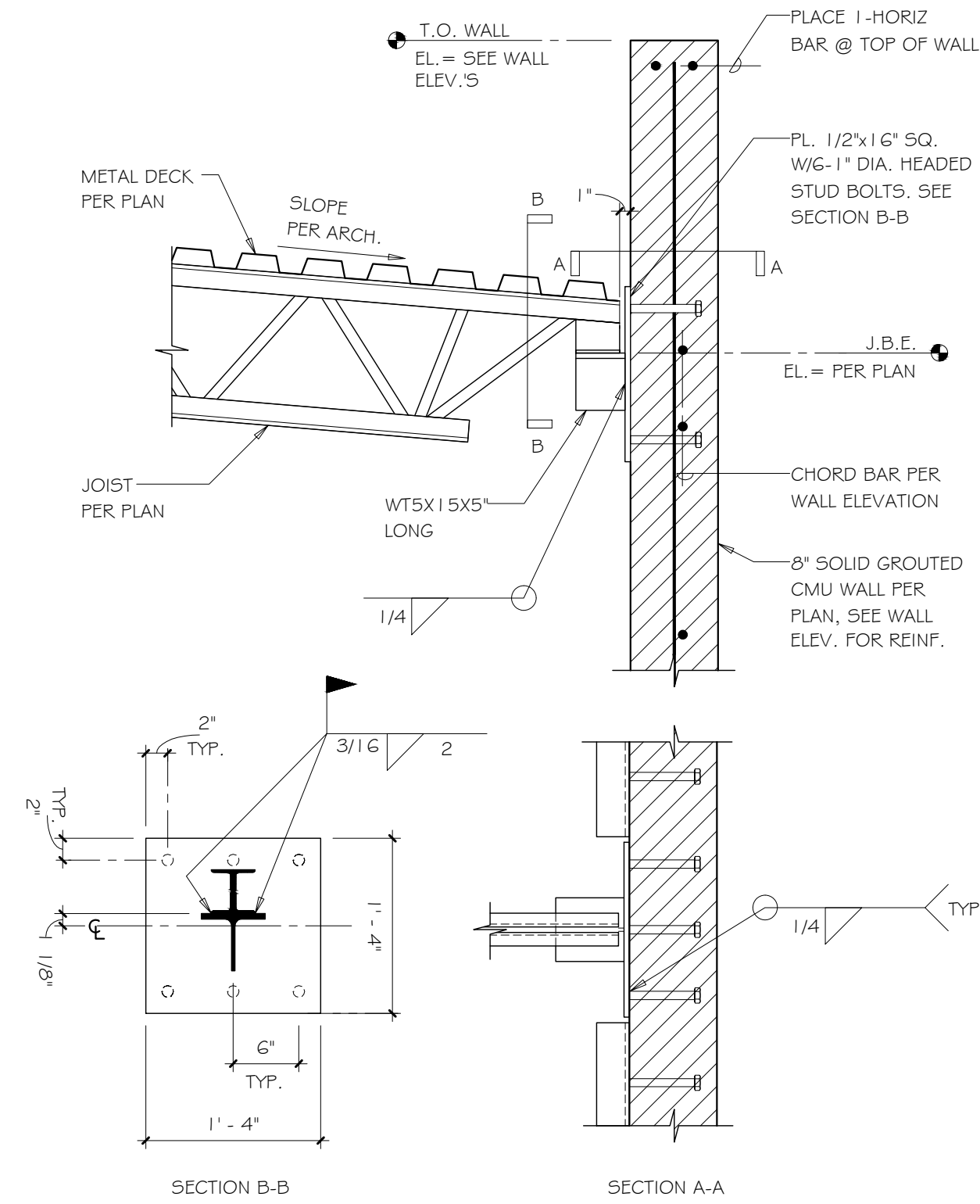
DRAWN BY
HPB

CHECKED BY
JHJ

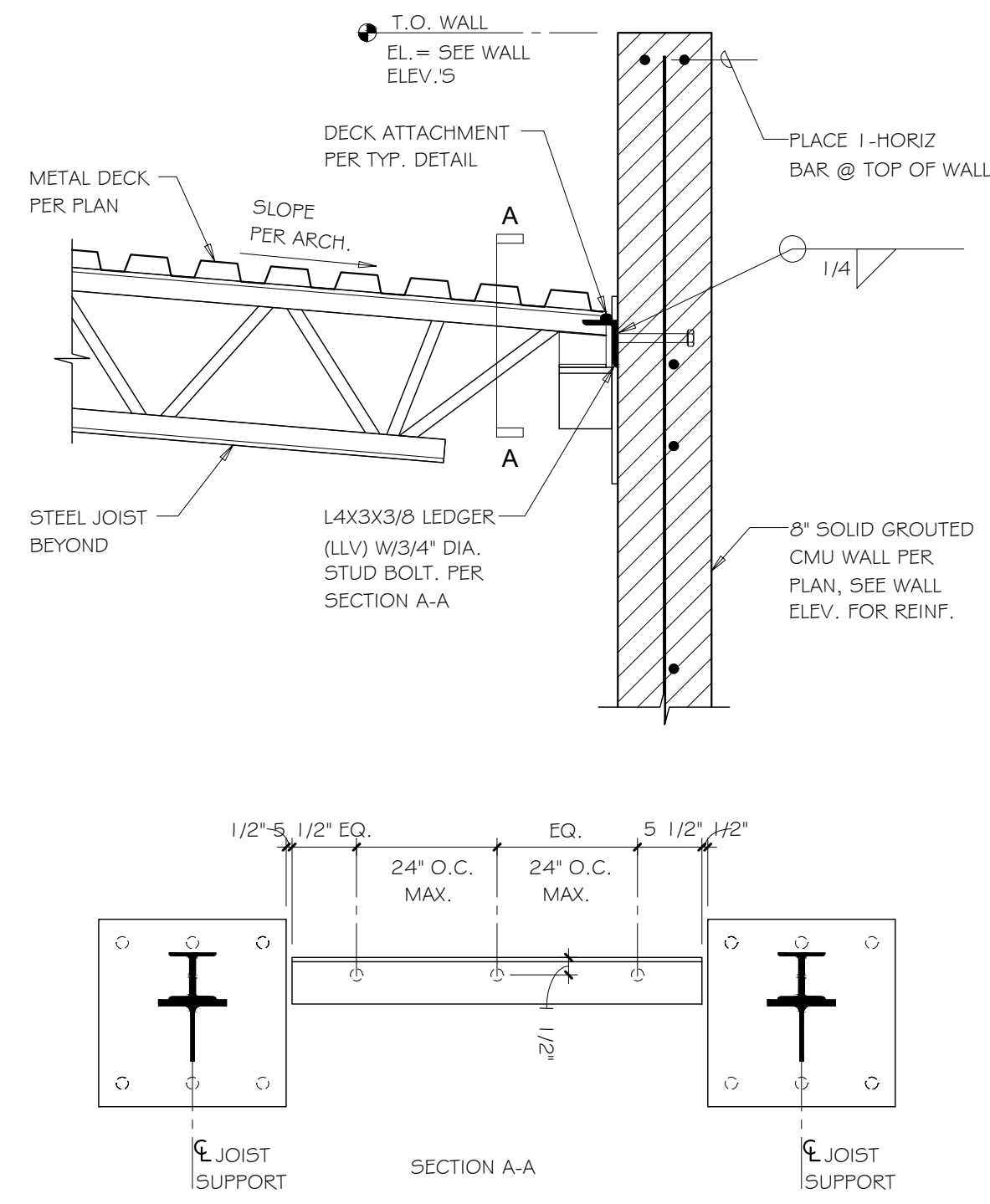
DATE
08-18-22

REVISION

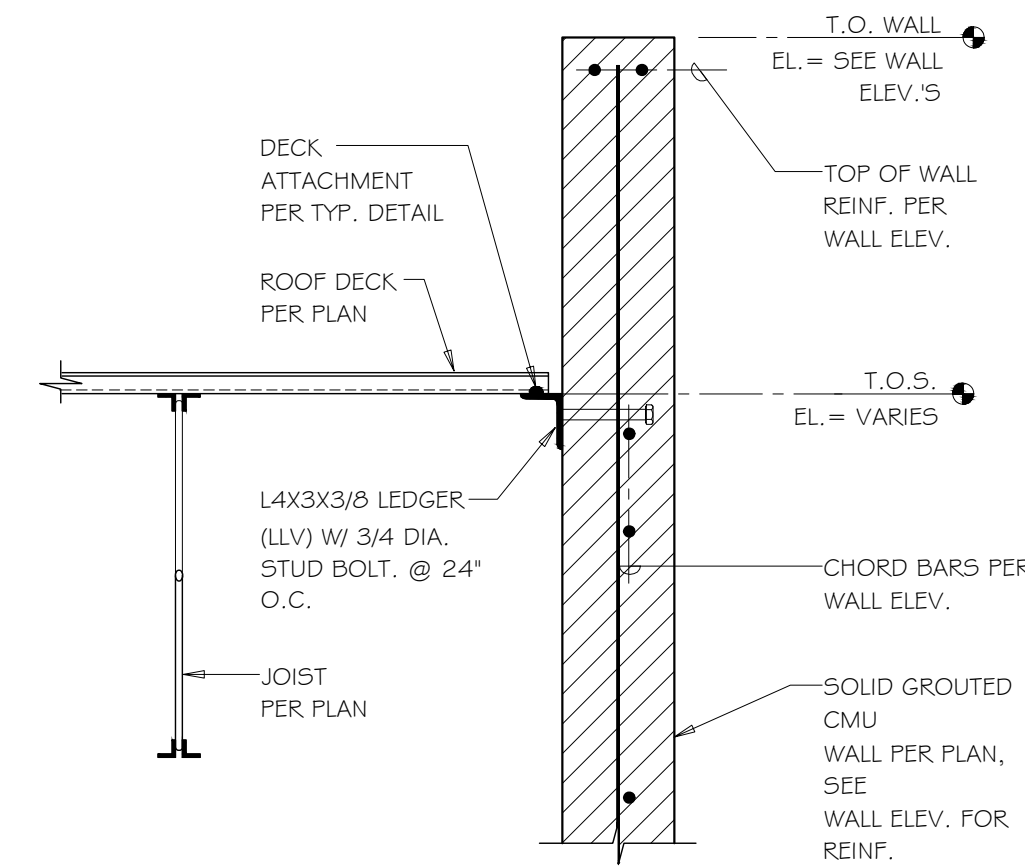
SHEET IDENTIFIER
S400
OF



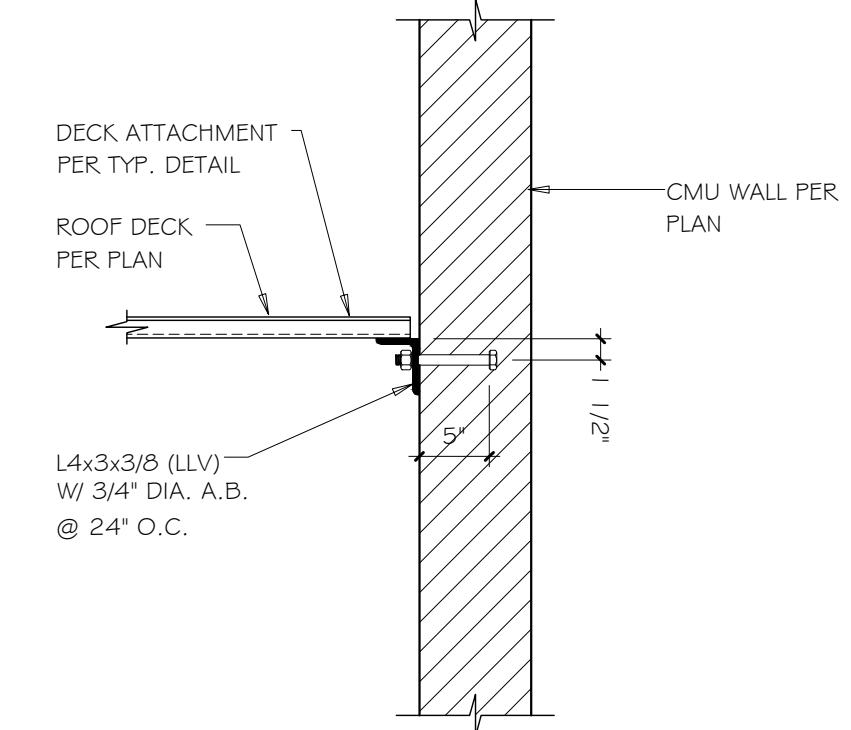
1 DETAILS - TYP. K SERIES JOIST CONNECTION
SCALE: NTS



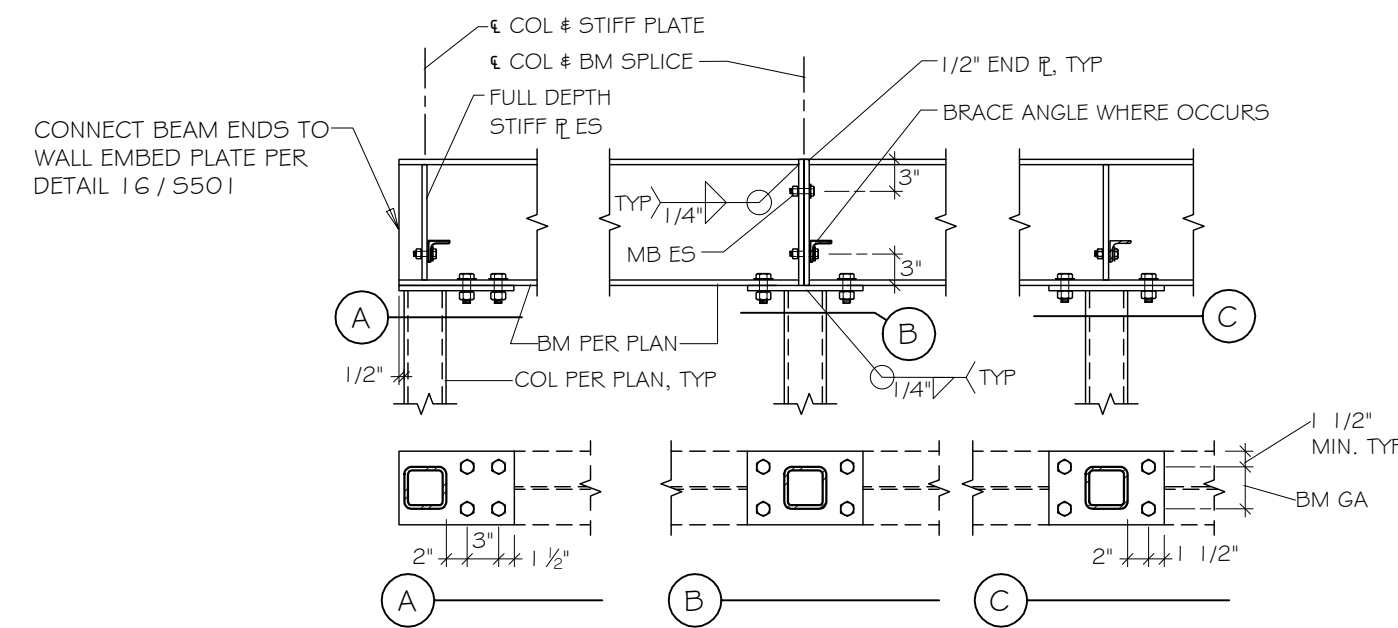
2 DETAILS - TYP. K SERIES JOIST & LEDGER CONNECTION
SCALE: NTS



3 DETAILS - DECK LEDGER TO CMU WALL CONNECTION
SCALE: NTS



4 DETAILS - DECK LEDGER TO CMU WALL CONNECTION
SCALE: NTS

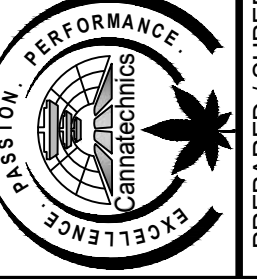


BEAM SIZE	NUMBER OF BOLTS	BOLTS AT FLOOR	STIFF PLATE THICKNESS
C2-C12, W8-W10	2 EA SIDE	3/4" DIA.	3/8"
C13-C15, W12-W14	3 EA SIDE	3/4" DIA.	3/8"
C18, W16	4 EA SIDE	3/4" DIA.	3/8"
W18, W21	5 EA SIDE	3/4" DIA.	3/8"
W24	6 EA SIDE	3/4" DIA.	1/2"

- NOTES:
- ALL COL CAP PLATES SHALL BE THE SAME WIDTH AS BEAM FLANGE (OR COL DIM + 1/2", WHICHEVER IS GREATER), THICKNESS SAME AS BEAM FLANGE, 1/2" MIN.
 - ALL FASTENERS TO BE 3/4" Ø MB.
 - COLUMN TOP PLATE SHALL HAVE 4 BOLTS AS SHOWN.
 - BEAM TO BEAM CONNECTIONS SHALL BE PER TABLE SHOWN.

5 DETAILS - TYP. COLUMN CONNECTIONS
SCALE: NTS

Cannatechnics
CANNABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27291 B LEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140
FAX: (866) 827-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM



SEAL-ENGINEER:
JOHN H. JOHNSON
54-083023
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

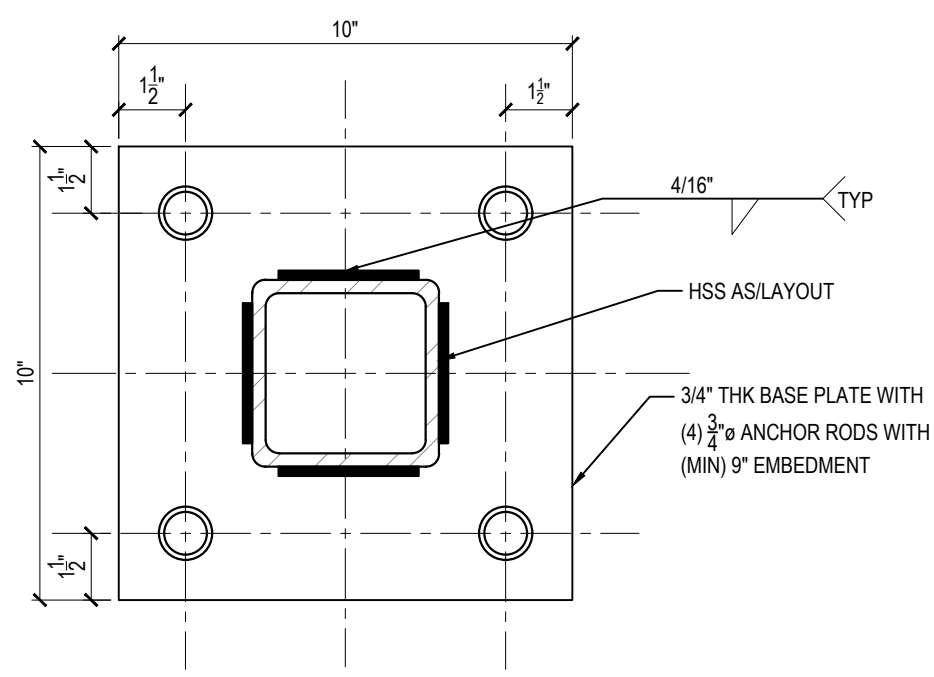
PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
FRAMING DETAILS

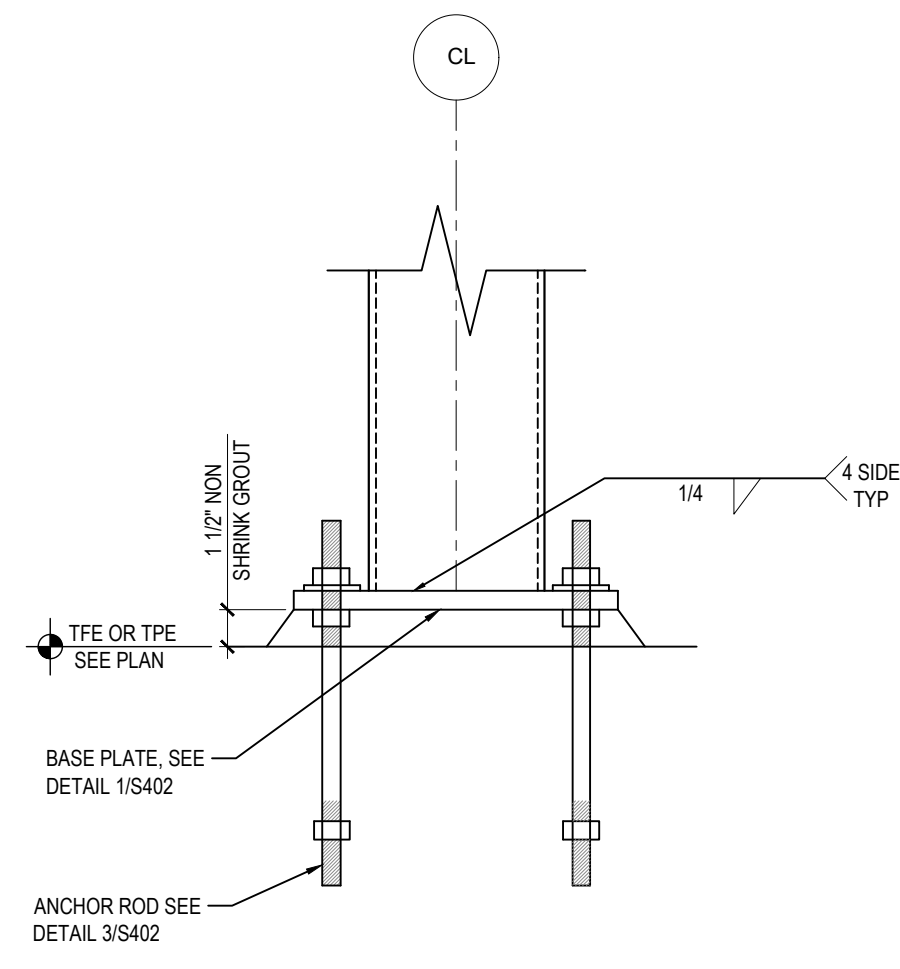
REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER	22121
DRAWN BY	HPB
CHECKED BY	JHJ
DATE	08-18-22
REVISION	
SHEET IDENTIFIER	S401
SHEET	OF

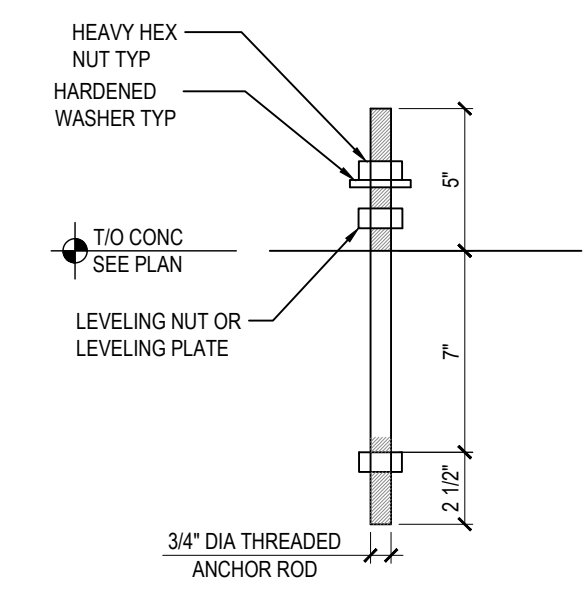
PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 07/15/2022



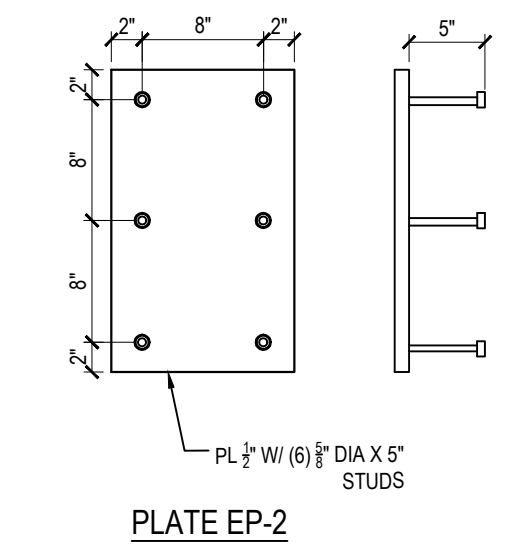
1 DETAILS - TYP. BASE PLATES
SCALE: NTS



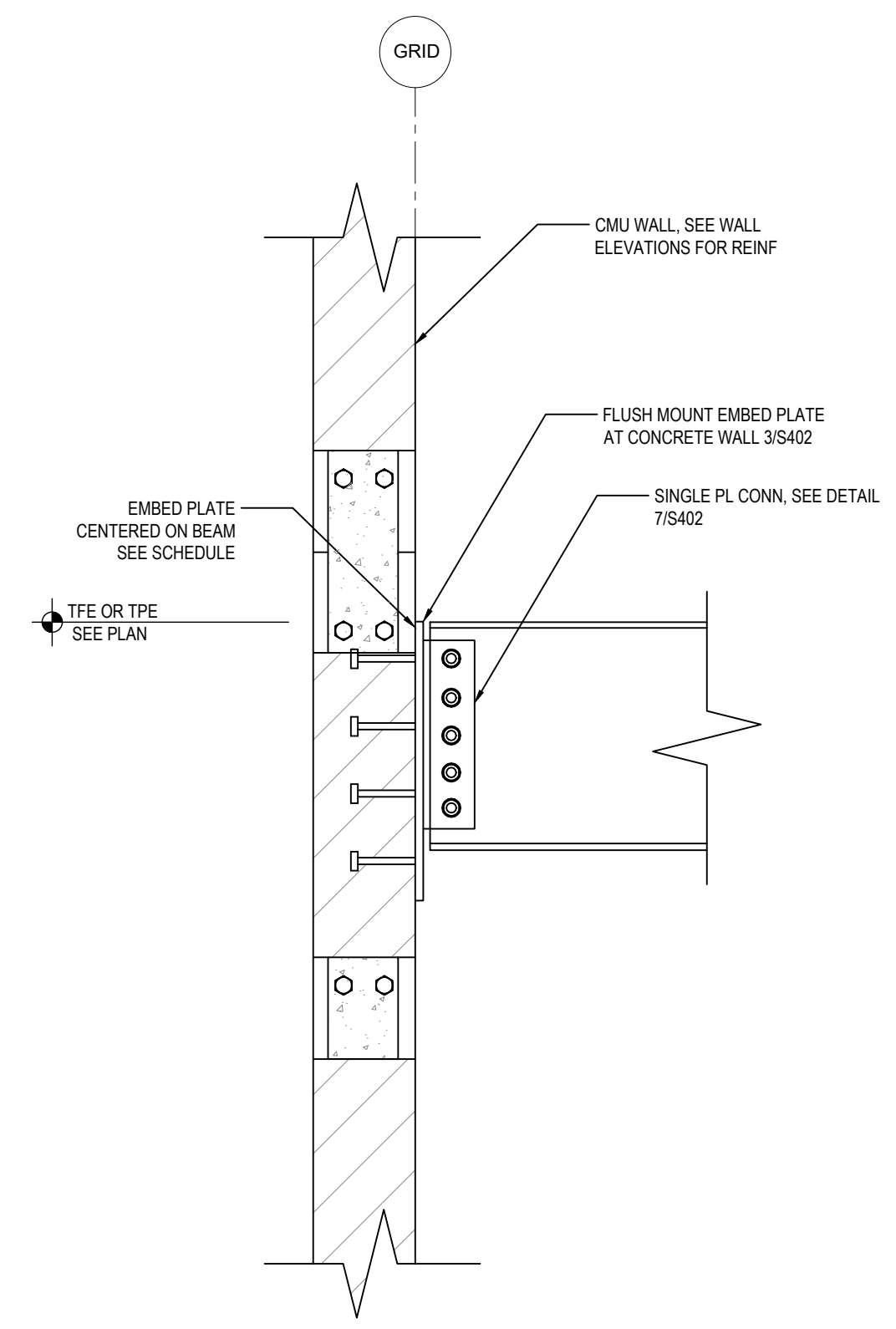
2 DETAILS - TYP. COLUMN BASE PLATE
SCALE: NTS



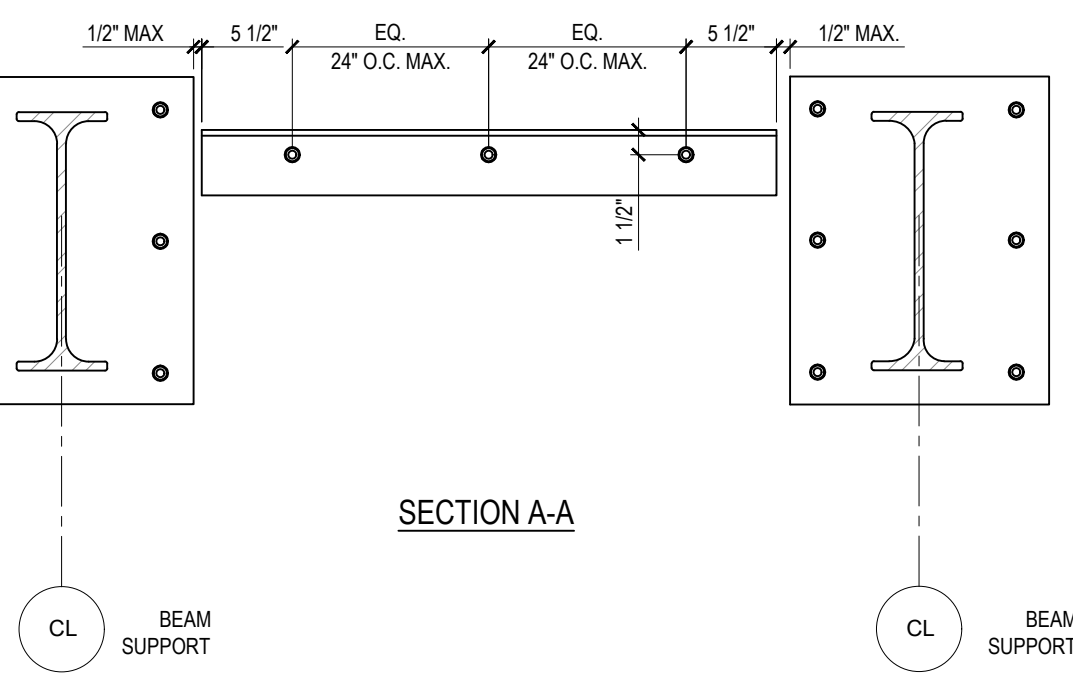
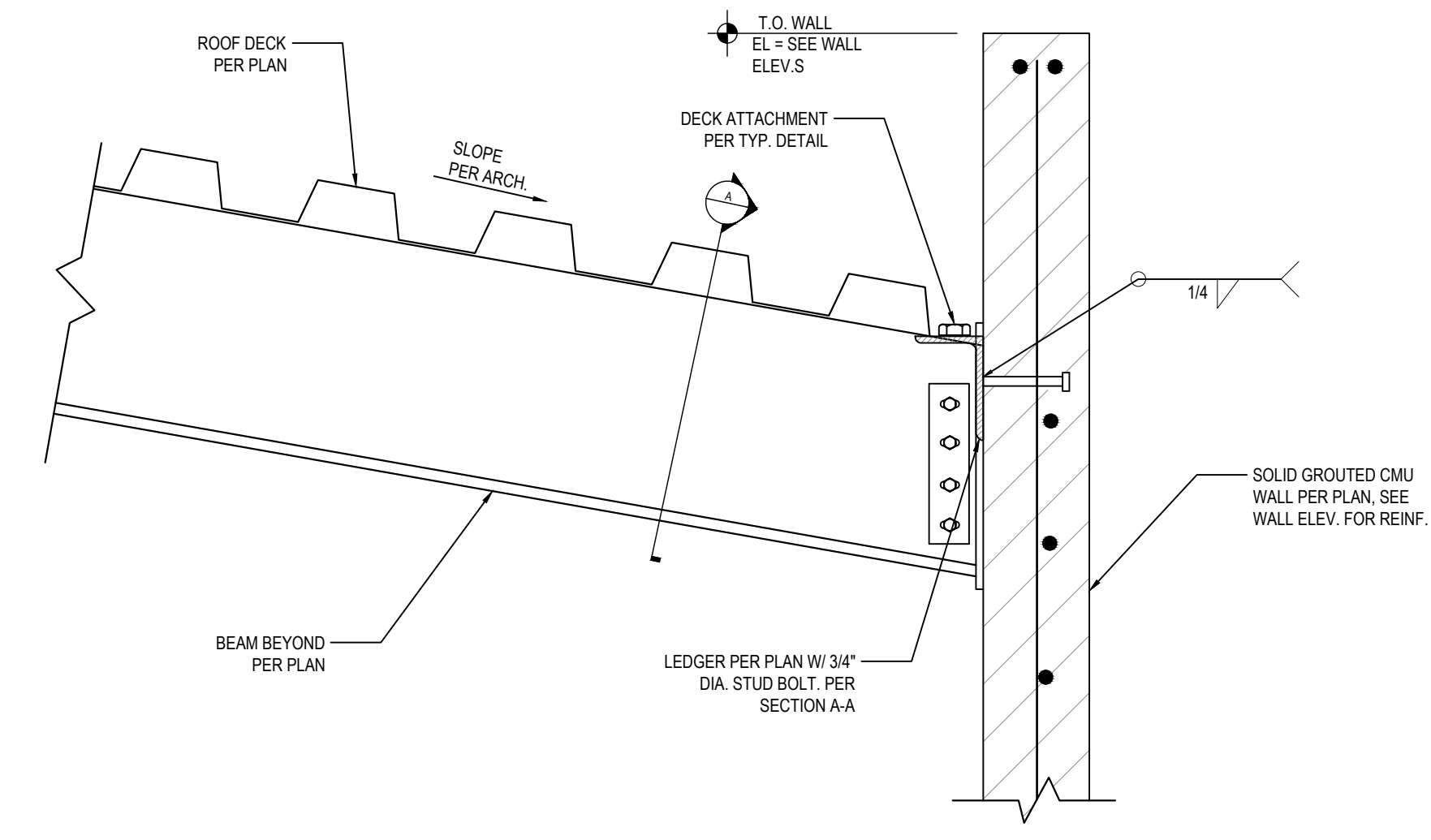
3 DETAILS - TYP. ANCHOR ROD
SCALE: NTS



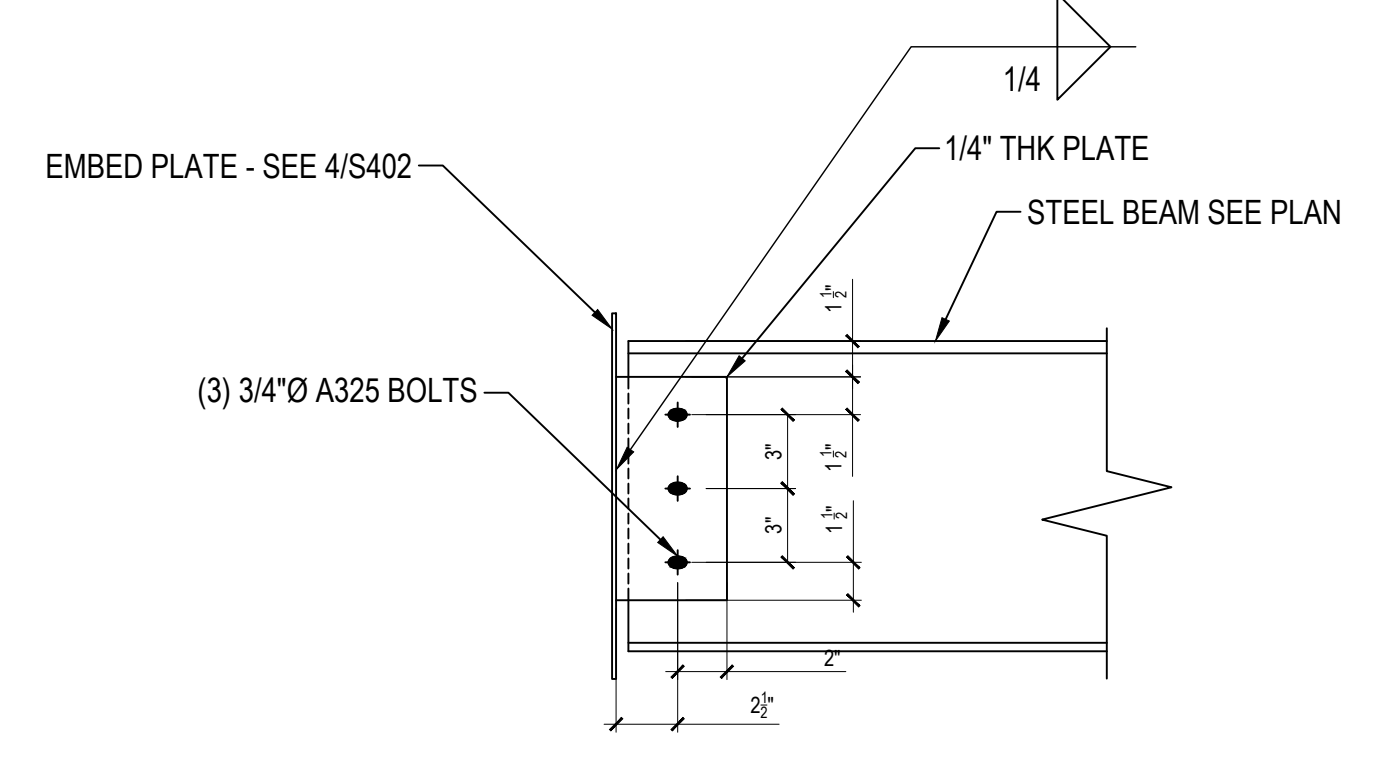
4 DETAILS - TYP. EMBED PLATE TO CMU WALL
SCALE: NTS



5 DETAILS - TYP. BEAM TO CMU WALL
SCALE: NTS



6 DETAILS - TYP. DRAG & EQUIP. SUPPORT BEAM TO CMU WALL
SCALE: NTS



7 DETAILS - TYP. SHEAR PLATE
SCALE: NTS

Cannatechnics
 CANNABIS DESIGN SPECIALIZES: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27791 B. JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 927-7140 FAX: (951) 927-9724
 EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER
 No. 45462
 Exp. 08/2023
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 07/15/2022

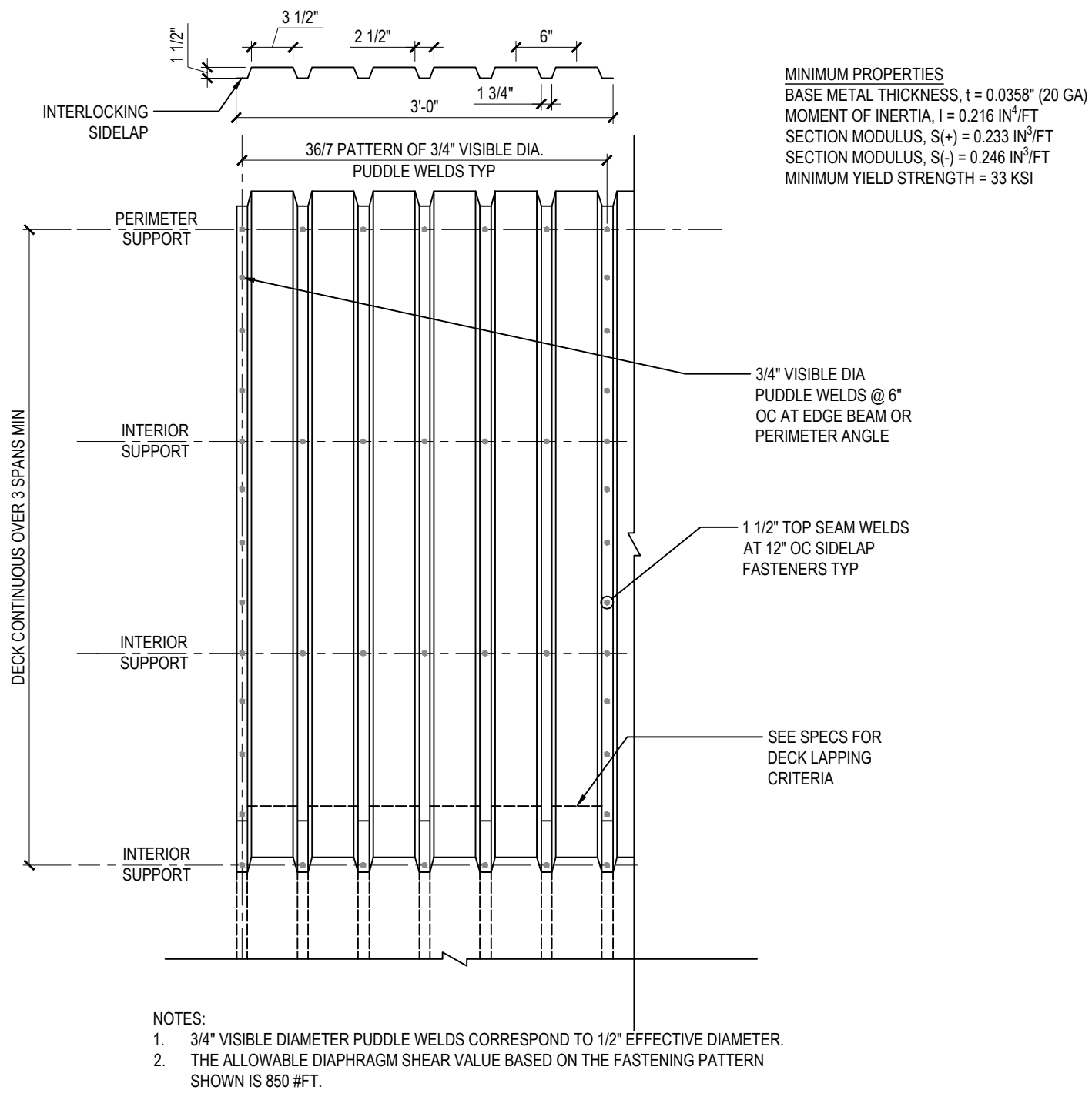
OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

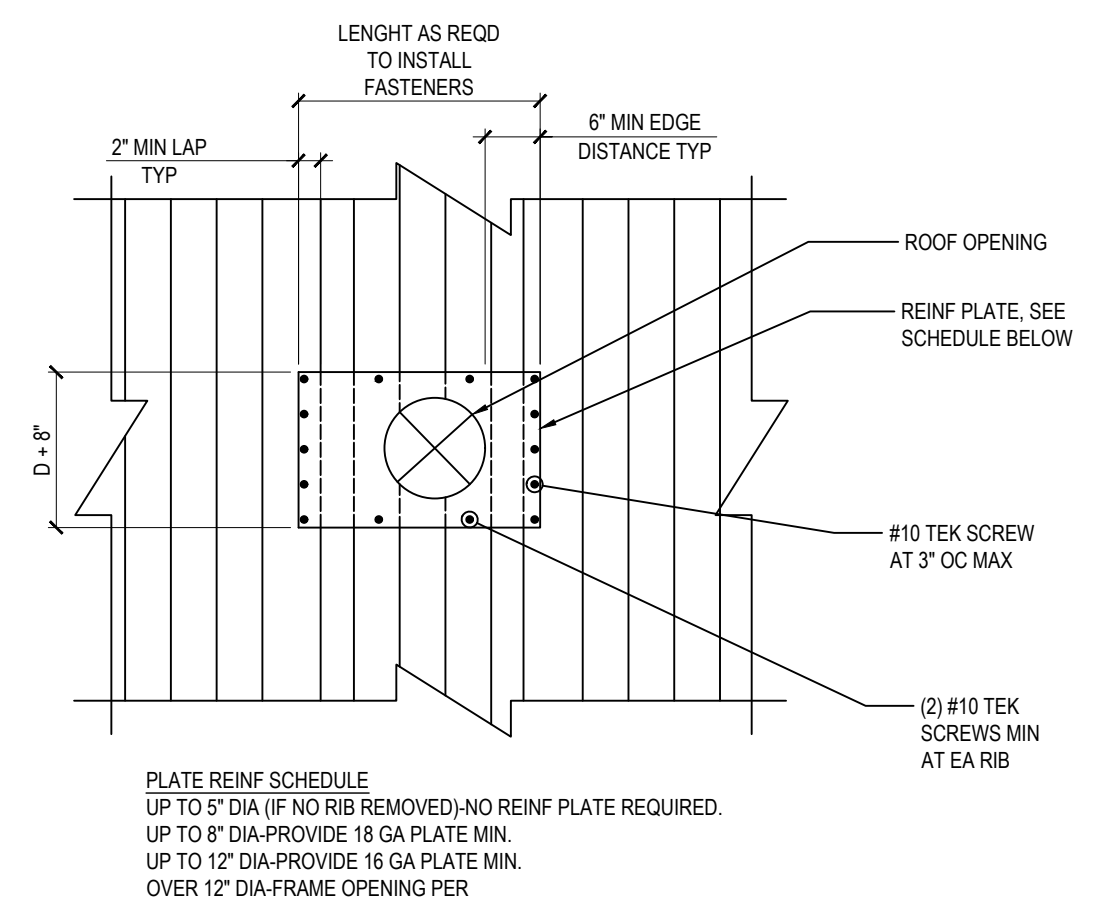
SHEET DESCRIPTION
FRAMING DETAILS

REV	BY	DATE	DESCRIPTION
R1		04-19-2023	REVISED AS PER COUNTY COMMENTS
R2		06-29-2023	REVISED AS PER COUNTY COMMENTS

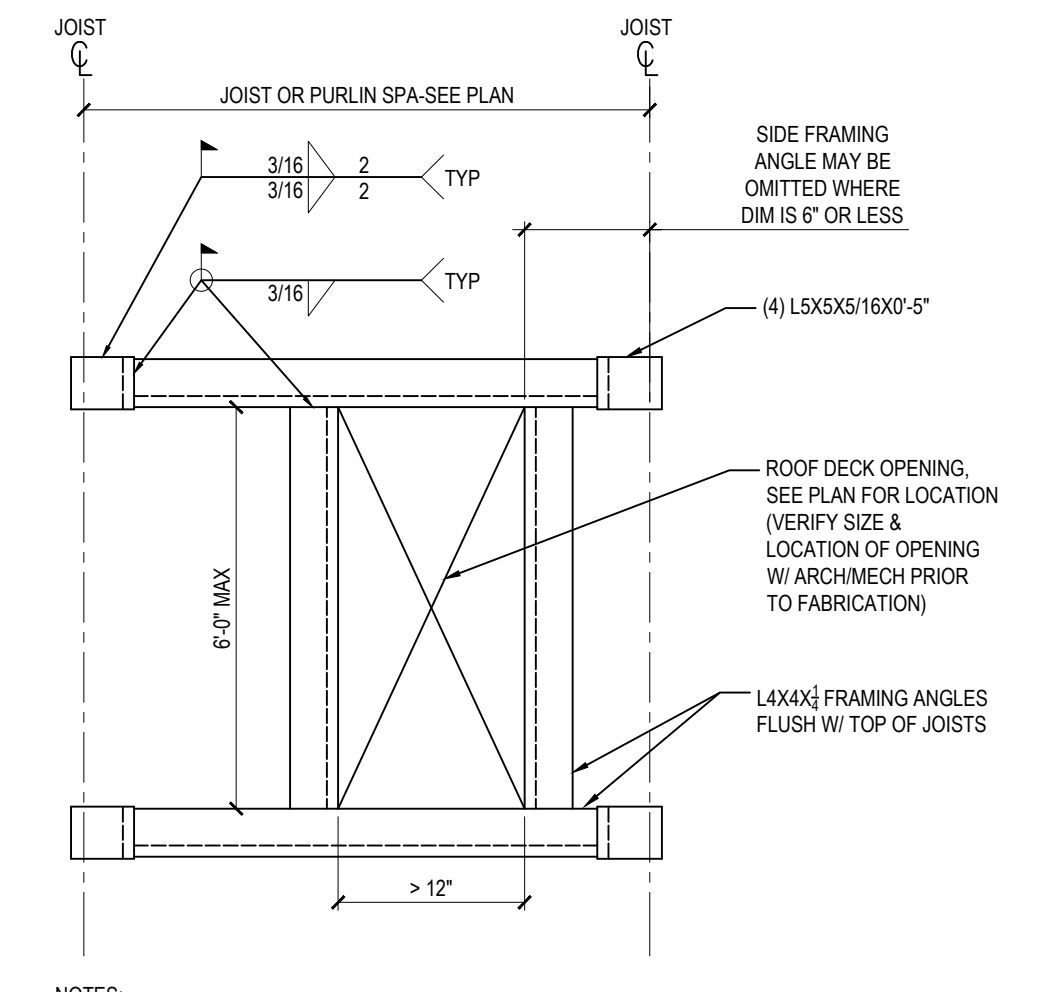
PROJECT NUMBER	22121
DRAWN BY	HPB
CHECKED BY	JHJ
DATE	08-18-22
REVISION	
SHEET IDENTIFIER	S402
SHEET	OF



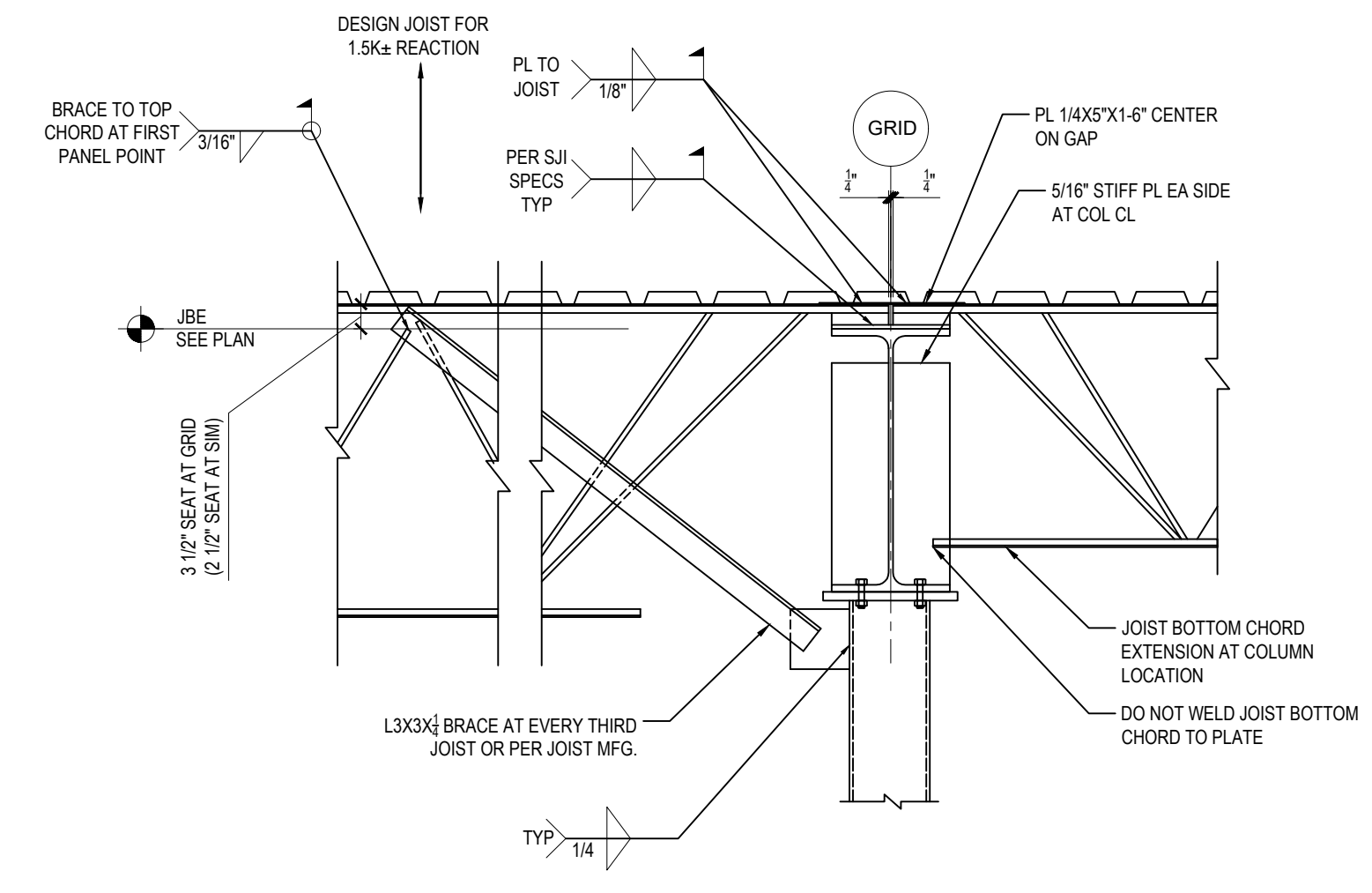
1 DETAILS - TYP. ROOF DECKING AND ATTACHMENT
SCALE: NTS



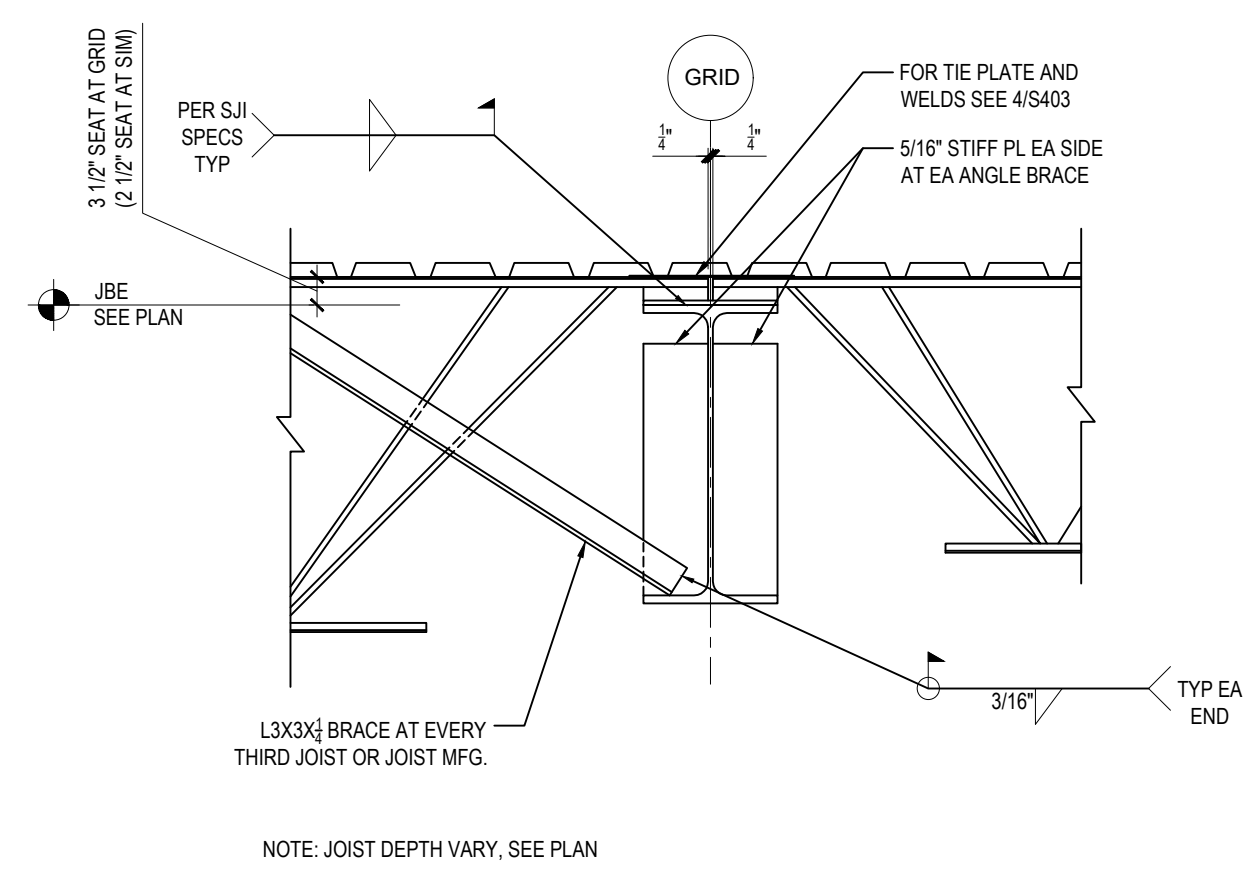
2 DETAILS - TYP. ROOF DECK OPENING THROUGH 12 INCHES
SCALE: NTS



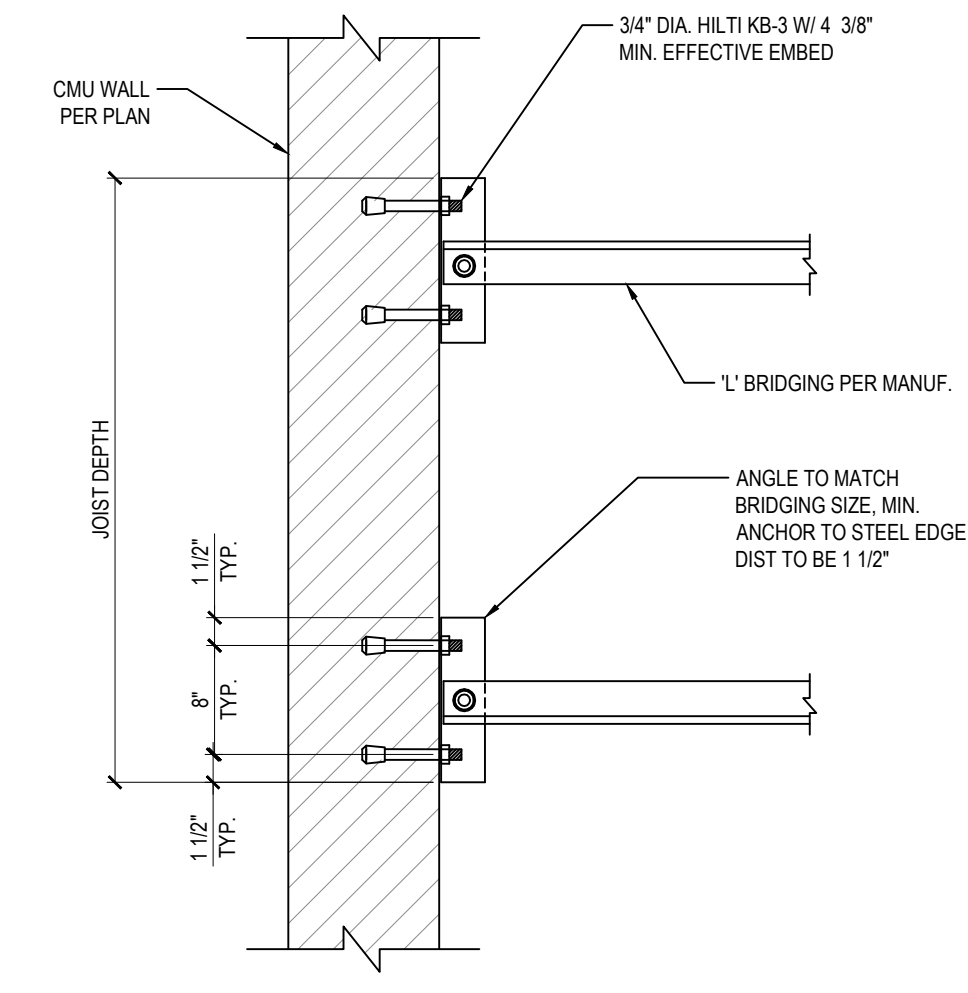
3 DETAILS - TYP. ROOF DECK OPENING > 12 INCHES
SCALE: NTS



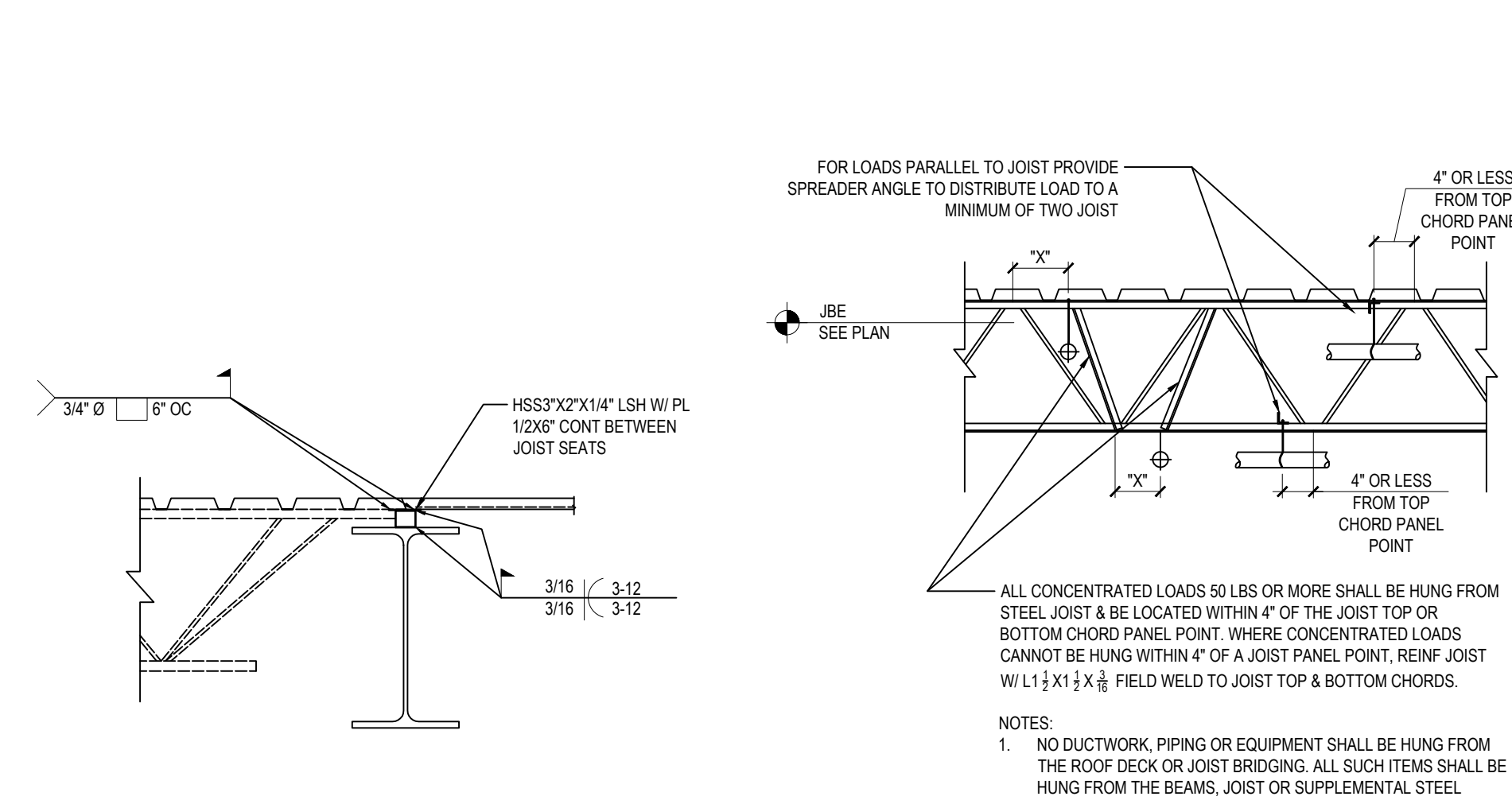
4 DETAILS - TYP. JOIST BRACING AT COLUMN
SCALE: NTS



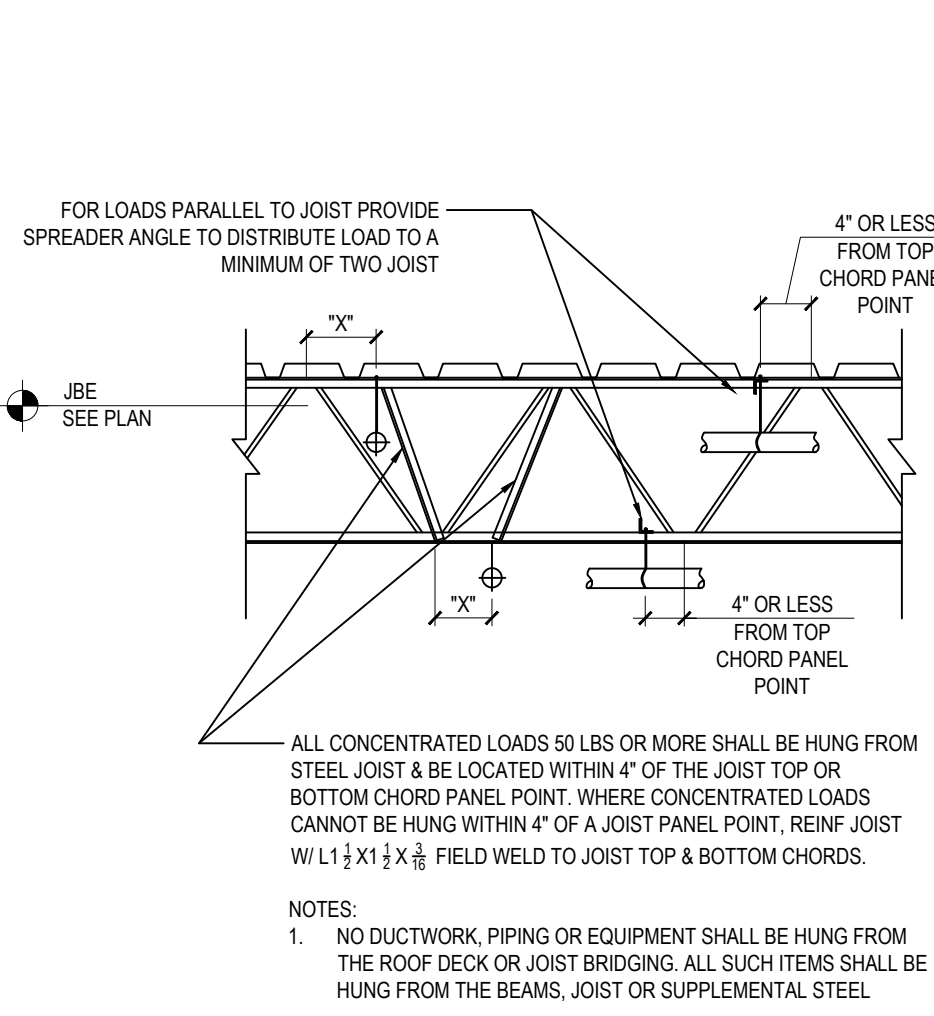
5 DETAILS - TYP. JOIST BRACING AT BEAM
SCALE: NTS



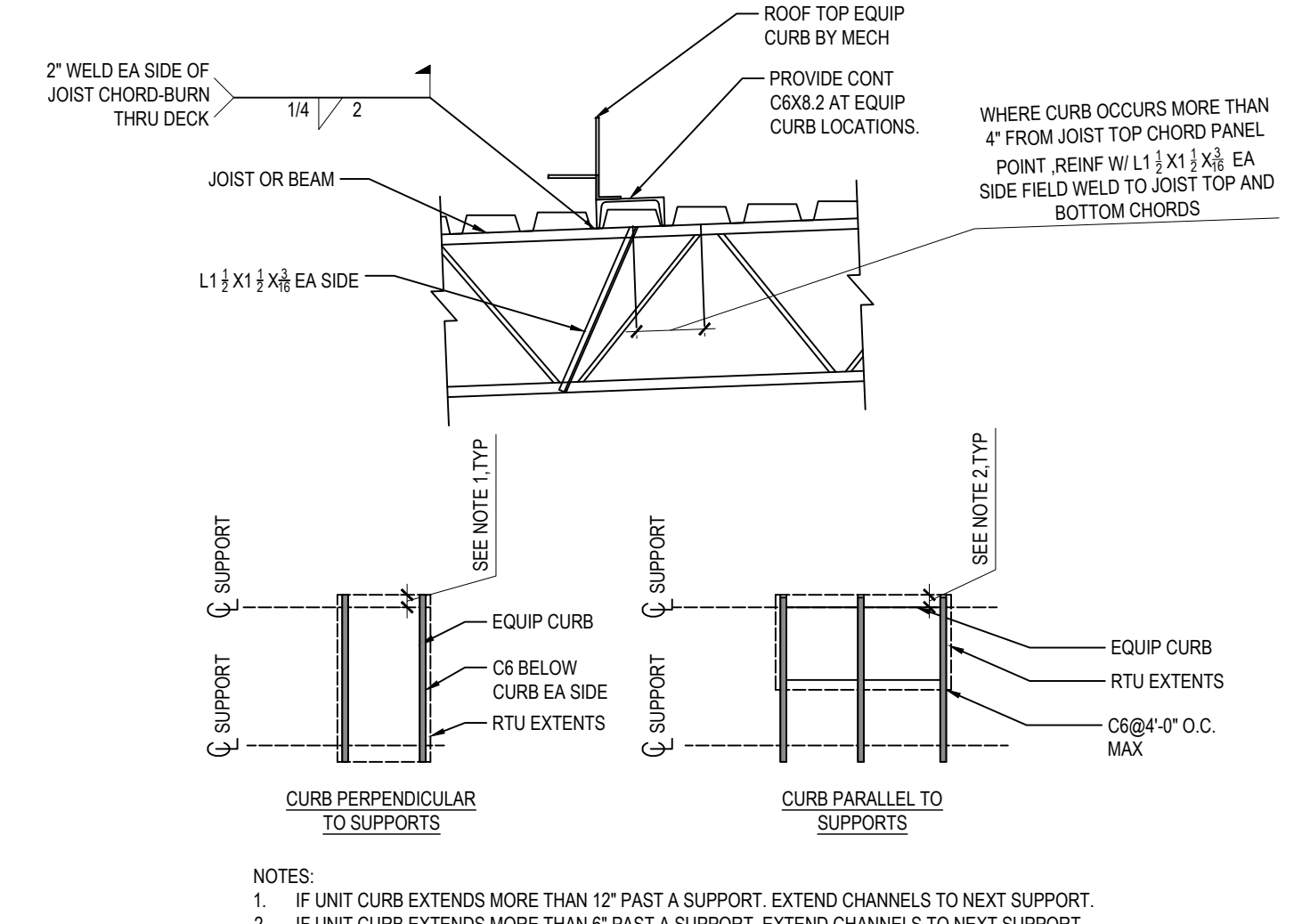
6 DETAILS - TYP. JOIST BRIDGING TO WALL CONNECTION
SCALE: NTS



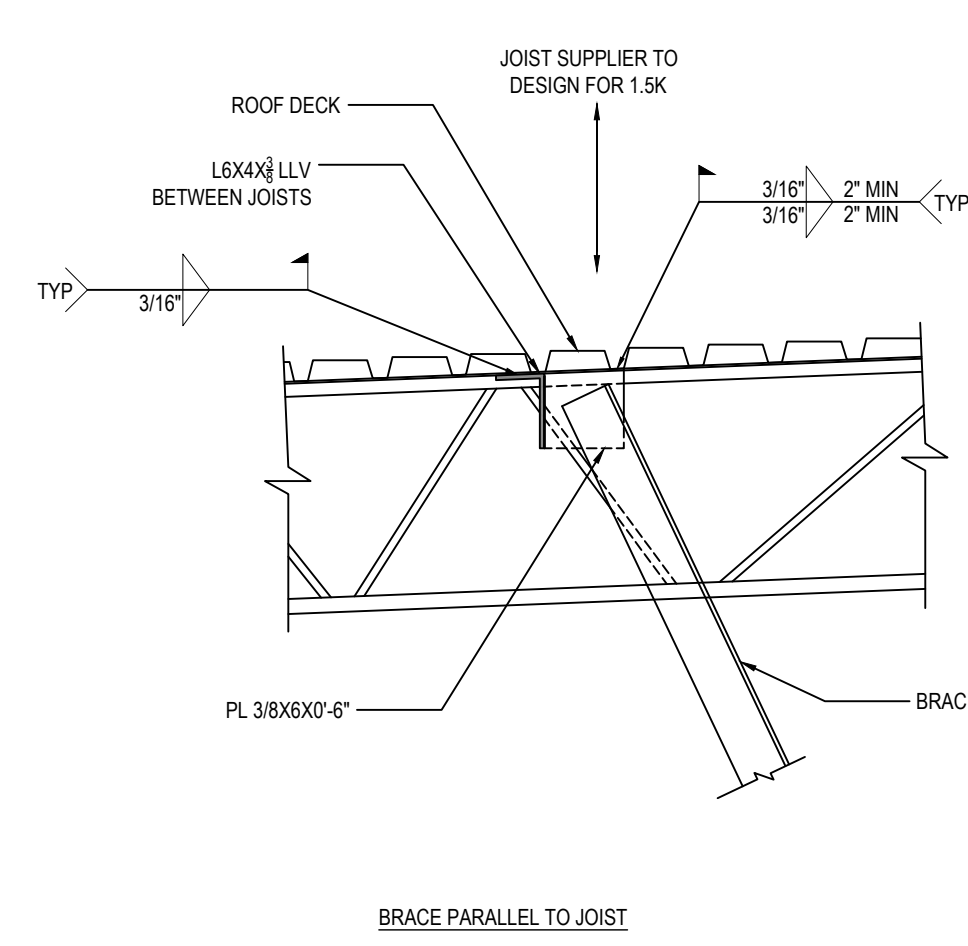
7 DETAILS - TYP. ROOF DECK SUPPORT BETWEEN JOIST SEATS
SCALE: NTS



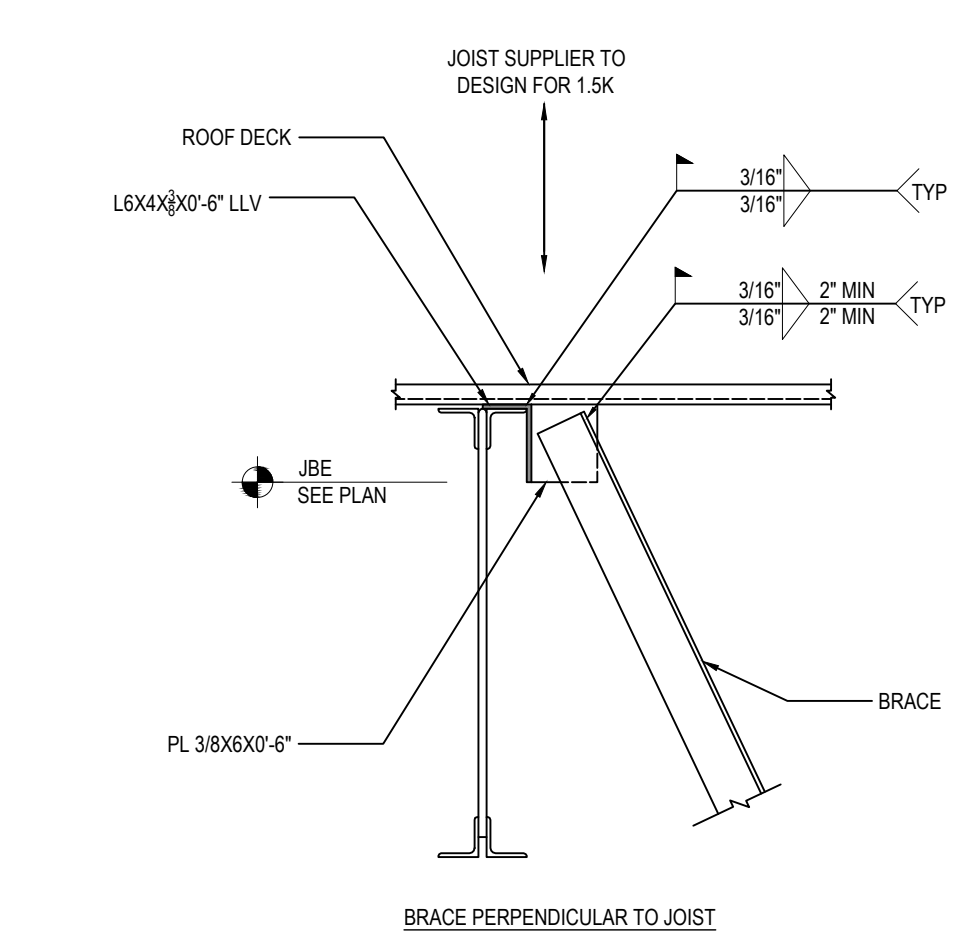
8 DETAILS - TYP. HANGING SUPPORTS FOR M.E.P. & EQUIP.
SCALE: NTS



9 DETAILS - TYP. CURB SUPPORT AT ROOF EQUIP.
SCALE: NTS



10 DETAILS - TYP. CURB SUPPORT AT ROOF EQUIP.
SCALE: NTS



Cannatechnics
CANABIS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2791 B JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (909) 927-7140 FAX: (909) 927-9724
EMAIL: INFO@CANNA-TECHNICS.COM WEB: WWW.CANNA-TECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 45463
EX-06/2023
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 07/15/2022

OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION: **FRAMING DETAILS**

REV	BY	DATE	DESCRIPTION
R1		04-19-2023	REVISED AS PER COUNTY COMMENTS
R2		06-26-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER: 22121
DRAWN BY: HPB
CHECKED BY: JHJ
DATE: 08-18-22
REVISION:
SHEET IDENTIFIER: **S403**
SHEET OF

METAL STUD WALLS

- BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUFACTURERS ASSOC., (SSMA) ICS-ESR 3064#
- THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- DRYWALL (GYPBOARD) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.N.O., BLOCKED/STRAPPED AT BACK WALLS ADJACENT TO CMU WALL.
- UNLESS OTHERWISE NOTED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
- TOP & BTM TRACK SIZE SHALL BE MIN. 43 MIL U.N.O.
- DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/360

METAL STUDS	SIZE (SSMA DESIGNATION)	MAXIMUM	
		SPACING	HEIGHT
4" X 20 GA	400S137-33	16"	15'-10"
6" X 20 GA	600S137-33	16"	21'-8"

CEILING JOISTS (GYPBOARD CEILING)

- BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
- STUD TOP & BTM TRACKS SHALL BE UNPUNCHED STUDS OF 18GA MIN. UNLESS NOTED OTHERWISE.
- 362T125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #6 SCREWS AT EACH JOIST.
- GYPBOARD IS ON ONE SIDE OF CEILING U.N.O.
- DESIGN LOAD: DEAD LOAD = 10 PSF & LIVE LOAD = 12 PSF => 22 PSF USE DESIGN LOAD 10PSF DEAD + 20 PSF LIVE, TOTAL DEFLECTION LIMIT = L/240, LIVE LOAD DEFLECTION LIMIT = L/360 NO STORAGE LOAD ALLOWED

SIZE (SSMA DESIGNATION)	MAXIMUM		CEILING TIES (BRACING) MAX. SPACING
	SPACING	SPAN	
600S137-33 (20 GA)	16'	11'-5"	4'-0"
** 600S200-33 (20 GA)	16'	13'-2"	4'-0"
600S200-43 (18 GA)	16'	15'-9"	4'-0"
800S250-43 (18 GA)	16'	18'-11"	4'-0"
800S250-54 (16 GA)	16'	22'-11"	4'-0"
800S300-68 (18 GA)	16'	25'-6"	4'-0"

** WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 18GA. CLIP ANGLE.

EXAMPLE:
MEMBER DEPTH:
(Example: C=600 x 1/100 inches)
All member depths are taken in 1/100 inches
For all "T" sections member depth is the inside to insided dimension.

FLANGE WIDTH:
(Example: 1 5/8" = 1.625" = 162 x 1/100 inches)
All flange widths are taken in 1/100 inches

600 S 162 -54

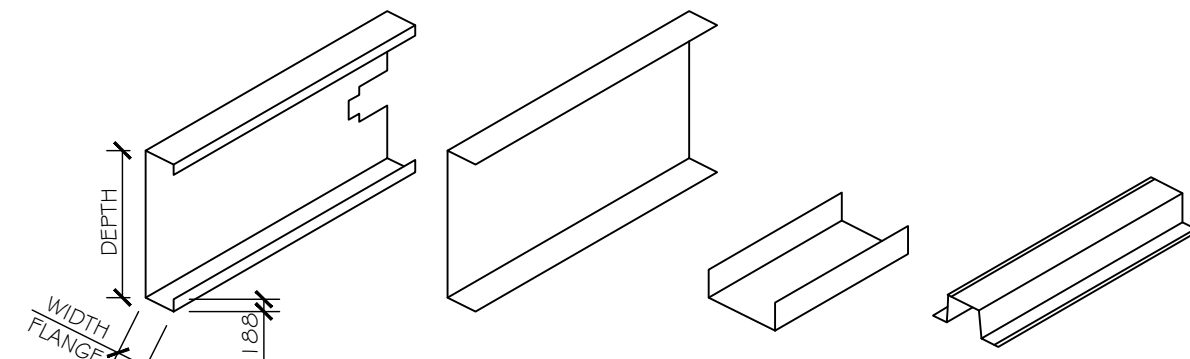
STYLE:
(Example: Stud or Joist section = S)
The four alpha characters utilized by the designator system are:

- S = Stud or Joist Sections
- T = Track Sections
- U = Channel Sections
- F = Furring Channel Sections

MATERIAL THICKNESS:
(Example: 0.054 in. = 54 mils;
1 mil = 1/1000 in.)
designator system are:

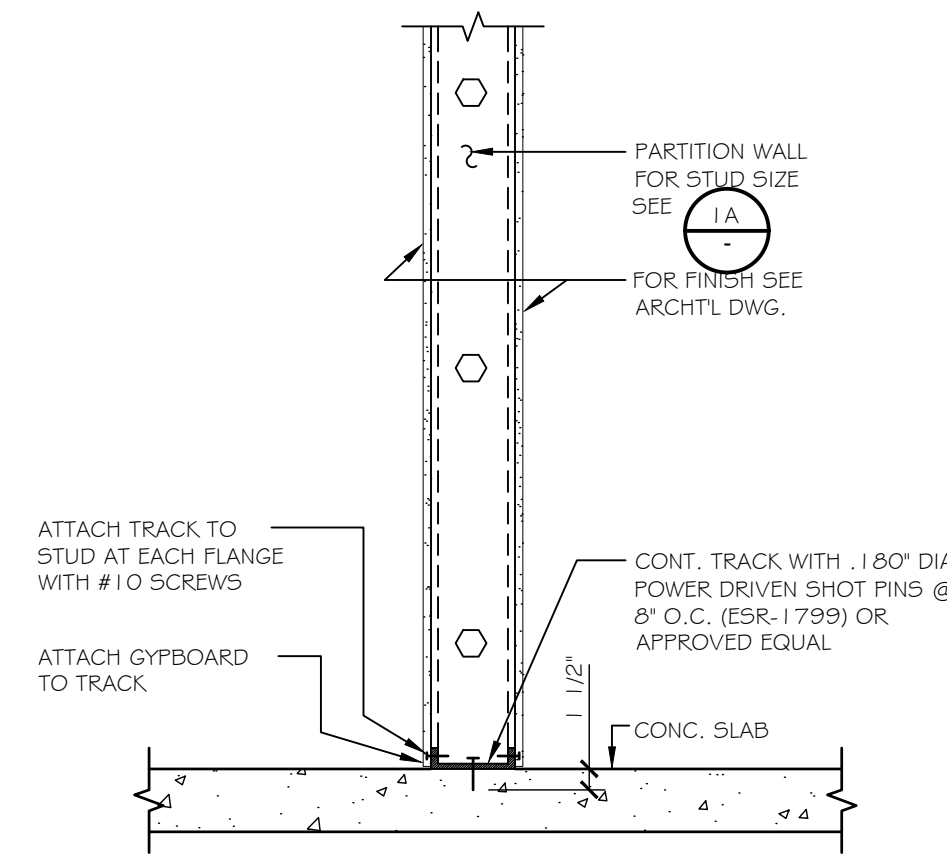
Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 95% of the design thickness.

Note: For those sections where two different yield strengths (33 ksi and 50 ksi) are shown, the yield strength use in the design, if greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e., 600S162-54 (50ksi))



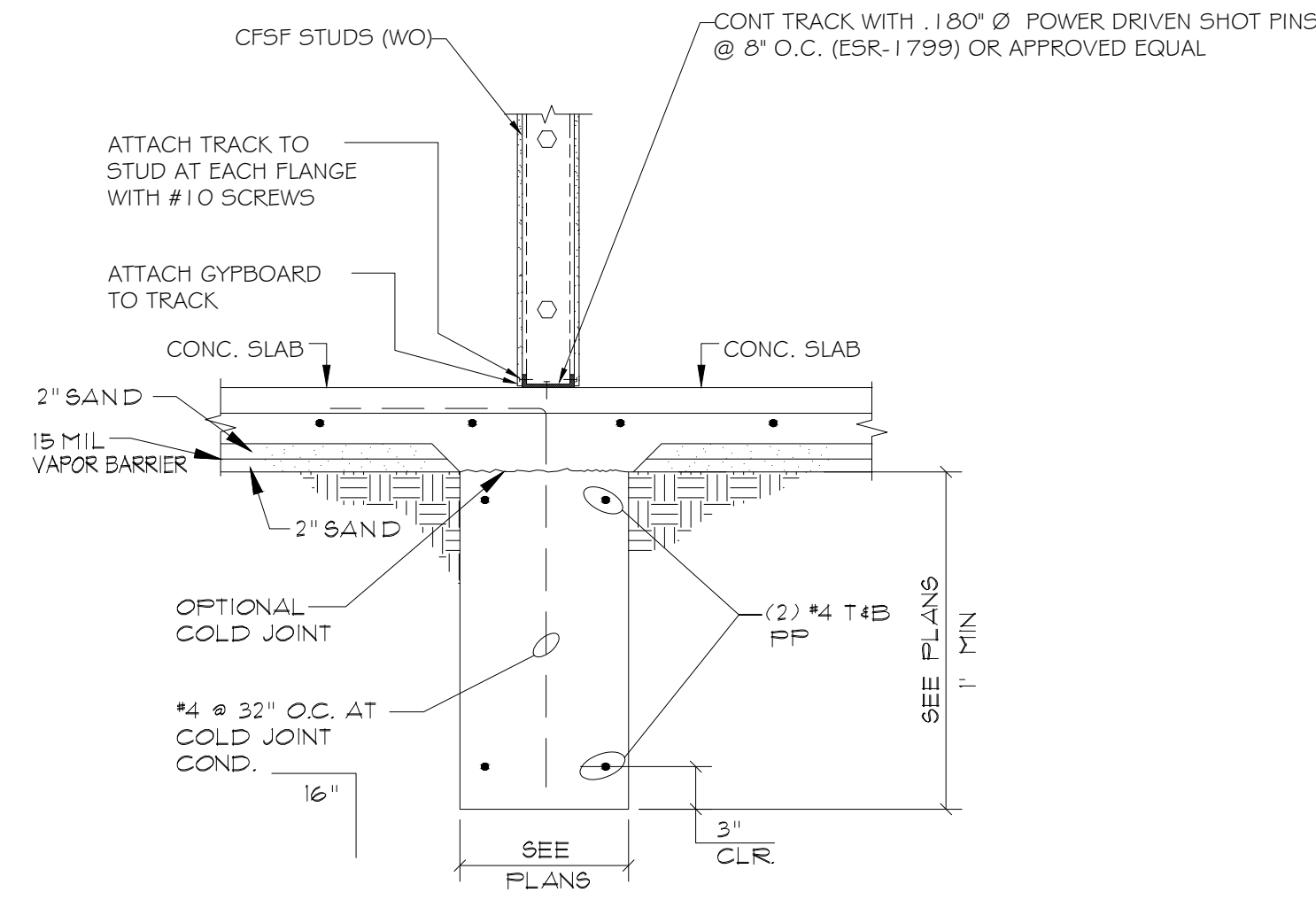
C-STUD / JOIST S-SECTIONS TRACK T-SECTIONS CHANNEL U-SECTIONS FURRING CHANNEL F-SECTIONS

1 METAL STUD DETAIL
NTS

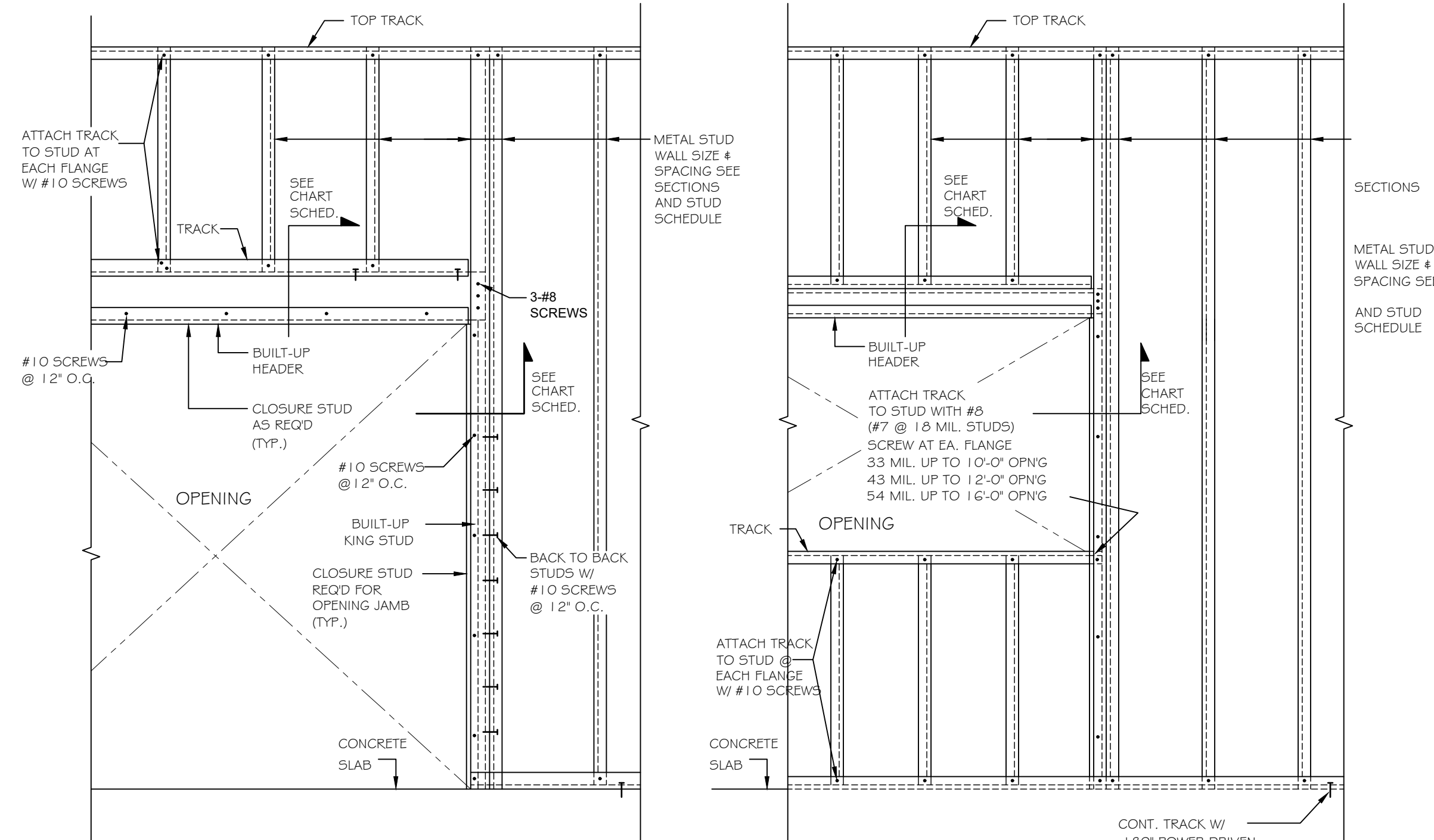


NOTE: AT FULL HEIGHT WALL USE MINIMUM 18 GA BOTTOM TRACK

2 PARTITION WALL DETAIL
NTS



4 DETAIL - TYP INTERIOR FOOTING
SCALE: NTS



KING STUDS	SPAN	HEADER SIZE	
2	3'-0"	400S162-43	SIZE OF WALL AND 43 MILS
2	4'-0"	600S137-43	SIZE OF WALL AND 43 MILS
2	6'-0"	600S162-43	SIZE OF WALL AND 43 MILS
2	8'-0"	600S162-54	SIZE OF WALL AND 54 MILS
3	12'-0"	800S162-54 (50 KSI)	SIZE OF WALL AND 54 MILS

3 PARTIAL HEADER DETAIL
NTS

Cannatechnics
CANAVAS DESIGN SPECIALIZES: CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201
TAMECULA, CA
PHONE: (866) 927-7140 FAX: (866) 927-9724
EMAIL: INFO@CANVA-TECHNICS.COM WEB: WWW.CANVA-TECHNICS.COM

PERFORMANCE
CANNATECHNICS
ESTABLISHED 1988

SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 51468
EXPIRES 06/30/23
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

SHEET DESCRIPTION
FRAMING DETAILS

REV BY	DATE	DESCRIPTION
R1	04-19-2023	REVISED AS PER COUNTY COMMENTS
R2	06-29-2023	REVISED AS PER COUNTY COMMENTS

PROJECT NUMBER
22121

DRAWN BY
HPB

CHECKED BY
JHJ

DATE
08-18-22

REVISION

SHEET IDENTIFIER
S404
OF

BASIS OF DESIGN

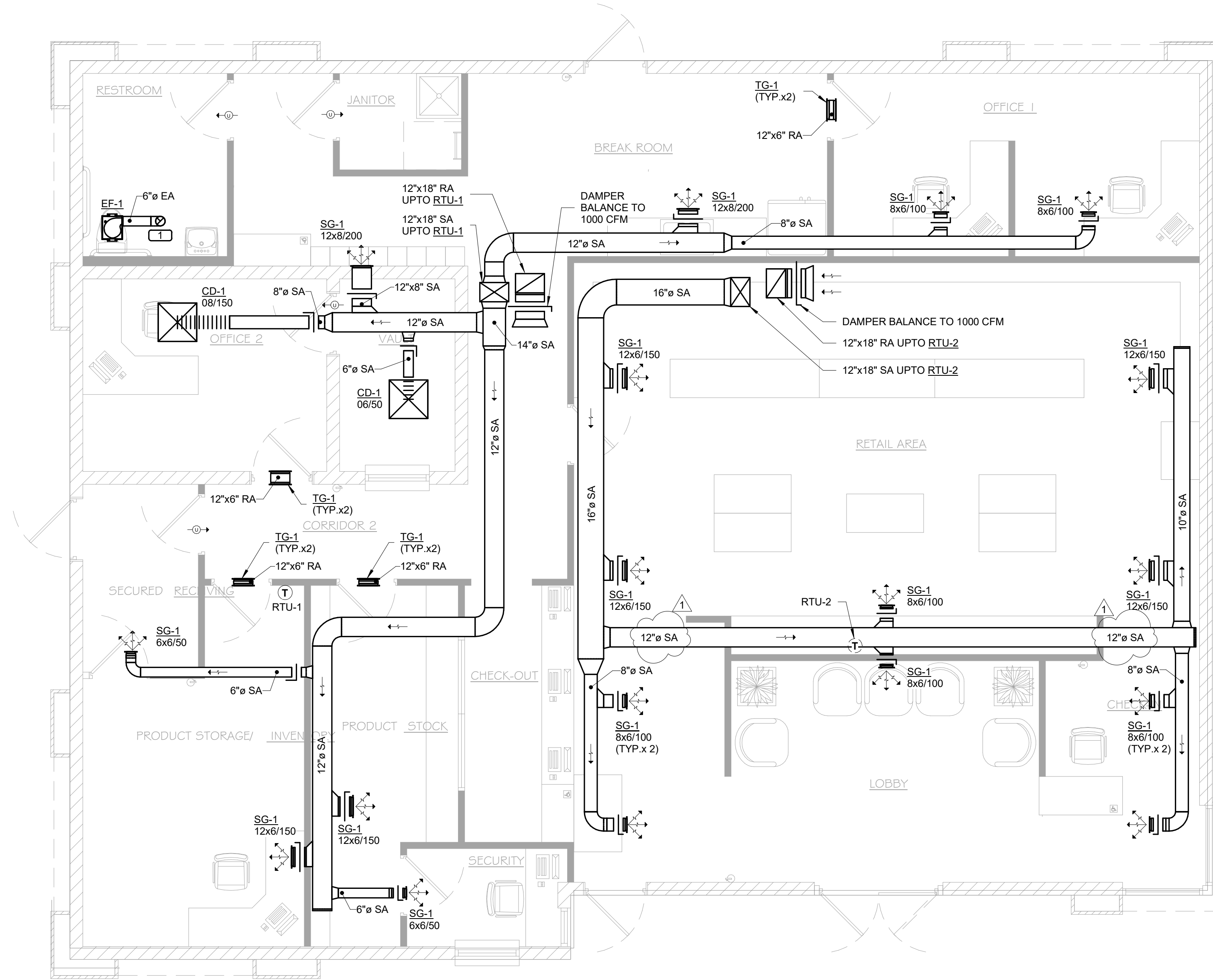
1. THE ENGINEER ASSUMES THAT AT LEAST 24" CLEAR SPACE WILL BE AVAILABLE FOR DUCT RUNOUT. CONTRACT TO VERIFY IN FIELD AND SHALL LIAISE WITH ARCHITECT/OWNER FOR THE SAME.

GENERAL NOTES:

1. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION.
2. ALL PENETRATIONS NEED TO BE PROPERLY FILLED AND SEALED. PENETRATIONS TO EXTERNAL WALLS OR ROOF SHALL BE SEALED WEATHER TIGHT.
3. INSTALL ALL EQUIPMENT AND ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER LOCAL CODE.
4. MAKE TRANSITIONS IN SUPPLY OR RETURN AIR DUCT WHEREVER NECESSARY. THE TRANSITIONED DUCT SHALL NOT HAVE PRESSURE DROP GREATER THAN 0.08" W.C./100 FEET.
5. ALL RESTROOMS AND JANITOR CLOSETS SHALL HAVE DOOR UNDERCUT TO ALLOW AIRFLOW FROM ROOM TO EXHAUST FAN.
6. CONTRACTOR SHALL COORDINATE ROUTING OF DUCTWORK WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK AND ALSO COORDINATE BUILDOUTS OR LOWERING OF CEILINGS WITH ARCHITECT IF NECESSARY.
7. THERMOSTAT SHALL BE MOUNTED ON WALL AT 4 FEET ABOVE FINISH FLOOR LEVEL OR AS SPECIFIED BY MANUFACTURER.
8. ENSURE DUCTWORK AS SPECIFIED DOES NOT CONFLICT WITH LIGHT FIXTURE HEIGHT AND LOCATION. REFERENCE ARCHITECTURAL SET OF DOCUMENTS FOR CEILING HEIGHTS AND LIGHT FIXTURE MOUNTING HEIGHTS PRIOR TO INSTALLATION OF HVAC DUCTWORK.
9. OPEN AREA DUCTWORK SHALL BE PAINTED FINISH TO MATCH WITH SURROUNDING ARCHITECTURE.

KEYNOTES: [#]

1. ROUTE 6"Ø EXHAUST DUCT FROM CEILING-MOUNTED EXHAUST FAN TO ROOF TERMINATION CAP. VERIFY EXACT ROUTING IN FIELD.



1 MECHANICAL PLAN - LEVEL 1
1/4" = 1'-0"

Cannatechnics
 CANNABIS DESIGN SERVICES, CONSULTING, CONSTRUCTION, RESTAURATION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-9724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: [Professional Seal]
 PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. B3934
 DATE 07/19/2022

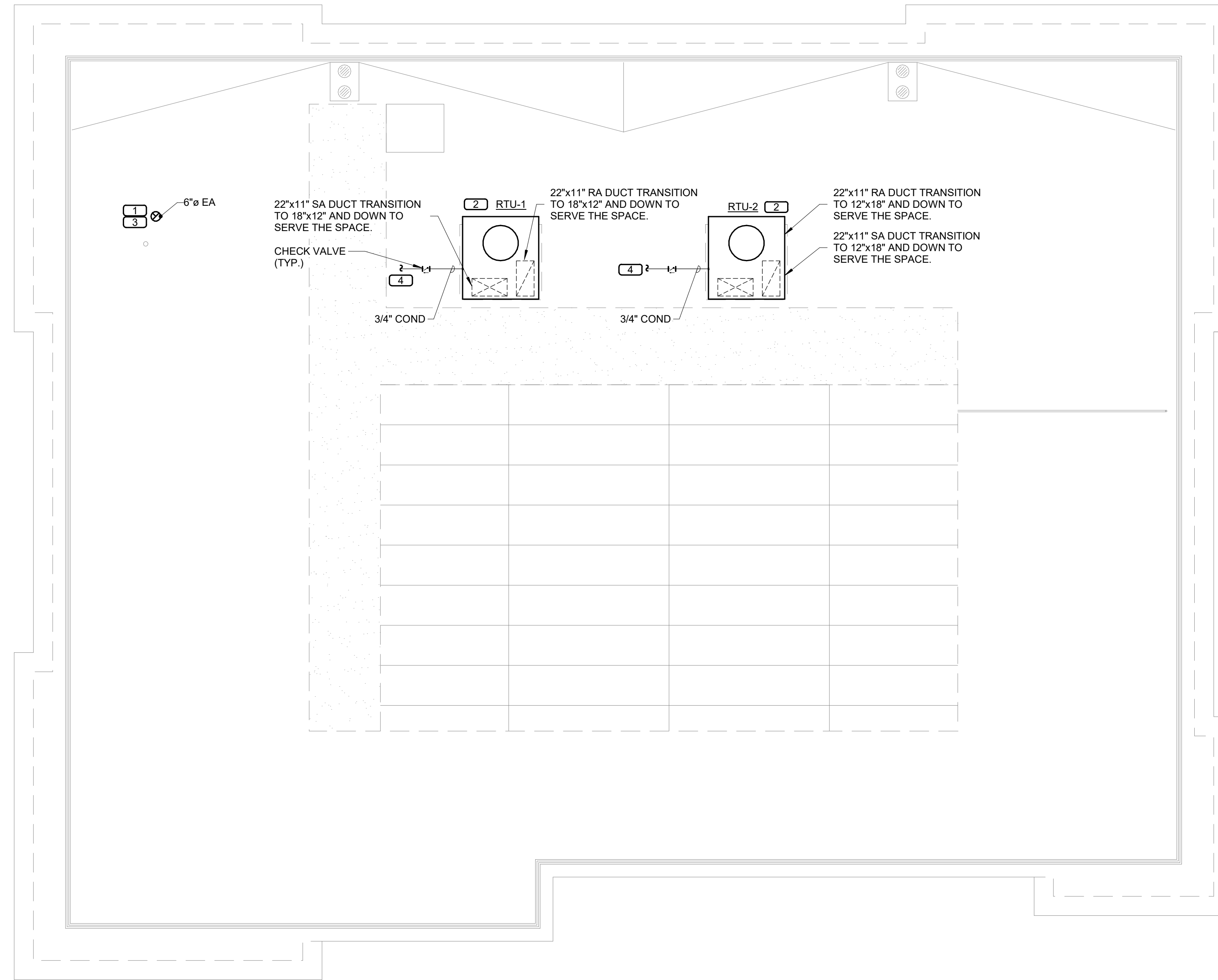
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P. N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT**
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P. N. 963-030-005

SHEET DESCRIPTION: MECHANICAL FLOOR PLAN

REV BY	DATE	DESCRIPTION
01	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	AP
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M1.0



1 MECHANICAL ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

- REFER TO COVER SHEET FOR ADDITIONAL INFORMATION.
- ALL PENETRATIONS NEED TO BE PROPERLY FILLED AND SEALED. PENETRATIONS TO EXTERNAL WALLS OR ROOF SHALL BE SEALED WEATHER TIGHT.
- INSTALL ALL EQUIPMENT AND ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PER LOCAL CODE.
- MAKE TRANSITIONS IN SUPPLY / RETURN / EXHAUST AIR DUCT WHEREVER NECESSARY. THE TRANSITIONED DUCT SHALL NOT HAVE PRESSURE DROP GREATER THAN 0.08" W.C/100 FEET.
- CONTRACTOR SHALL COORDINATE ROUTING OF DUCTWORK WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK AND ALSO COORDINATE BUILDOUTS OR LOWERING OF CEILINGS WITH ARCHITECT IF NECESSARY.
- ROOF TOP UNITS ARE TO BE MOUNTED ON FLAT ROOF USING MANUFACTURER RECOMMENDED ROOF CURB AND OTHER RELATED ACCESSORIES.

KEYNOTES: #

- ROUTE 6"Ø EXHAUST DUCT DOWN TO EXHAUST FAN. TERMINATE MINIMUM 18" ABOVE ROOF WITH ROOF CAP AND MESH SCREEN.
- MAINTAIN NECESSARY SERVICE CLEARANCE AROUND THE ROOF TOP UNIT AS SPECIFIED BY MANUFACTURER.
- MAINTAIN 10'-0" CLEARANCE BETWEEN MECHANICAL VENTILATION INTAKES AND ANY FLUES, EXHAUST TERMINATIONS, OR PLUMBING VENTS. COORDINATE WITH OTHER TRADES.
- TERMINATE COOLING COIL CONDENSATE DRAIN TO NEAREST ROOF DRAIN OR APPROVED RECEPTOR. PROVIDE CONDENSATE DRAIN PUMP IF NECESSARY. REFER TO PLUMBING PLANS FOR EXACT LOCATION OF ROOF DRAINS OR APPROVED RECEPTOR. SIZE PER MANUFACTURER'S REQUIREMENTS AND PER CODE.

Cannatechtechnics
CANNABIS DESIGN SERVICES, CONSULTING, EXTERIOR DESIGN, RESTAURATION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
2793 19 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-9724
EMAIL: INFO@CANNATECHTECHNICS.COM WEB: WWW.CANNATECHNICS.COM



SEAL-ENGINEER:
JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 69884

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 69884
DATE 07/15/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
MECHANICAL ROOF PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
2022-06-1002

DRAWN BY
Author

CHECKED BY
JHJ

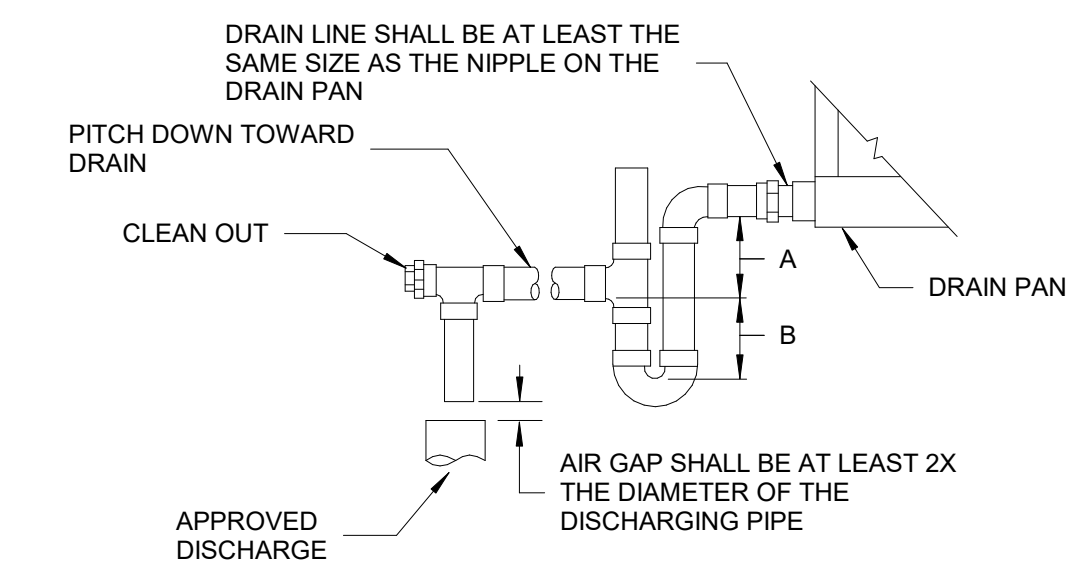
DATE
06-27-2022

REVISION

SHEET IDENTIFIER
M1.1

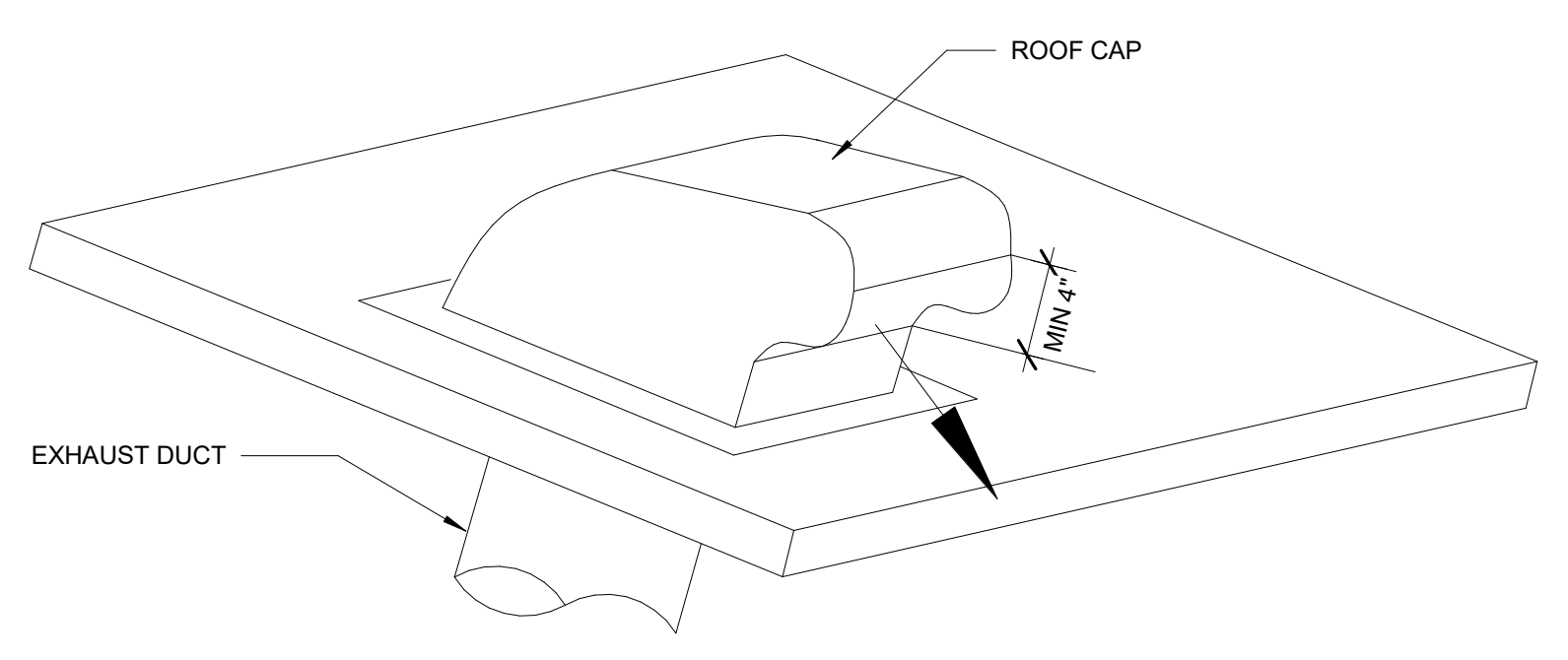
UNIT TYPE	A	B
DRAW THRU	2" (50 MM) PLUS X	X
BLOW THRU	1" (25 MM) MINIMUM	2X

WHERE X = STATIC PRESSURE IN PAN

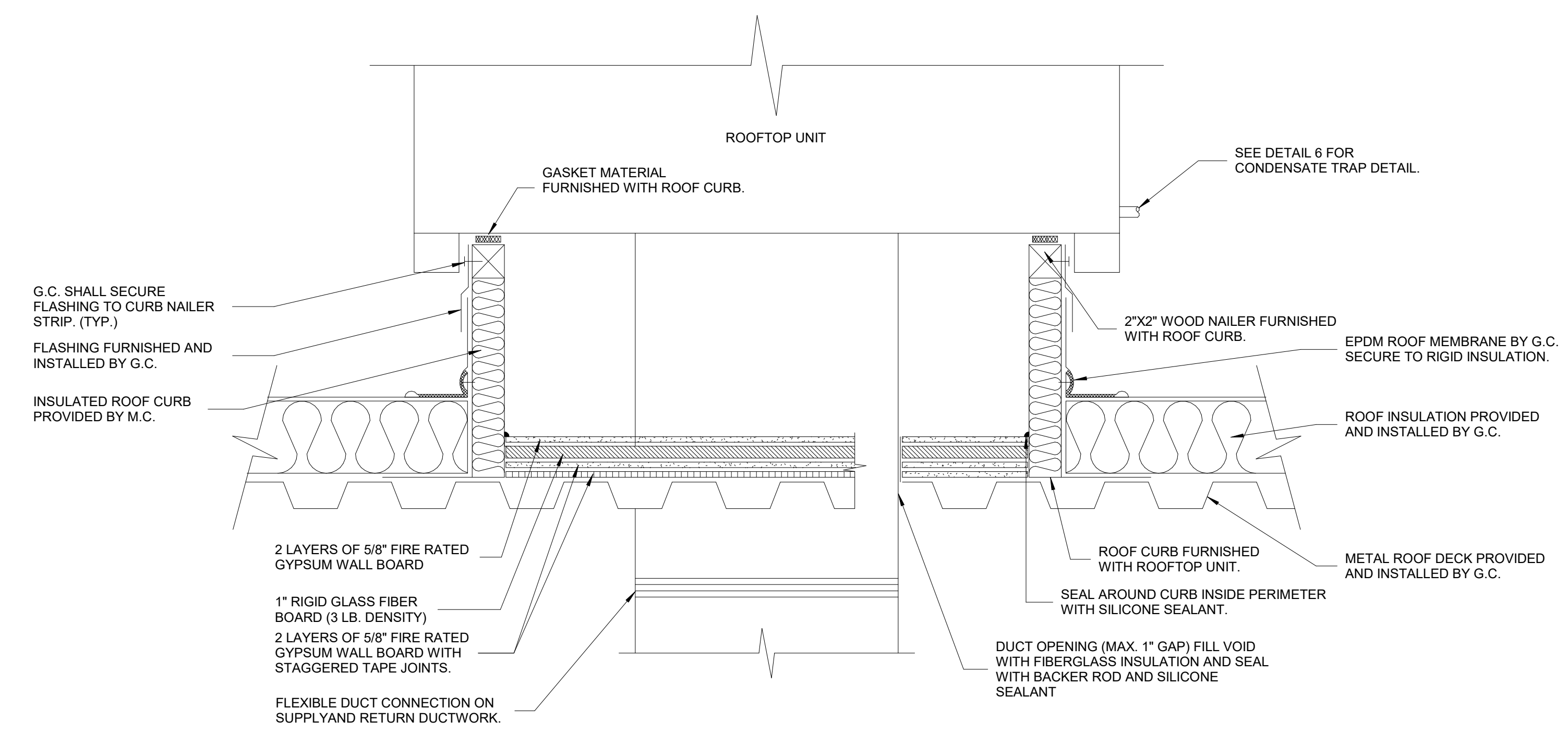


CONDENSATE TRAP

SCALE	4
NTS	



- NOTES:
1. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER
 2. DRYER JACK 466 FOR DRYER EXHAUST, BROAN 636 OR EQUAL FOR BATHROOM EXHAUST.
 3. PROVIDE CAP WITH PAINT GRIP COATING FOR FIELD PAINTING.
 4. SEAL ROOF PENETRATION WITH SEALANT AND FLEXIBLE FLASHING.
 5. PROVIDE INSECT SCREEN AT TOILET EXHAUST CAPS.



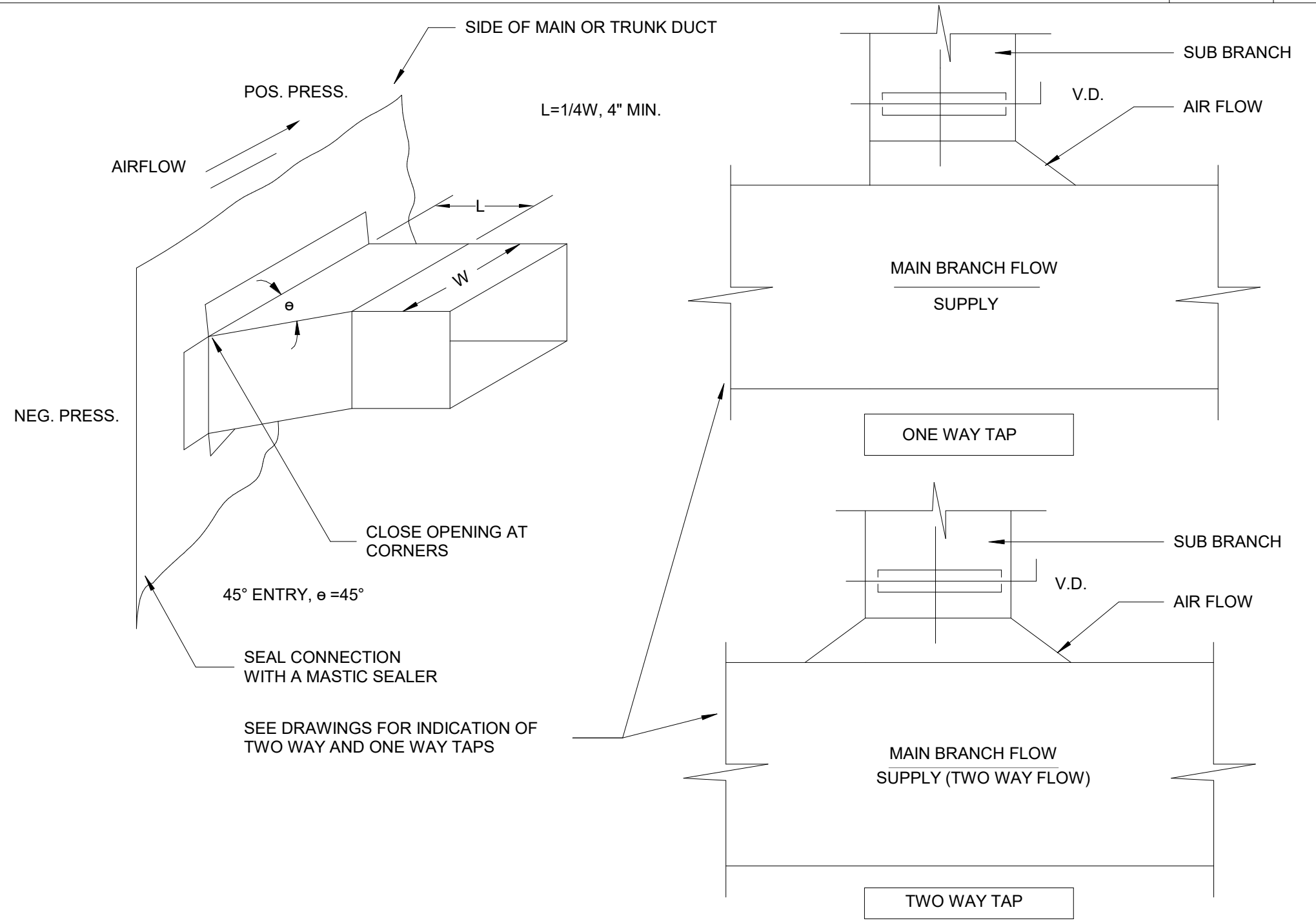
- NOTES:
1. ALL ROOF FLASHING SHALL BE PER ROOF MANUFACTURER'S RECOMMENDATIONS.
 2. ROOF CURB SHALL BE INSTALLED PER ROOF CURB MANUFACTURER'S RECOMMENDATIONS.
 3. PROVIDE EXTENDED CURB AS REQUIRED TO MAINTAIN 12" CLEARANCE ABOVE INSULATION.

ROOF TOP UNIT SUPPORT DETAIL

SCALE	5
NTS	

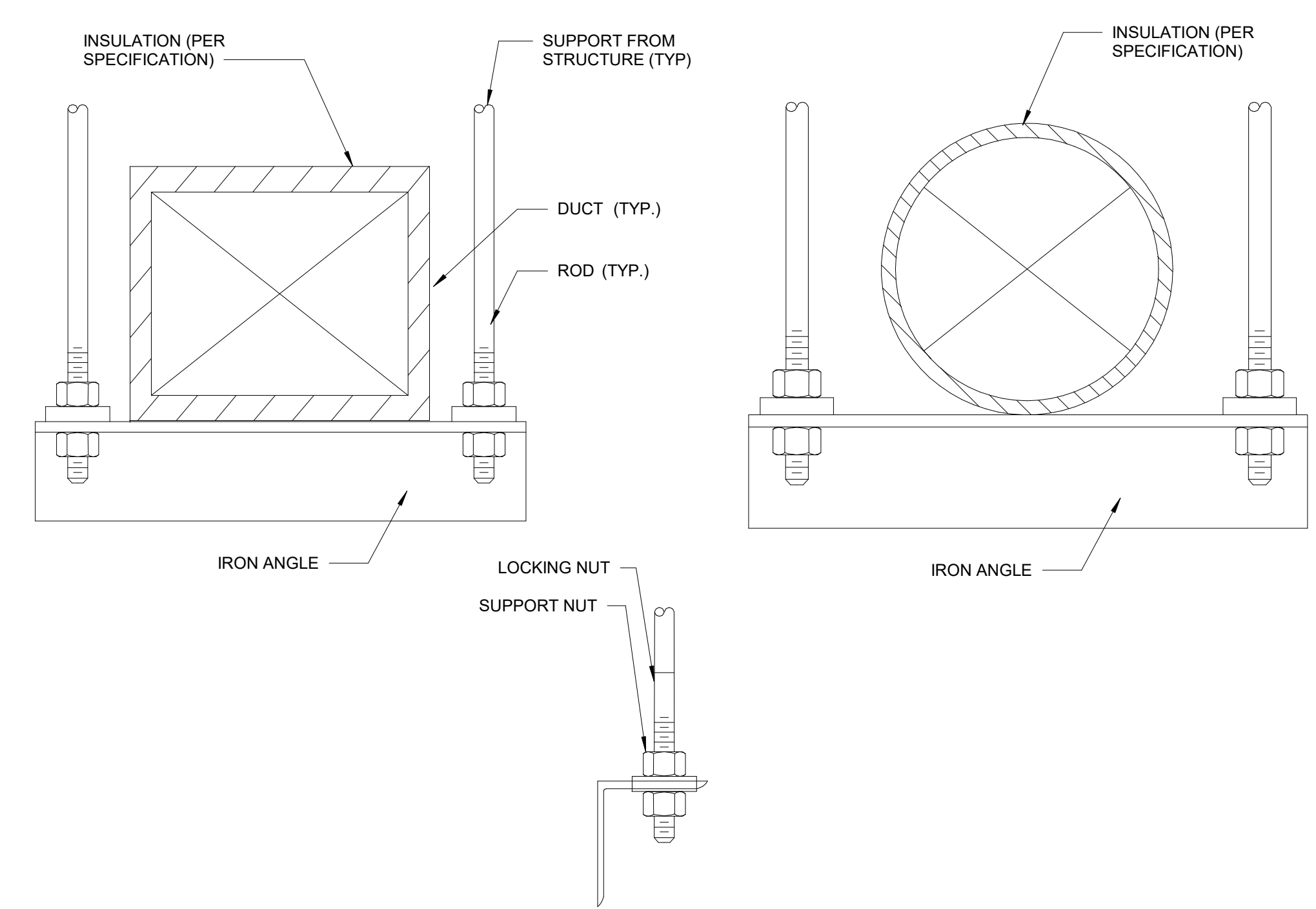
PITCHED ROOF VENT CAP

SCALE	6
NTS	



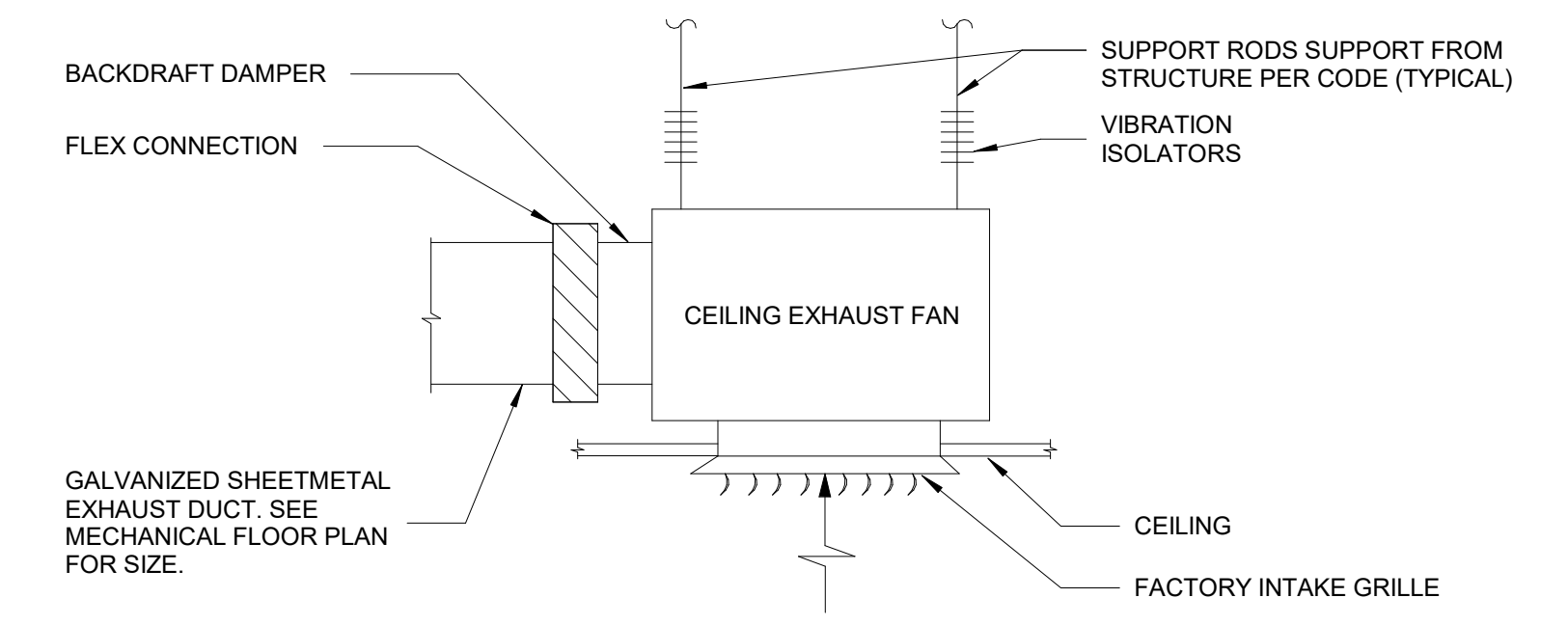
TYPICAL BRANCH CONNECTIONS

SCALE	3
NTS	



TYPICAL DUCT SUPPORT

SCALE	2
NTS	



CEILING-MOUNTED EXHAUST FAN

SCALE	1
NTS	

Cannatechnics
 CANNABIS DESIGN SERVICES, CONSULTING, ARCHITECTURE, INTERIOR DESIGN, RESTAURATION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 279319 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 827-7140 FAX: (951) 827-9724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER # 15011
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
 R.C.E. NO. B3934
 DATE 07/15/2022

OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT**
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION: MECHANICAL DETAILS

REV	BY	DATE	DESCRIPTION
01		01-30-23	ISSUED FOR PERMIT
		04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	AP
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M2.0

SINGLE PACKAGED HEAT PUMP TYPE ROOF TOP UNITS SCHEDULE

SYMBOL	SERVICE	NOMINAL TONNAGE	INDOOR FAN				COOLING @ AMBIENT (°F) = 89				HEATING @ AMBIENT (°F) = 24				ELECTRICAL						MANUFACTURER	MODEL	UNIT WEIGHT (LBS)	REMARKS		
			TOTAL CFM	O.A. CFM	ESP (IN WC)	HP	TOTAL MBH	EAT DB/WB	LAT DB/WB	SEER/EER	HEATING MBH	EAT DB/WB	LAT DB/WB	HSPF/COP	VOLT-PHASE	DISCONNECT		CONTROLLER/STARTER		FLA					MCA	MOCP
																BY (NOTE A)	TYPE (NOTE B)	BY (NOTE A)	BY (NOTE A)							
RTU-1 & 2	SEE DWG.	3	1200	200	0.9	1/2	36	80/67	55.0	16.0/12.5	38	47/43	90	8.0/3.6	208/1	MFR	F	MFR	21.2	25.1	40	DAIKIN	DP16HM3641 OR APPROVED EQUAL	438	NOTES 1, 2, 3, 4, 5, 6	

NOTES:

- ROOF TOP UNITS SELECTED FOR SPACE PEAK LOADS.
- COORDINATE ELECTRICAL CONNECTIONS WITH MFR.
- ROOF TOP UNITS CFM SELECTED AT HIGH CFM. ROOF TOP UNIT SHALL HAVE CAPABILITY TO ADJUST CFM FOR FINAL AIR BALANCING UP OR DOWN THROUGH FIELD ADJUSTMENT.
- NOMINAL COOLING CAPACITY RATED AT: INDOOR TEMP = 80°FDB/67°FWB, OUTDOOR TEMP = 95°FDB.
- DESIGN COOLING CAPACITY SHALL BE RATED AT: INDOOR TEMP = 75°FDB/63°FWB, OUTDOOR TEMP = 95°FDB.
- ALL EQUIPMENT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.

ACCESSORIES:

- 7-DAY PROGRAMMABLE THERMOSTAT WITH MANUAL OVER-RIDE, SETBACK, AND, TIME DELAY RELAY.
- MERV 13 FILTER IN FIELD-INSTALLED IN-LINE DOWNSTREAM OF OUTSIDE AIR HOOD INSIDE UNIT. PROVIDE UNIT WITH FILTER RACK.
- FACTORY MOUNTED THERMAL EXPANSION VALVE IF REQUIRED FOR SPECIFIED SEER RATING.
- LOCKABLE REFRIGERANT SERVICE PORT CAPS.
- PROVIDE UNIT WITH ENTHALPY BASED ECONOMIZER.
- ROOF TOP UNITS MOUNTED WITH MANUFACTURER RECOMMENDED ROOF CURB.
- PROVIDE CO2 AND SMOKE SENSOR AS PER MANUFACTURER'S RECOMMENDATION.

FAN SCHEDULE

SYMBOL	SERVICE	CFM	S.P. IN. W.C.	FAN CLASS	WHEEL DIA. INCHES	FAN RPM (NOTE F)	DRIVE	MAX. AMCA SONES	BACKDRAFT DAMPER	ELECTRICAL						MANUFACTURER	MODEL	REMARKS	
										BHP (NOTE E)	MHP (NOTE E)	VOLT-PHASE	DISCONNECT		CONTROLLER/STARTER				
													BY (NOTE A)	TYPE (NOTE B)	BY (NOTE A)				TYPE (NOTE C)
EF-1	SEE DWG.	75	0.5	FORWARD CURVE	4.0	900	DIRECT	1.3	YES	0.045	0.050	120-1	MFR	NF	MFR	CONTINUOUS	GREENHECK	SP-AP	NOTES 1, 2, 3

NOTES:

- ALL FANS TO HAVE OSHA GUARDS.
- ALL EQUIPMENT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTROL TYPE:
CONTINUOUS = ALWAYS ON
SWITCH = DEDICATED ON / OFF WALL SWITCH LOCATED IN SPACE SERVED.
LIGHT = INTERLOCK TO LIGHT IN SPACE SERVED
- PROVIDE FILTER AND WEATHERHOOD.

ACCESSORIES:

- GRAVITY BACKDRAFT DAMPER
- GALVANIZED BIRDSCREEN.
- MESH INSECT SCREEN
- SPEED CONTROLLER
- VIBRATION ISOLATORS AND HANGING RODS.

GRILLES REGISTERS & DIFFUSERS SCHEDULE

SYMBOL	MATERIAL	TYPE	MARGIN (NOTE 1)	INLET SIZE (INCH)	FACE SIZE (INCH)	VOLUME DAMPER REQ'D	FINISH	MANUFACTURER	MODEL	REMARKS
CD-1	STEEL	LOUVERED FACE	LAY IN	SEE DWG.	24x24	NO	NOTE 3	TITUS	OMNI	NOTE 1, 2, 4
SG-1	STEEL	35° DEFLECTION	1 1/4"	SEE DWG.	SEE DWG.	NO	NOTE 3	TITUS	301R	NOTE 1, 2
TG-1	STEEL	35° DEFLECTION	1 1/4"	SEE DWG.	INLET+2	NO	NOTE 3	TITUS	350R	NOTE 1, 2

NOTES:

- CONTRACTOR SHALL DETERMINE PROPER MARGIN STYLE TO MATCH CEILING CONSTRUCTION.
- ALL RUN OUT DUCTWORK TO DIFFUSERS SHALL BE NECK SIZE UNLESS OTHERWISE NOTED.
- CONFIRM COLOR SELECTION BY THE ARCHITECT.
- FLUSH FACE PANEL.

SCHEDULE GENERAL NOTES:

A. DISCONNECT AND CONTROLLER STARTER FURNISHED AND

INSTALLED BY:

- MFR = MANUFACTURER
EC = ELECTRICAL CONTRACTOR.
MC = FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR
MFR/EC = FURNISHED LOOSE BY MANUFACTURER INSTALLED BY ELECTRICAL CONTRACTOR

B. DISCONNECT TYPE:

- F = FUSED
NF = NON-FUSED

- C. FAN RPM SHALL NOT EXCEED 110% OF SCHEDULED VALUE, WITH THE SCHEDULED WHEEL TYPE. SUBSTITUTION OF BI OR BIA FANS FANS FOR FC IS ACCEPTABLE IF EFFICIENCY IS NOT LOWER.

- D. NO EQUIPMENT SHALL BE SELECTED ABOVE 90% OF MOTOR NAME PLATE RATING.

- E. MUST BE WITHIN +/- 10% OF SCHEDULED RPM.

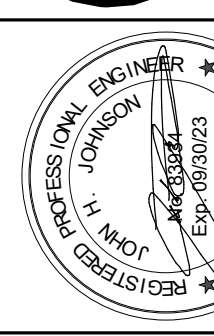
Cannatechtechnics
CANNABIS DESIGN SERVICES, CALIFORNIA, ARCHITECTURE, PERMITS, REGISTRATION, ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
277919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-9724
EMAIL: INFO@CANNATECHTECHNICS.COM WEB: WWW.CANNATECHTECHNICS.COM



PREPARED / SUPERVISED BY:
JOHN H. JOHNSON

R.C.E. NO. 68984

DATE 07/19/2022



OWNER:
HANGAR 420

30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
MECHANICAL SCHEDULE

REV BY	DATE	DESCRIPTION
01	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	AP
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	M3.0

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 6 columns: 01-06. Rows include Project Location (Murrieta), Climate Zone (10), and Occupancy Types (Retail).

Table with 3 columns: 01-03. Rows include Air System(s), Wet System Components, and Dry System Components.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 9 columns: 01-09. Rows include Name or Item Tag, Size Category, Rating Condition, Efficiency Unit, and Design Efficiency.

G. PUMPS
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 9 columns: 01-09. Rows include System Summary, Mandatory Measures Compliance, and Compliance Results.

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Table with 6 columns: 01-06. Rows include Space Conditioning System Information and System Name/Quantity.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 11 columns: 01-11. Rows include Fan Name or Item Tag, Fan Type, Qty, Component, Airflow through Component, and Fan System Allowance.

1 FOOTNOTES: Fans serving spaces with design background noise goals below NC35
2 Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow.

Table with 11 columns: 01-11. Rows include Fan System Name, Qty, Hours of Operation per Year, Design Supply Airflow Rate, and Energy Recovery Bypass.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 6 columns: 01-06. Rows include Space Conditioning System Information and System Name/Quantity.

Table with 11 columns: 01-11. Rows include Name or Item Tag, Equipment Category, Equipment Type, and Equipment Sizing per Mechanical Schedule.

1 FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1.
2 It is common practice to show rated output capacity on the equipment schedule.

Table with 9 columns: 01-09. Rows include Name or Item Tag, Size Category, Rating Condition, Efficiency Unit, and Design Efficiency.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION
Mechanical Systems
CERTIFICATE OF COMPLIANCE
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-25T12:38:33-05:00

Table with 10 columns: 01-10. Rows include RTU-1 & RTU-2, Quantity, and Recovery Bypass provided.

Table with 3 columns: 01-03. Rows include Name or Item Tag, FEI Exception, and FEI.

Table with 9 columns: 01-09. Rows include System Name, System Zoning, Conditioned Floor Area, and Demand Response.

1 FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0002

Cannatechnics logo and contact information: CANABIS DESIGN SERVICES, ARCHITECTURE - SURVIVING - DEVELOPMENT MANAGEMENT, 27919 JEFFERSON AVENUE, SUITE 201, TEMECULA, CA 92590.

HANGAR 420
30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005

COMMERCIAL DEVELOPMENT
PROPOSED CANABIS DISPENSARY
AT:
30375 AULD RD, MURRIETA, CA 92563
A.P. N. 963-030-005

Table with 2 columns: DATE, DESCRIPTION. Rows include 01-30-23 and 04-20-23.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: AP
CHECKED BY: JHJ
DATE: 06-27-2022
REVISION:
SHEET IDENTIFIER: M5.0

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 7 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

J. VENTILATION AND INDOOR AIR QUALITY Table with 2 columns: Item ID, Description. Includes checkboxes for ventilation calculations and natural ventilation requirements.

Nonresidential and Hotel/Motel Multifamily Common Use Ventilation Systems Table with columns: System Name, Design OA CFM, Transfer Air CFM, etc. Includes rows for RTU-1 and RTU-2.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 10 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION Table with columns: Form/Title, Status. Includes NRCC-MCH-01-E.

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE Table with columns: Form/Title, Systems/Spaces To Be Field Verified. Includes NRCA-MCH-02-A, NRCA-MCH-05-A, etc.

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION Table with columns: Form/Title, Status. Includes NRCC-MCH-01-E.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 8 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

J. VENTILATION AND INDOOR AIR QUALITY Table with columns: Space Name or Item Tag, Mechanical Ventilation Required, etc. Includes row for Foyer.

FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system. Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

K. TERMINAL BOX CONTROLS Table with columns: Item ID, Description. Includes row for terminal box controls.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 11 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

Q. MANDATORY MEASURES DOCUMENTATION LOCATION Table with columns: Item ID, Description, Location. Includes Heating Equipment Efficiency, Cooling Equipment Efficiency, etc.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 9 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

L. DISTRIBUTION (DUCTWORK AND PIPING) Table with columns: Item ID, Description. Includes row for ductwork distribution.

Duct Leakage Testing Table with columns: Item ID, Description, Test Results. Includes rows for duct leakage testing.

M. COOLING TOWERS Table with columns: Item ID, Description. Includes row for cooling towers.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Mechanical Systems CERTIFICATE OF COMPLIANCE NRCC-MCH-E Hanger 420 Report Page: (Page 12 of 12) Project Name: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2023-01-25T12:38:33-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT Table with columns: Item ID, Description. Includes row for documentation author's declaration.

RESPONSIBLE PERSON'S DECLARATION STATEMENT Table with columns: Item ID, Description. Includes row for responsible person's declaration.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance. Generated Date/Time: 2022.0.000. Documentation Software: Energy Code Ace.

Cannatech logo and professional seal for John H. Johnson, Seal-Engineer, State of California. Includes contact information for Cannatech.

OWNER: HANGAR 420 30375 AULD RD, MURRIETA, CA 92563 A.P.N. 963-030-005

PROJECT TITLE: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD, MURRIETA, CA 92563 A.P.N. 963-030-005 SHEET DESCRIPTION: MECHANICAL COMPLIANCE SHEET

REVISIONS Table with columns: REV BY, DATE, DESCRIPTION FOR PERMIT ISSUED FOR PERMIT REVISIONS. Includes row for 01.

PROJECT NUMBER: 2022-06-1002 DRAWN BY: AP CHECKED BY: JHJ DATE: 06-27-2022 REVISION SHEET IDENTIFIER: M5.1

Panel Name: A1

Location: Breakroom
Supply From: Meter
Mounting: Surface
Enclosure: NEMA 1 Indoor

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 42 kA
Mains Type: MLO
Mains Rating: 400 A

Notes:

Table with columns: CKT, Circuit Description, Trip, Poles, A, B, C, Poles, Trip, Circuit Description, CKT. Lists various receptacles and lighting fixtures with their specifications.

Summary table for Panel A1 showing Total Load (27.65 kVA) and Total Amps (236 A).

Load Classification table showing connected load, demand factor, and estimated demand for HVAC, Heating, Lighting, Motor, Receptacles, and Power.

Notes: *G = Provide GFCI type circuit breaker, *TC = Route circuit through time clock TC-1.

Panel Name: A2

Location: Breakroom
Supply From: Panel A1
Mounting: Surface
Enclosure: NEMA 1 Indoor

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 42 kA
Mains Type: MLO
Mains Rating: 200 A

Notes:

Table with columns: CKT, Circuit Description, Trip, Poles, A, B, C, Poles, Trip, Circuit Description, CKT. Lists RTU units, WH units, and irrigation controllers.

Summary table for Panel A2 showing Total Load (19.21 kVA) and Total Amps (167 A).

Load Classification table showing connected load, demand factor, and estimated demand for HVAC, Heating, Receptacles, and Power.

Notes: *H = Provide with red handle lock.

STANDARD MOUNTING HEIGHT

Table listing standard mounting heights for various electrical components like switches, telephones, receptacles, fire alarm horns, and thermostats.

BRANCH CIRCUIT WIRING KEY

Table defining wire IDs (A#-J#) based on THHW/THWN copper conductors (2, 3, 4 wire) and equipment grounding conductors.

Sheet List - Hangar 420

Table listing sheet numbers and names for electrical coversheets, site plans, lighting, power systems, and details.

LED LUMINAIRE SCHEDULE

CATALOG NUMBER SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY.

REFER TO LIGHTING SPECIFICATION SECTION FOR ADDITIONAL INFORMATION AND REQUIREMENTS. INTERIOR COORELATED COLOR TEMPERATURE 4000K, COLOR RENDERING INDEX (CRI) AT OR ABOVE 80, UNLESS NOTED OTHERWISE.

Main LED luminaire schedule table with columns: TAG, DESCRIPTION, LENGTH, WIDTH, HEIGHT, DIAMETER, MOUNTING, LAMP, LUMENS, WATTAGE, VOLTAGE, APPROVED MANUFACTURER.

ELECTRICAL SYMBOL LIST

Table mapping electrical symbols to their corresponding tags and specifications, such as JB for Junction Box, REC-DUP for Duplex Receptacle, and SW-1P for Single Pole Switch.

ELECTRICAL ABBREVIATION KEY

Table mapping abbreviations (ABBR) to their descriptions, such as AFF for Above Finished Floor, AFCI for Arc Fault Circuit Interrupter, and MCB for Main Circuit Breaker.

CONTRACTOR ABBREVIATION KEY

Table mapping contractor abbreviations (ABBR) to their descriptions, such as C.M. for Construction Manager and E.C. for Electrical Contractor.

VIEW KEY

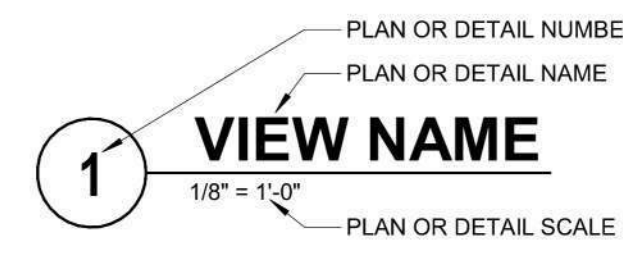
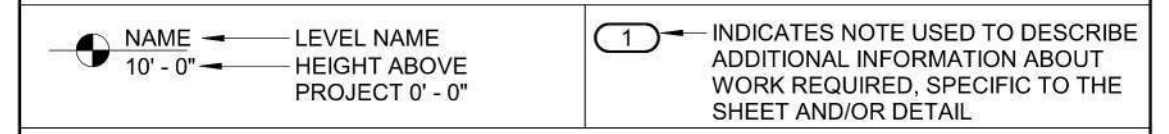


Table defining line types for work: NEW WORK BY THIS CONTRACTOR (DARK SOLID LINE), NEW WORK UNDERFLOOR OR UNDERGROUND BY THIS CONTRACTOR (DARK LONG DASHED LINE), NEW WORK BY OTHERS AND/OR EXISTING TO REMAIN (LIGHT SOLID LINE), and EXISTING TO BE REMOVED BY THIS CONTRACTOR (DARK SHORT DASHED LINE).

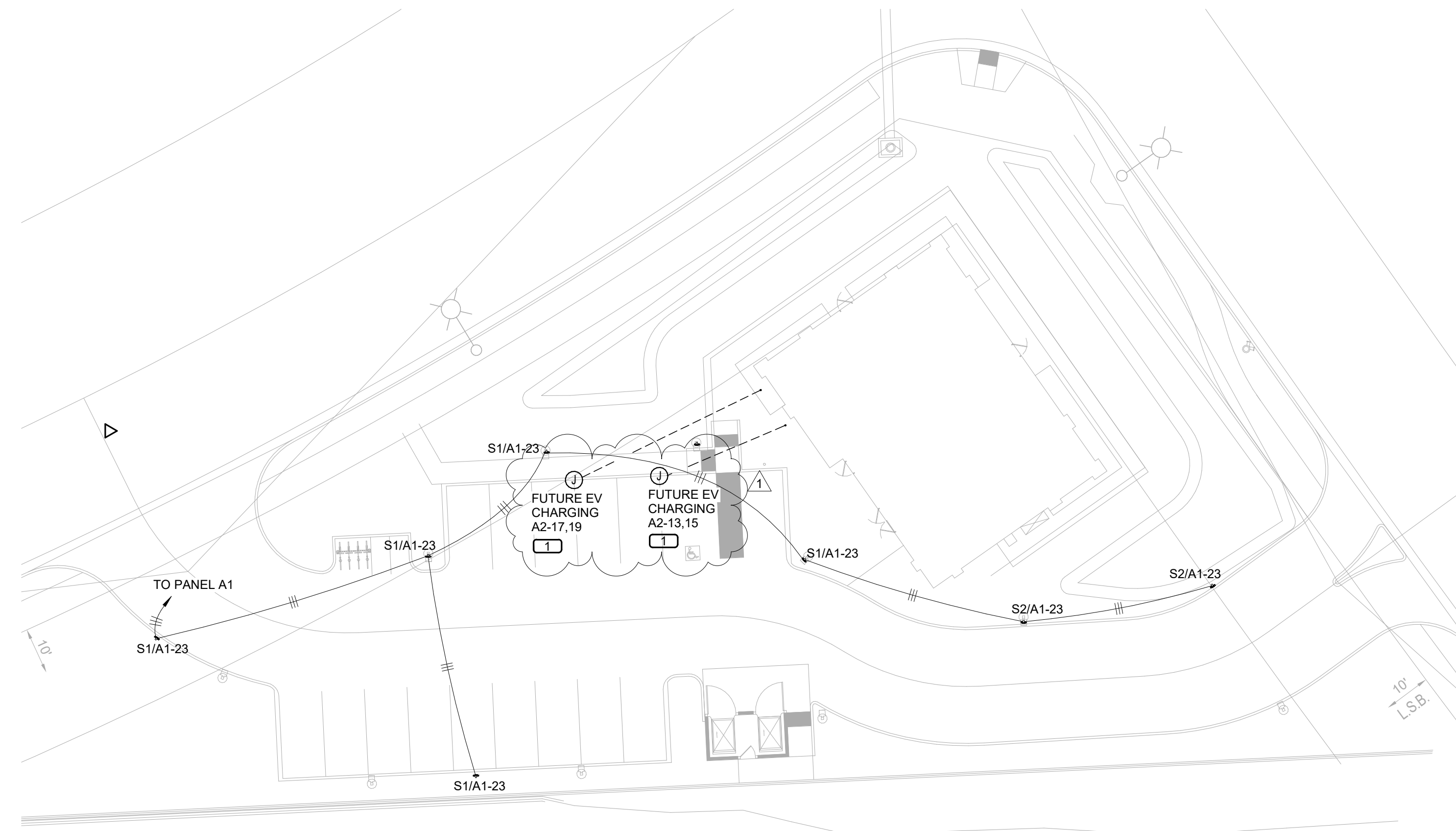
Professional Engineer seal for John H. Johnson, State of California, License No. 68623. Includes company logo for Cannatechtechnics.

Owner information: HANGAR 420, 30375 AULD RD., MURRIETA, CA 92563, A.P.N. 963-030-005.

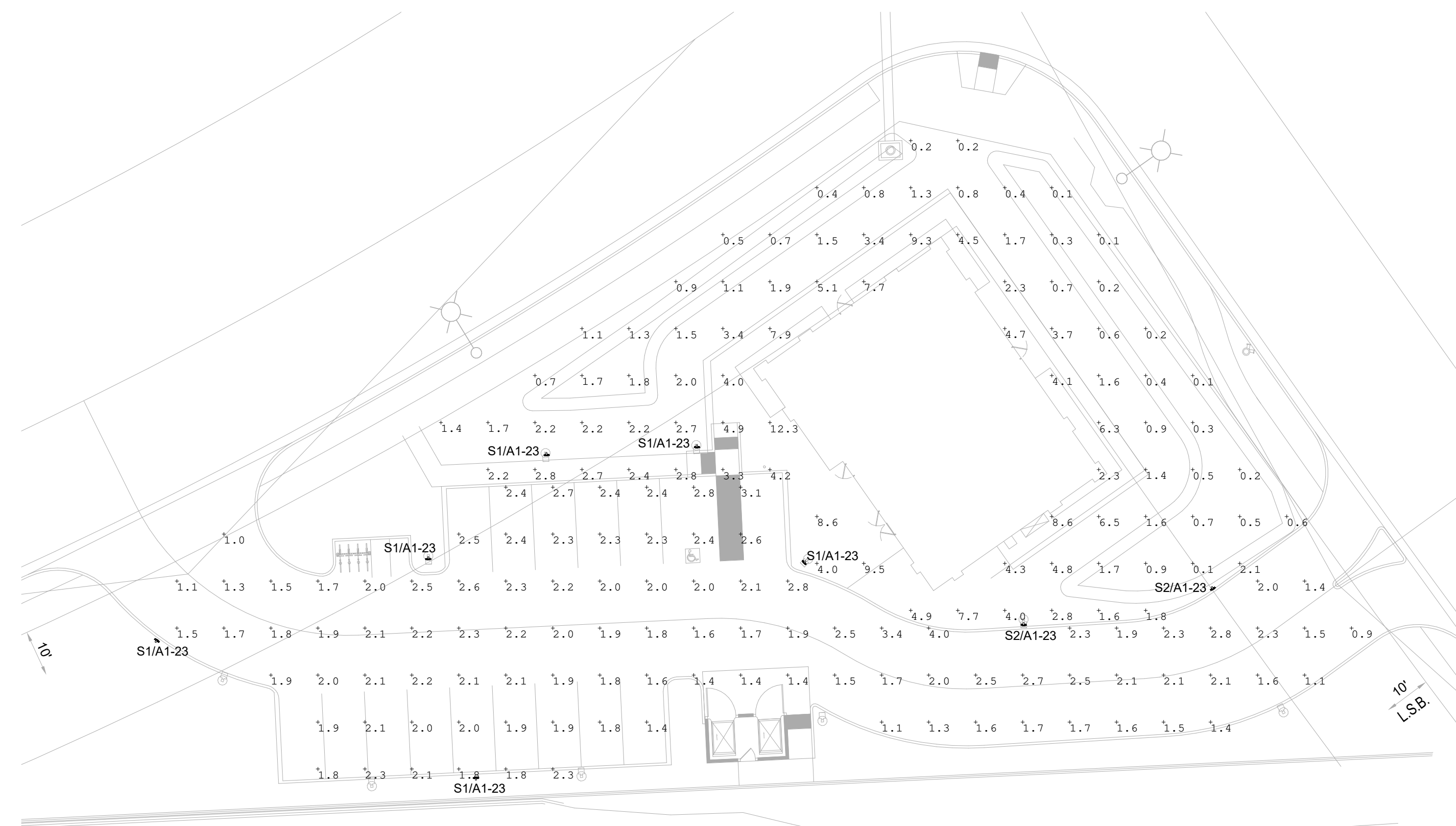
Project title: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD., MURRIETA, CA 92563, A.P.N. 963-030-005.

Table with columns: REV, DATE, DESCRIPTION, ISSUED FOR PERMIT, PERMIT REVISIONS. Shows revision 01 dated 01-30-23.

Project number: 2022-06-1002, Drawn by: RS, Checked by: JHJ, Date: 06-27-2022, Revision, Sheet identifier: E0.0.



1 ELECTRICAL SITE PLAN
1" = 20'-0"



2 SITE PHOTOMETRIC PLAN
1" = 20'-0"

PHOTOMETRIC STATISTICS

AREA	AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
PARKING LOT	2.00 FC	4.0 FC	0.9 FC	2.22 : 1	4.44 : 1

GENERAL NOTES:

- EXTERIOR LIGHTS SHALL BE CONTROLLED GLOBALLY BY BUILDING TIME CLOCK TC-1, AND LOCALLY BY INTEGRAL MOTION SENSOR/PHOTOCELL. POLE MOUNTED LIGHTS SHALL DIM TO 30% WHEN NO OCCUPANCY IS DETECTED IN ACCORDANCE WITH CEC 130.2(b).

KEYNOTES: #

- CIRCUIT BREAKER FOR THE EV CHARGING SHALL BE EV CAPABLE PER CEC SECTION 5.106.5.3.4.

Cannatechnics
CANNABIS DESIGN • SPECIALTIES • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
PROFESSIONAL DESIGNER
JOHN H. JOHNSON
C.E.C. 068323
STATE OF CALIFORNIA

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
ELECTRICAL SITE PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
2022-06-1002

DRAWN BY
RS

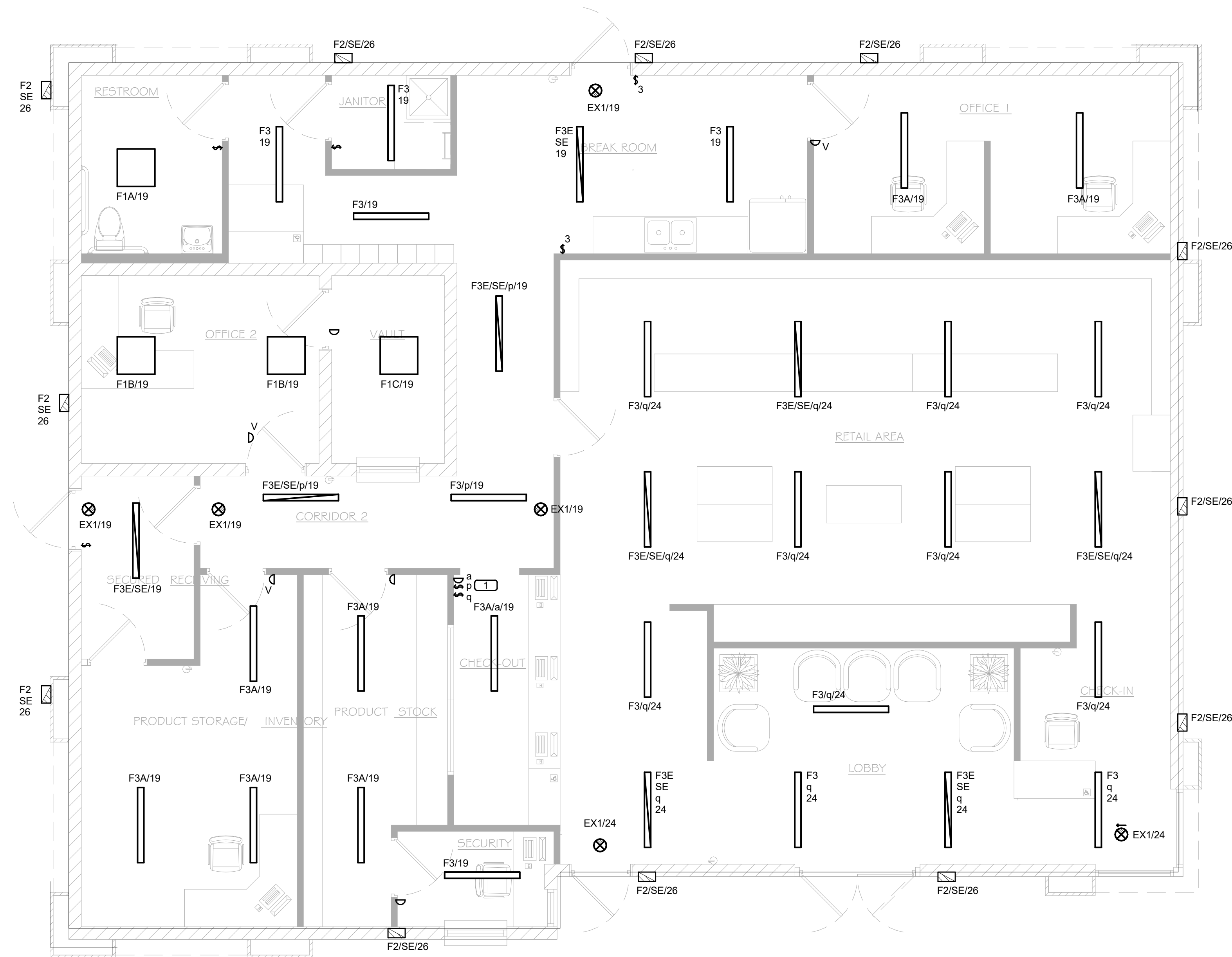
CHECKED BY
JHJ

DATE
06-27-2022

REVISION

SHEET IDENTIFIER
E0.1

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
P.E. NO. 83854
DATE 07/5/2022



1 FIRST FLOOR - LIGHTING
1/4" = 1'-0"

EV CHARGER NOTES:
 PROVIDE CONDUIT FOR FUTURE ELECTRIC VEHICLE CHARGING IN ACCORDANCE WITH THE FOLLOWING:
 A. A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240 -VOLT DEDICATED BRANCH CIRCUIT.
 B. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1".
 C. THE RACEWAY SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT AND LISTED SUITABLE CABINET, BOX, ENCLOSURE OR EQUIVALENT.
 D. CONNECT TO MINIMUM 40A/2P DEDICATED BRANCH CIRCUIT IN PANEL A2 USING 2#6 & 1&10 GND IN 1" CONDUIT FOR THE FUTURE INSTALLATION OF THE EVSE.
 E. COORDINATE EXACT REQUIREMENTS AND INSTALLATION LOCATION WITH THE OWNER.

GENERAL NOTES:

- WHERE SWITCH ID IS NOT SHOWN ON THE SWITCH, THE SWITCH SHALL CONTROL ALL LUMINAIRE WITHIN THE ROOM.
- REFER TO ARCHITECTURAL FLOOR PLANS AND ELEVATION PLANS FOR EXACT LOCATIONS AND MOUNTING OF WALL MOUNTED DEVICES PRIOR TO ROUGH-IN.
- CONNECT ALL LIGHTING CIRCUITS ON THIS SHEET TO PANEL A1, UNLESS NOTED OTHERWISE.

KEYNOTES: #

- PROVIDE LABEL INDICATING AREA SERVED BY EACH SWITCH/DIMMER.

Cannatechnics
 CANNABIS DESIGN - CALCULATIONS - CONSULTATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

REGISTERED PROFESSIONAL ENGINEER
 JOHN H. JOHNSON
 C.E.C. No. 68423
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 83854
 DATE: 07/15/2022

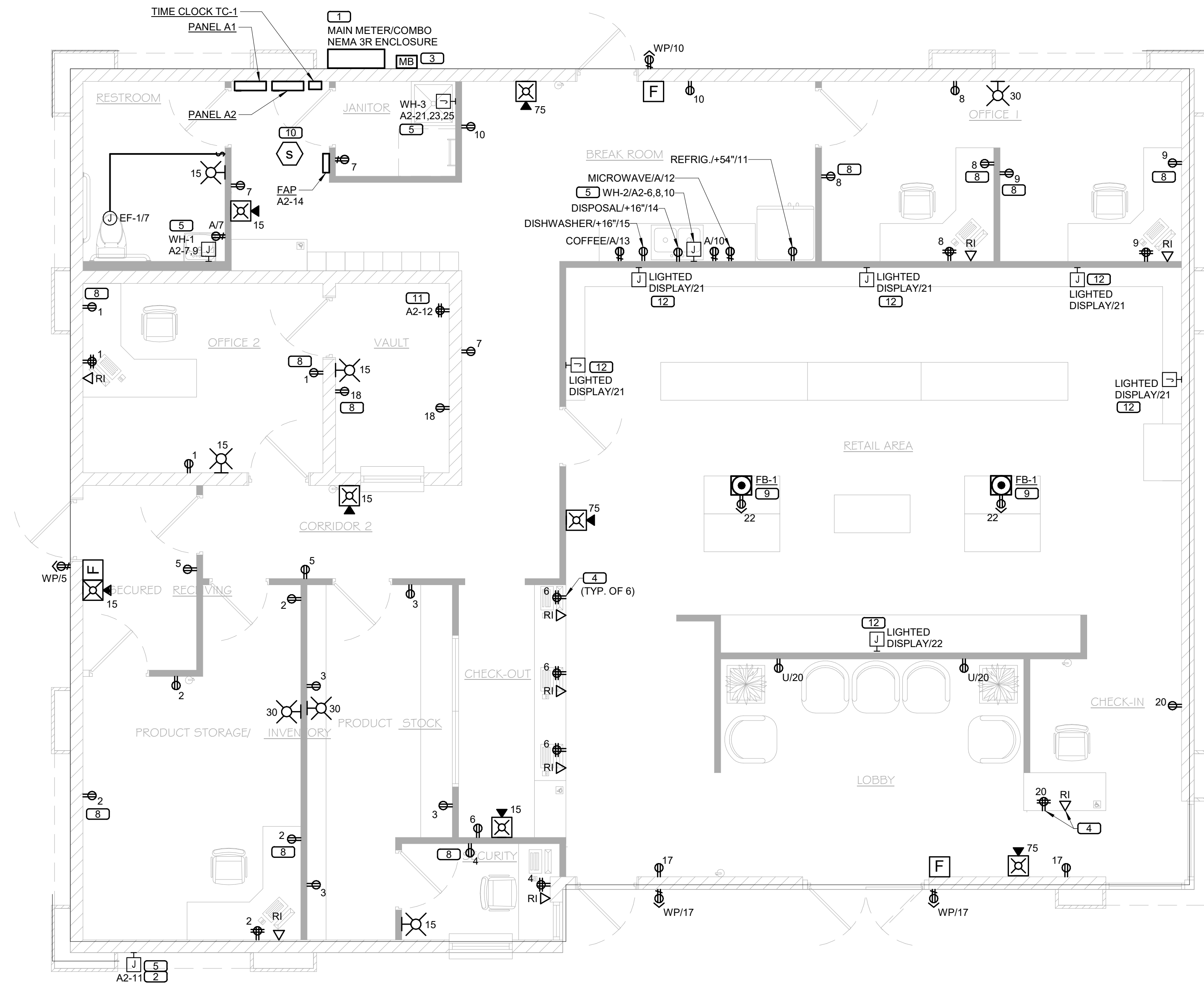
OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

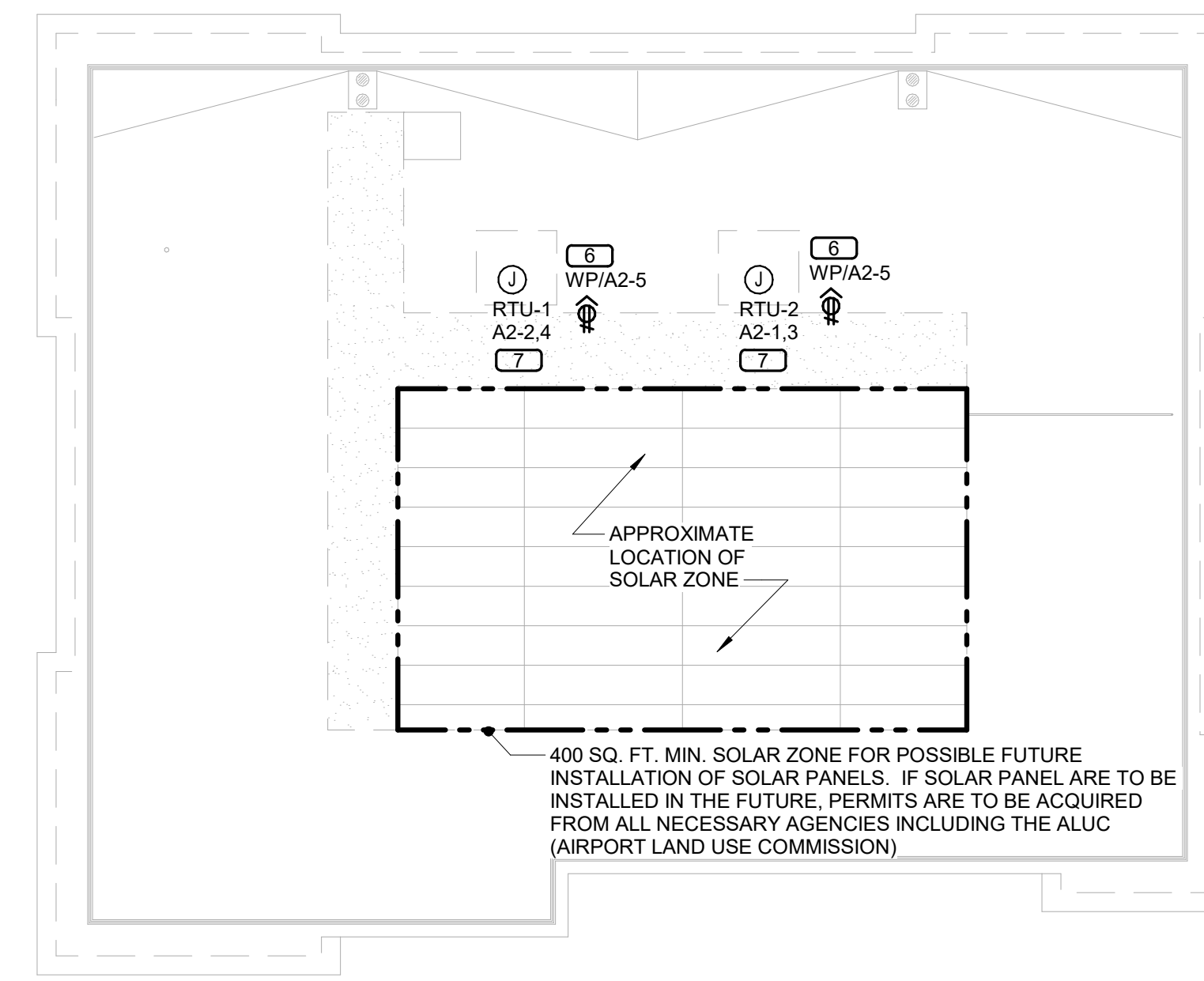
SHEET DESCRIPTION
 ELECTRICAL - LIGHTING

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	RS
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E1.0



1 **FIRST FLOOR - POWER & SYSTEMS**
1/4" = 1'-0"



2 **ROOF - ELECTRICAL - POWER & SYSTEMS**
1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR EXACT LOCATIONS AND MOUNTING OF WALL MOUNTED DEVICES PRIOR TO ROUGH-IN.
2. COORDINATE POWER REQUIREMENTS WITH ALL TRADES PRIOR TO BID.
3. ALL THERMOSTATS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY E.C. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND QUANTITIES.
4. DATA OUTLETS ARE SHOWN FOR REFERENCE. COORDINATE THE REQUIREMENTS AND LOCATION OF DATA DEVICES WITH THE OWNER PRIOR TO ROUGH-IN.
5. INTERCONNECT ALL SMOKE DETECTORS AND CONNECT TO A COMMON CIRCUIT BREAKER IN PANEL SERVING THE AREA. REFER TO PANEL SCHEDULE FOR ADDITIONAL DETAIL.
6. FIRE ALARM DEVICES AND SCOPE ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT REQUIREMENTS WITH FIRE ALARM VENDOR/ENGINEER.
7. VERIFY FINAL LOCATION AND MOUNTING HEIGHT OF ALL THE TELEVISION (TV) POWER AND DATA OUTLETS WITH THE OWNER PRIOR TO ROUGH-IN.
8. CONNECT ALL POWER CIRCUITS ON THIS SHEET TO **PANEL A1**, UNLESS NOTED OTHERWISE.

KEYNOTES: (#)

1. ROUTE UNDERGROUND SECONDARY CONDUCTORS FROM 208V UTILITY FEEDER TO NEW WALL-MOUNTED 400-AMP METER/MAIN COMBO. METERING SHALL COMPLY WITH LOCAL UTILITY REQUIREMENTS, INCLUDING MOUNTING HEIGHTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY REPRESENTATIVE FOR EXACT REQUIREMENTS. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
2. CONNECTION TO IRRIGATION CONTROLLER. COORDINATE THE EXACT REQUIREMENT AND LOCATION WITH THE OWNER PRIOR TO ROUGH-IN.
3. ROUTE 2" CONDUIT UNDERGROUND TO WALL-MOUNTED MEDIA BOX FOR TELEPHONE / DATA SERVICE. COORDINATE WITH SERVICE PROVIDER FOR EXACT INSTALLATION REQUIREMENTS.
4. RECEPTACLE TO BE INSTALLED IN CASEWORK AND FED FROM THE FLOOR BELOW. COORDINATE EXACT LOCATION WITH THE MANUFACTURER/OWNER PRIOR TO ROUGH-IN. E.C. TO PROVIDE DISCONNECT(S) STARTER PER MANUFACTURER'S REQUIREMENTS. REFER TO MANUFACTURER PROVIDED SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
5. MOUNT RECEPTACLE WITHIN 25 FEET OF THE MECHANICAL EQUIPMENT. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR TO PREVENT BLOCKING ACCESS TO THE EQUIPMENT.
7. DISCONNECT/STARTER PROVIDED BY THE MANUFACTURER AND INSTALLED BY E.C. REFER TO MECHANICAL SCHEDULES FOR ADDITIONAL INFORMATION.
8. CONTROLLED RECEPTACLE PER CEC 130.5(D). REFER TO SHEET S/E3.0 FOR ELECTRICAL CONTROLLED DETAILS.
9. FLOORBOX TO BE FED FROM THE FLOOR BELOW. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
10. MOUNT SMOKE DETECTOR WITHIN 5'-0" OF THE FIRE ALARM PANEL.
11. PROVIDE DEDICATED QUAD RECEPTACLE FOR SECURITY SYSTEM. COORDINATE THE EXACT REQUIREMENT AND LOCATION WITH THE OWNER PRIOR TO ROUGH-IN.
12. COORDINATE EXACT LOCATION FOR POWER TO THE LIGHTED DISPLAY CABINET WITH THE MANUFACTURER PRIOR TO TOUGH-IN.

Cannatechnics
CANNABIS DESIGN • CALCULATIONS • UTILIZATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL: ENGINEER
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 68623
DATE: 06/23/23

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
P.E. NO. 83584
DATE: 07/19/2022

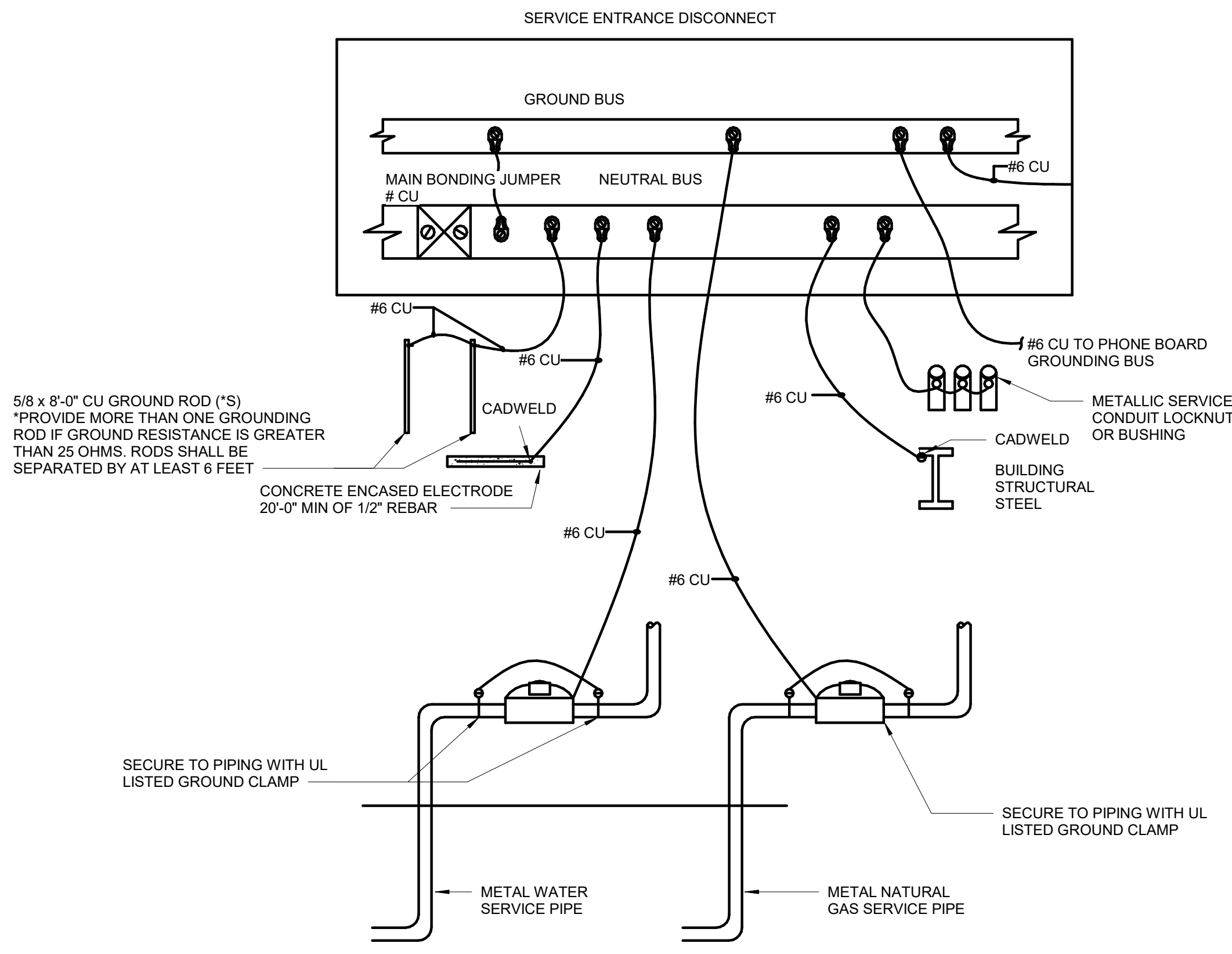
OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005**

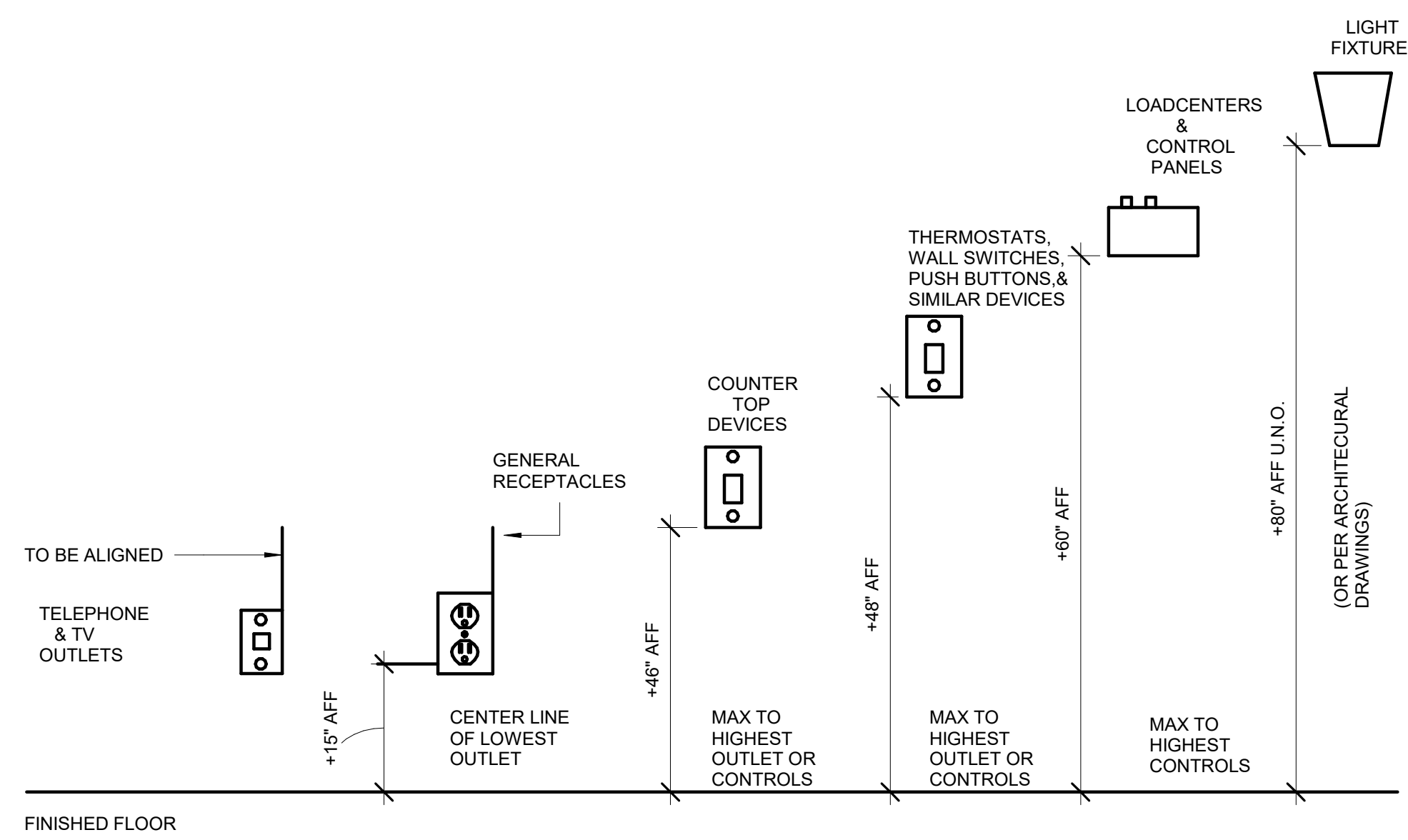
SHEET DESCRIPTION:
ELECTRICAL - POWER & SYSTEMS PLANS

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	Author
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E2.0



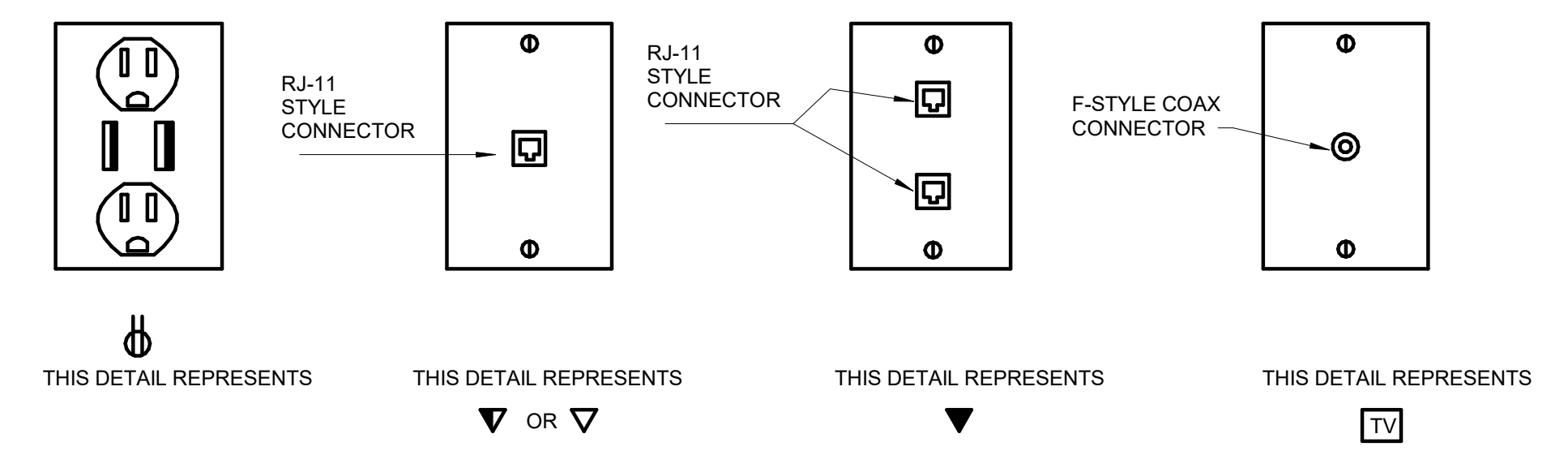
1 GROUNDING ELECTRODE SYSTEM
NO SCALE



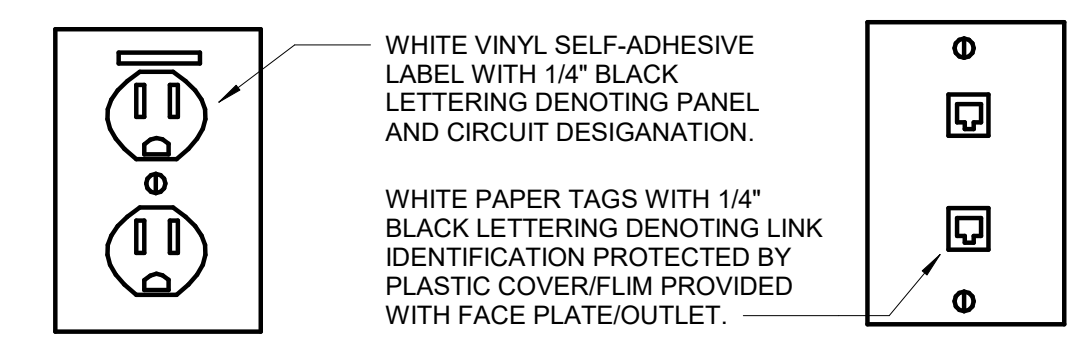
OTHER DEVICES (TO CENTER)	AFF (UNO)	EXCEPTION
REFRIGERATOR	60"	THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
WASHER AND DRYER	46"	
MICROWAVE	78"	
RANGE HOOD	78"	
RANGE	12"	
DISHWASHER	12"	
DISPOSER	12"	

FOR CONTROL OR OUTLETS REQUIRED TO BE ACCESSIBLE, REFER TO ACCESSIBLE MOUNTING DETAILS.

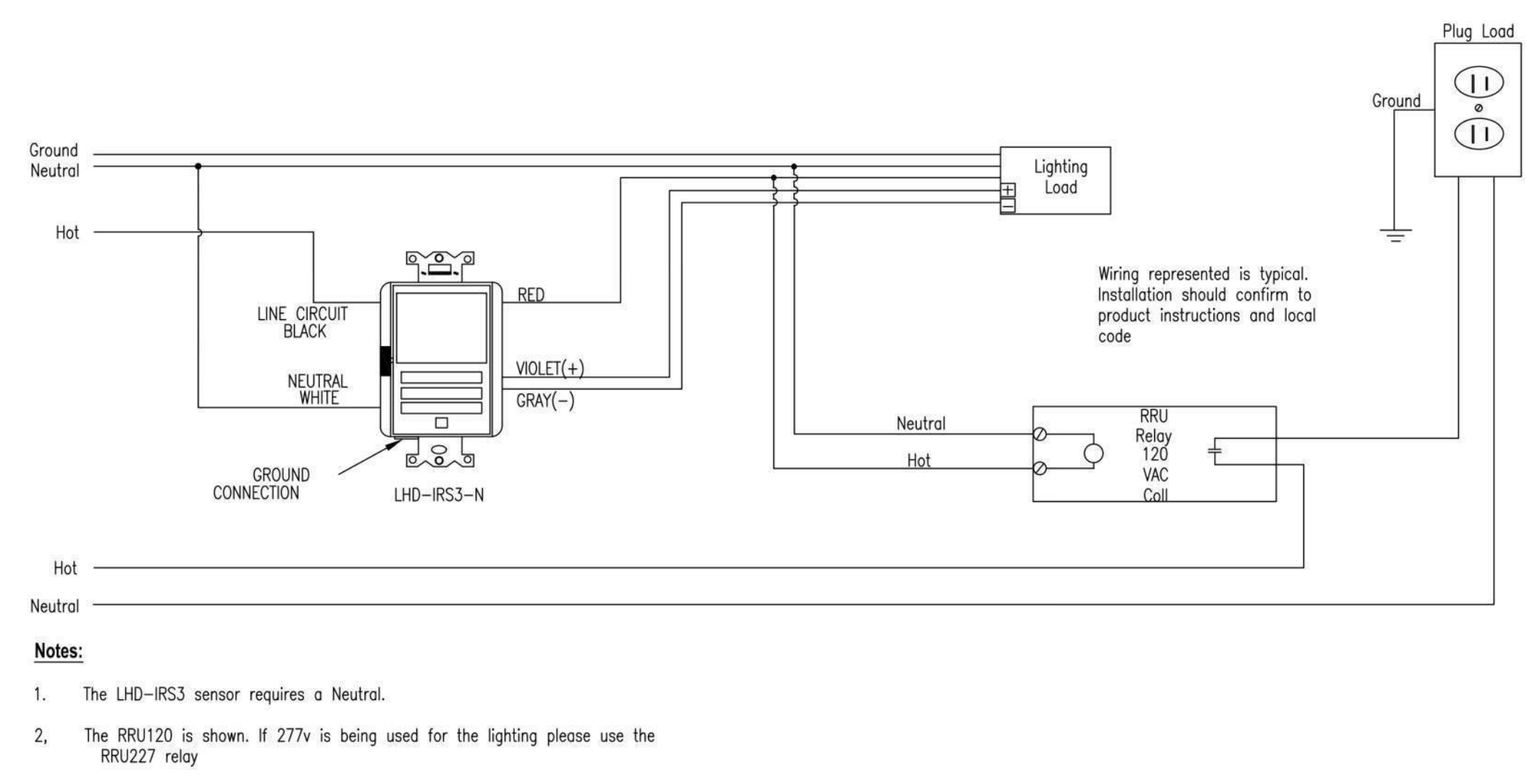
2 DEVICE MOUNTING DETAIL
NO SCALE



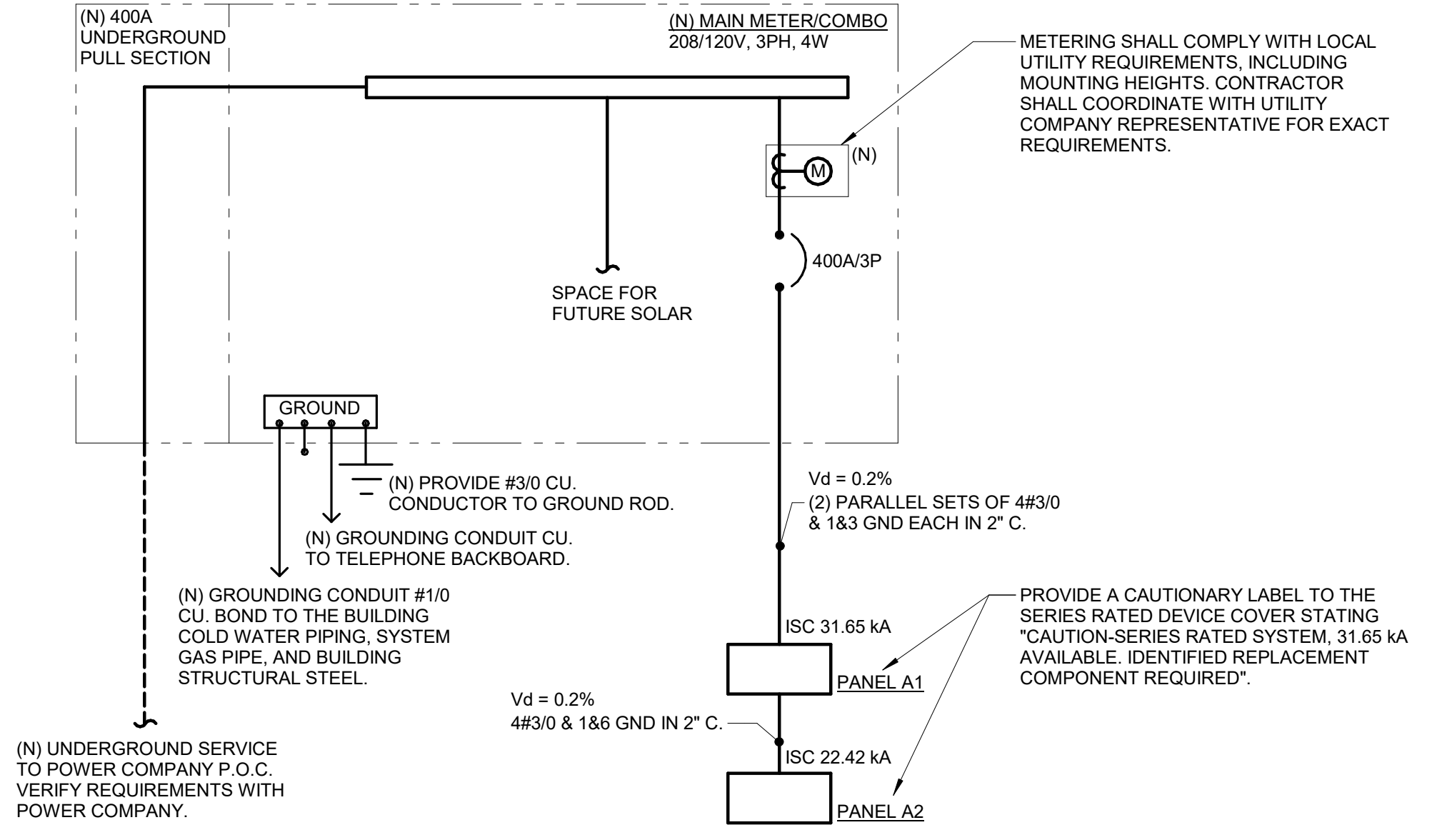
3 SPECIALTY DEVICES DETAIL
NO SCALE



4 DEVICE IDENTIFICATION DETAIL
NO SCALE



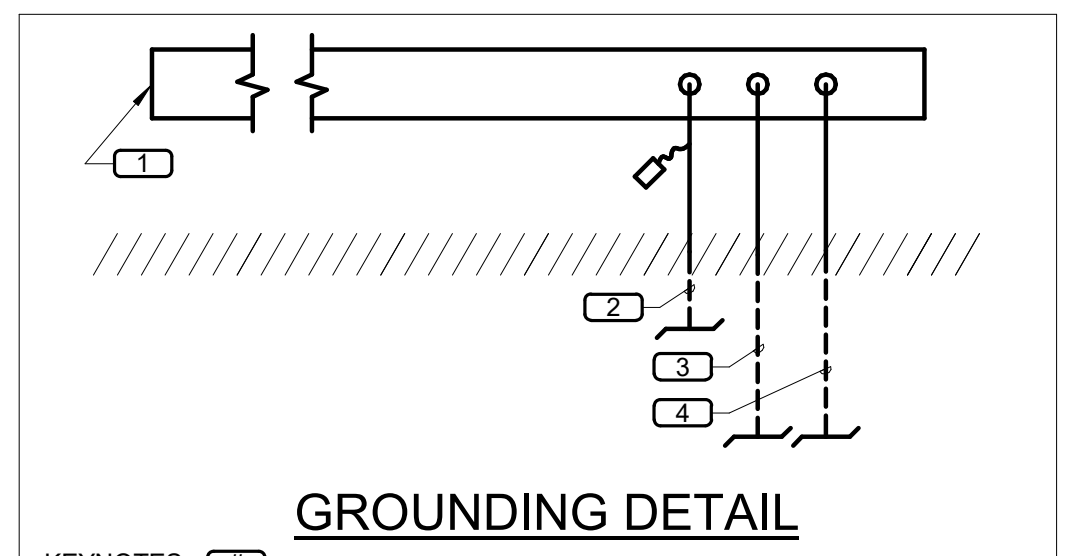
5 ELECTRICAL CONTROLLED DETAILS
NO SCALE



- NOTES:**
- CONTRACTOR SHALL CALCULATE ACTUAL VOLTAGE DROP BASED ON INSTALLATION. BRANCH CIRCUIT VOLTAGE DROP SHALL BE CALCULATED BASED ON INSTALLATION AS WELL. ALL BRANCH CIRCUIT WIRING SIZE SHALL BE INCREASED AS NEEDED TO ENSURE TOTAL VOLTAGE DROP FROM SERVICE ENTRANCE TO EACH LOAD IS NO GREATER THAN 5%.
 - REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.

6 RISER DIAGRAM
NO SCALE

- SINGLE DIAGRAM GENERAL NOTES:**
- ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
A. #12 AWG AND SMALLER - SOLID, TW
B. #10 AWG AND LARGER - STRANDED, THWN, THHN OR XHHW
 - ALL CONDUCTOR SIZES ARE BASED ON TEMPERATURE RATING (NEC, 2017 TABLE 310.16)
 - ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAIN SWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65K AIC, UNLESS NOTED OTHERWISE
 - MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
 - SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECT TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
 - EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2022 CEC (2020 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2022 CEC SECTION 240-83(C). NO EXCEPTION.
 - FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
 - ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
 - NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
 - MAIN SERVICE WILL NOT ENERGIZED PRIOR TO THE BUILDING INSPECTOR'S RECEIPT OF A THIRD PARTY "NT" TESTING LABORATORY PERFORMANCE TEST CERTIFICATION FOR THE SERVICE GROUND FAULT PROTECTION. 2017 NEC 230.95.



- KEYNOTES: (#)**
- COMPRESSION LUGS BOLTED TO PLATE DRILL TAP FOR REQUIRED NUMBER AND SIZE OF LUGS PER 2019 C.E.C. ART. 230.75.
 - #3/0 CU TO MAIN COLD WATER PIPING SYSTEM WITHIN 5'-0" OF ENTRANCE PER TABLE 250.66 AND ART 250.52(A)(1), 2019 C.E.C.
 - #6 CU, 3/4" R.G.S TO MAIN TELEPHONE BACKBOARD PER 2019 C.E.C.
 - ONE 20'-0" LENGTH OF #3/0 BARE CU, ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH (UPPER GROUND) PER ART 250.52(A)(3) OF 2019 C.E.C.

Cannatech
CANNABIS DESIGN SPECIALISTS, CALIBRATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECH.COM WEB: WWW.CANNATECH.COM

SEAL-ENGINEER:
PROFESSIONAL DESIGNER
REGISTERED ELECTRICAL ENGINEER
CITY OF CALIFORNIA
NOV 11 2023
JOHN H. JOHNSON
C.E.C. NO. 83854
DATE 07/15/2022

HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

REV	BY	DATE	DESCRIPTION
01		01-30-23	ISSUED FOR PERMIT
		04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	Author
CHECKED BY	JHJ
DATE	06-27-2022
REVISION	
SHEET IDENTIFIER	E3.0

PART 1 – GENERAL

A. SCOPE

- FURNISH AND INSTALL A COMPLETELY WIRED AND OPERATIONAL ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS
 - LIGHTING FIXTURES AS INDICATED AND SPECIFIED ON THE PLANS.
 - ELECTRICAL PANELS CONTROLS SERVICE, DISCONNECTS, CONDUIT WIRING ETC. FOR ALL OUTLETS AND EQUIPMENT.
 - TELEPHONE OUTLETS AND CONDUIT.
 - CONDUIT AND OUTLETS FOR ALARM COMPUTER AND SECURITY SYSTEM AS INDICATED.
 - CONTROL WRING FOR ELECTRICAL SYSTEM
- PROVIDE PERMITS AND INSPECTIONS AS REQUIRED.

B. CODES REGULATIONS AND STANDARDS

- THE INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND COORDINATE WITH THE REGULATIONS OF THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AND WITH THE REQUIREMENTS OF THE POWER AND TELEPHONE COMPANIES FURNISHING SERVICES TO THIS INSTALLATION.
- THE FOLLOWING INDUSTRY STANDARDS SPECIFICATION AND CODES ARE MINIMUM REQUIREMENTS.
 - NEMA-NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION.
 - NEC-NATIONAL ELECTRICAL CODE.
 - UL-UNDERWRITER LABORATORIES INCORPORATED STANDARD.
 - ANSI-AMERICAN NATIONAL STANDARDS INSTITUTE
 - IEEE-INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
 - NESC-NATIONAL ELECTRICAL SAFETY CODE.
 - TITLE 24-CALIFORNIA ENERGY COMMISSION.

C. INSPECTION OF SITES

- PRIOR TO SUBMITTING A BID FOR ELECTRICAL WORK THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING UTILITIES AND WORKING CONDITIONS TO BE ENCOUNTERED, ETC ALLOWANCE WILL NOT BE MADE FOR NON-COMPLIANCE WITH THIS CONDITION AFTER BIDDING.

D. GENERAL WORKMANSHIP

- ALL WORK SHALL BE EXECUTED AND FINISHED IN A PRACTICAL MANNER AND SHALL PRESENT A NEAT AND WORKMANLIKE APPEARANCE WHEN COMPLETED.
- ALL WORK MUST BE ACCEPTABLE TO THE OWNER WERE A DETAILED METHOD OF INSTALLING THE WORK IS NOT SPECIFIED OR INDICATED, INSTALL WORK AS DIRECTED BY THE OWNER.

E. RELATED WORK BY OTHERS.

- ELECTRICAL DRAWINGS IDENTIFY UTILITY SERVICE REQUIREMENTS FOR POWER TELEPHONE AND CABLE TV WITHIN AND UP TO FIVE FEET OUTSIDE THE BUILDING UTILITY ELECTRICAL SERVICE TRANSFORMER(S), WHERE SHOWN ON THE SITE PLAN, ARE FOR INFORMATION ONLY AND INDICATE THE PREFERRED POINT OF SERVICE UTILITY CONDUIT SYSTEMS, PULLBOXES, AND OTHER STRUCTURES WHERE SHOWN ON THE SITE PLAN, ARE ALSO FOR INFORMATION ONLY AND INDICATE THE PREFERRED ROUTING THE ELECTRICAL CONTRACTOR SHALL REFER TO UTILITY SERVICE DRAWINGS FOR ACTUAL UTILITY SERVICE REQUIREMENTS FOR THIS PROJECT. UTILITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED UTILITY SERVICE DRAWINGS IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO CONTACT AND FOLLOW-UP WITH ALL UTILITY COMPANIES TO OBTAIN BOTH PRELIMINARY AND FINAL DESIGN DRAWINGS FOR THIS PROJECT.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE, MEET ALL POWER COMPANY REQUIREMENTS AND SHALL PAY ALL UTILITY COMPANY CHARGES.
 - THE LOCAL TELEPHONE COMPANY WILL FURNISH AND INSTALL ALL TELEPHONE WIRING AND EQUIPMENT AND WILL MAKE ALL FINAL TELEPHONE CONNECTION THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE TELEPHONE SERVICE ENTRANCE, MEET ALL THE TELEPHONE REQUIREMENT AND SHALL PAY ALL THE UTILITY COMPANY CHARGES.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE CABLE SERVICE ENTRANCE, MEET ALL CABLE COMPANY REQUIREMENTS AND SHALL PAY ALL THE UTILITY COMPANY CHARGES

F. COOPERATION WITH OTHER CONTRACTORS

- COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF THE ELECTRICAL OUTLET AND EQUIPMENT WILL BE PROPER COORDINATED, CONDUIT, FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE CHECKED WITH THE OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL BEAMS OR OTHER OBSTRUCTIONS.
- CAREFULLY CHECK THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURB DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.
- COORDINATE THE LOCATION OF THE TRENCHES AND CONDUIT FOR THE UTILITY SERVICE AND OTHER DISCIPLINES WITH THE GENERAL CONTRACTOR.

G. MECHANICAL AND ELECTRICAL COORDINATION.

- ANY DEVICE WHICH CARRIES THE FULL LOAD CURRENT OF THE ELECTRICALLY DRIVEN MACHINERY, AS OPPOSED TO THE CONTROL OF INSTRUMENTATION CURRENT IN THE HOLDING COIL, IS A POWER CIRCUIT AND IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR CONTROL OR INSTRUMENTATION CIRCUIT CONNECTING HOLDING COILS TO THE CONTROL SYSTEM AS SPECIFIED BY THE MECHANICAL ENGINEER ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- THE POWER CIRCUIT IS DEFINED AS ALL DEVICES NECESSARY TO OPERATE, AND AS REQUIRED BY CODE TO PROTECT AND SERVICE THE UNIT, INCLUDING BRANCH CIRCUIT PROTECTIVE DEVICES, DISCONNECTS, MAGNETIC MOTORS STARTERS WITH RUNNING OVERLOAD AND SINGLE PHASING PROTECTION MAGNETIC, ETC
- THE CONTROL OR INSTRUMENTATION CIRCUIT IS DEFINED AS ALL DEVICES NECESSARY TO INTERFACE THE ELECTRICAL POWER CIRCUIT WITH THE CONTROL SYSTEM AS SPECIFIED BY THE MECHANICAL ENGINEER INCLUDING CONDUIT, BOXES CONDUIT FITTINGS CONDUCTORS ELECTRIC-PNEUMATICS SWITCHES PNEUMATIC-ELECTRIC SWITCHES ELECTRICAL AND PNEUMATIC RELAYS, PNEUMATIC TUBING, ETC
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE 120V DUPLEX RECEPTACLES WITHIN 25 FEET OF ALL ROOF MOUNTED EQUIPMENT, PER SEC 210.63.

H. DRAWING

- THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK INFORMATION PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSION LOCATIONS LEVELS ETC TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DISCREPANCIES BETWEEN DIFFERENT PLANS OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE THE DATE OF BID OPENING WHERE DISCREPANCIES OR CONFLICTS OCCUR, THE BID SHALL REFLECT THE MOST STRINGENT REQUIREMENTS ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATION OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, ETC., DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS. USE ACTUAL BUILDING DIMENSION.
- UPON COMPLETION OF THE WORK UNDER THESE DRAWINGS AND SPECIFICATION THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF MARKED-UP ELECTRICAL DRAWINGS SHOWING THE "AS-BUILT" CONDITION OF THE WORK BOND PRINTS OF THE DRAWING REQUIRED WILL BE FURNISHED BY THE OWNER, FOR THIS PURPOSE.
- ALL OPERATING INSTRUCTIONS PARTS LISTS AND SPARE PARTS FOR MATERIAL AND THE EQUIPMENT FURNISHED AND/OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE TURNED OVER TO THE OWNER (THREE COPIES).

I. SHOP DRAWINGS AND APPROVALS

- SUBMITTALS SHALL CONSIST OF DETAILED SHOP DRAWINGS SPECIFICATIONS, BLOCK WIRING DIAGRAMS, 'CATALOG CUTS' AND DATA SHEETS CONTAINING PHYSICAL AND DIMENSIONAL INFORMATION, PERFORMANCE DATA ELECTRICAL CHARACTERISTICS, MATERIALS USED IN FABRICATION, AND MATERIAL FINISH. CLEARLY INDICATE BY ARROWS OR BRACKETS PRECISELY WHAT IS BEING SUBMITTED ON AND THOSE OPTIONAL ACCESSORIES WHICH ARE INCLUDED AND THOSE WHICH ARE EXCLUDED.
- EACH SUBMITTAL SHALL BE ACCOMPANIED SHALL BEAR A STAMP STATING THAT THE SUBMITTAL HAS BE THOROUGHLY REVIEWED BY THE CONTRACTOR AND IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF CONTRACT DOCUMENTS COVER LETTERS SHALL LIST IN FULL THE ITEMS AND DATA SUBMITTED, FAILURE TO COMPLY WITH THIS REQUIREMENTS SHALL CONSTITUTE GROUNDS FOR REJECTION OR DATA.
- THE CONTRACTOR SHALL SUBMIT THE DETAILED DRAWING OF ALL ELECTRICAL EQUIPMENT AND GENERATOR ROOMS, YARDS, AND UTILITY AREAS, MINIMUM SCALE: 1/4"=10".
- AS THE PART OF THE EQUIPMENT SUBMITTALS, THE MANUFACTURER SHALL PROVIDE ANCHORAGE CALCULATION FOR FLOOR AND WALL MOUNTED EQUIPMET STRUCTURAL CALCULATION SHALL BE PREPARED AND SIGN BY REGISTERED STRUCTURALLY BEGINNER IN CALIFORNIA.
- ALL RESUBMITTALS SHALL INCLUDE A COVER LETTER THAT LISTS THE ACTION TAKEN AND REVISIONS MADE TO EVERY DRAWING AND EQUIPMENT DATA SHEET IN RESPONSE TO SUBMITTAL REVIEW COMMENTS. FAILURE TO INCLUDE THIS COVER LETTER WILL CONSTITUTE REJECTION OF THE RESUBMITTAL PACKAGE.
- CONTRACTOR SHALL SUBMIT SHORT CIRCUIT AND COORDINATION STUDIES SIGNED BY A REGISTERED ELECTRICAL ENGINEER STUDIES SHALL BE PERFORMED IN ACCCEPTANCE WITH IEEE GUIDELINES. CONTRACTOR SHALL BE SUBMITTED FOR ARCHITECT-ENGINEER REVIEW PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT CONTRACTOR SHALL ENSURE THAT THE ACTUAL FEEDER LENGTHS MATCH STUDIES (REVISE STUDIES IF NECESSARY), SERVICE EQUIPMENT MARKINGS AS REQUIRED PER NEC 110.24 SHALL BE BASED ON CONTRACTOR SUBMITTED STUDIES.
- SUBMIT CONDUITS; FITTINGS; OUTLET PULL AND JUNCTION BOXES; WIRES; WIRING DEVICES; LIGHTING FIXTURES; LAMPS; BALLASTS; SAFETY SWITCHES; FUSES; TRANSFORMERS; PANEL BOARDS; SWITCHBOARDS; CIRCUIT BREAKERS; LIGHTING CONTROL SYSTEM/ DEVICES; AND FIRE ALARM SYSTEMS.

J. SUBSTITUTIONS

- ALL REQUESTS FOR SUBSTITUTIONS SHALL CONFORM TO THE GENERAL REQUIREMENTS AND PROCEDURE OUTLINED IN DIVISION 1.
- WHERE ITEMS ARE NOTED AS "OR EQUAL" A PRODUCT OF EQUAL DESIGN, CONSTRUCTION, AND PERFORMANCE WILL BE CONSIDERED.
- SUBSTITUTIONS SHALL BE EQUAL IN THE OPINION OF THE OWNER'S REPRESENTATIVE, TO THE SPECIFIED PRODUCT.
- THE BURDEN OF PROOF OF EQUALITY OF A PROPOSED SUBSTITUTION FOR A SPECIFIED ITEM SHALL BE UPON THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL SUPPORT ITS REQUEST WITH SUFFICIENT TEST DATA PHOTOMETRIC ANALYSIS, DETAILED BREAKDOWN DEFINING COST SAVINGS, AND OTHER MEANS TO PERMIT THE ARCHITECT AND/OR ENGINEER TO MAKE A FAIR AND EQUITABLE DECISION ON THE MERITS OF THE PROPOSED SUBSTITUTION. ANY ITEM BY A MANUFACTURER OTHER THAN THOSE SPECIFIED OR OF BRAND NAME OR MODEL NUMBER WILL BE CONSIDERED A SUBSTITUTION THE ARCHITECT AND/OR ENGINEER WILL BE THE SOLE JUDGE OF WHETHER OR NOT THE SUBSTITUTIONS IS EQUAL IN QUALITY, UTILITY, AND ECONOMY TO THE SPECIFIED.
- APPROVAL OF A SUBSTITUTION SHALL NOT RELIEVE ELECTRICAL CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ELECTRICAL CONTRACTOR SHALL BEAR THE EXPENSE FOR ANY CHANGES IN OTHER PARTS OF THIS WORK OR OTHER WORK CAUSED BY THE PROPOSED SUBSTITUTIONS.
- IF ARCHITECT AND/OR ENGINEER REJECTS ELECTRICAL CONTRACTOR'S SUBSTITUTE ITEM ON THE FIRST SUBMITTAL, ELECTRICAL CONTRACTOR MAY MAKE ONLY ONE ADDITIONAL REQUEST FOR SUBSTITUTION IN THE SAME CATEGORY.

K. GUARANTEE & TESTING

- GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS A PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE CORRECTED AS NECESSARY AT NO COST TO THE OWNER.
- SYSTEM SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, ELECTRICAL CONTRACTOR SHALL MAKE CORRECTIONS AS NECESSARY AT NO COST TO THE OWNER

L. LABELING

- PROVIDE ENGRAVED NAME PLATES ON SWITCHBOARDS, PANEL BOARDS, DISCONNECT SWITCHES, MOTOR CONTROL CENTERS, TRANSFORMERS ETC, INDICATING EQUIPMENT DESIGNATED (OR DESIGNATION OF EQUIPMENT SERVED) AND VOLTAGE.

M. HOUSEKEEPING PADS

- PROVIDE 4 INCH HIGH CONCRETING EQUIPMENTS PADS FOR ALL FLOOR- MOUNTED EQUIPMENT INCLUDING SWITCHBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, ETC.

N. MATERIALS

- ALL MATERIAL SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATION AND MUST CARRY THE UNDERWRITER'S LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATION.
- ELECTRICAL CONTRACTOR SHALL BE THE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.

O. STORAGE AND HANDLING OF MATERIAL

- DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS. PROTECT AGAINST MOISTURE TAMPERING OR DAMAGE FROM IMPROPER HANDLING OR STORAGE. ELECTRICAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO WORK OR MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER AND SHALL MAKE GOOD WITHOUT COST TO THE OWNER ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD.
- ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOBSITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- ARRANGE FOR TIMELY DELIVERY OF OWNERS SUPPLIED MATERIALS AND EQUIPMENT TO THE JOBSITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- COVER AND PROTECT ANY MATERIAL WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE ANY MATERIAL FOUND DEFECTIVE OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER.
- NO ELECTRICAL WORK SHALL BE INSTALLED IN AREAS WHERE OTHER TRADES' WORK MIGHT CAUSE PHYSICAL DAMAGE TO WIRES CONDUIT, EQUIPMENT, BOXES OR FITTINGS UNTIL THE OTHER TRADES' WORK HAS BEEN COMPLETED. ANY EQUIPMENT OR MATERIALS WHICH BECOME DAMAGED SHALL BE REMOVED AND REPLACED AT NO EXTRA COST OF THE OWNER.

P. CLEAN-UP

- KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS. AT THE COMPLETION OF THE WORK REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES "BROOM-CLEAN"

Q. EXCAVATION, CUTTING AND FITTING.

- PERFORM THE EXCAVATION CUTTING FITTING REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF ELECTRICAL EQUIPMENT HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT.

R. EXCAVATION AND BACKFILL

- PERFORM ALL EXCAVATION AND BACKFILLING REQUIRED FOR WORK PERFORMED UNDER THIS DIVISION OF THE SPECIFICATION TRENCH BOTTOMS SHALL BE GRADED TRUE AND FREE FROM STONES OR SOFT SPOTS USE EXCAVATED MATERIALS FOR BACKFILL UNLESS OF SITE MATERIALS ARE DEEMED NECESSARY BY THE ARCHITECT. TRENCHING AND BACKFILLING FOR ELECTRICAL AND TELEPHONE UTILITY SERVICES TO BUILDING SHALL BE PROVIDED BY THE ALL THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
- VERIFY LOCATION OF EXISTING UNDER GROUND UTILITIES PRIOR TO TRENCHING.

PART 2 – PRODUCT AND EXECUTION

A. CONDUIT

- ALL WIRING SHALL BE INSTALLED IN LISTED METALIC CONDUIT EXCEPT AS PERMITTED BELOW. GRC MAY BE USED IN ALL AREAS IMC MAY BE USED IN INDOOR LOCATION NOT IN CONTACT WITH EARTH EMT MAY BE USED IN INDOOR LOCATIONS NOT IN CONTACT WITH ALL NOT IN CONCRETE SLABS OR WALLS AND NOT SUBJECT TO DAMAGE PVC MAY BE USED IN OR BELOW CONCRETE AND DIRECT BURIED IN EARTH FLEXIBLE STEEL CONDUIT SHALL BE USED FOR INDOOR FINAL CONNECTIONS TO MECHANICAL EQUIPMENT NOT TO EXCEED 36" AND RECESSED REMOVABLE FLUORESCENT LIGHT FIXTURES NOT TO EXCEED 72". LIQUID-TIGHT FLEXIBLE STEEL CONDUIT SHALL BE FOR OUTDOOR FINAL CONFECTIONS TO EQUIPMENT NOT TO EXCEED 36"
- WHERE THE CONDUIT ENTERS OUTLET BOXES, FIXTURES OR CABINETS, FIRMLY FASTEN BY DOUBLE LOCKNUTS AND BASHING (GRC AND AMC ONLY). FIRMLY FASTEN CONDUIT TO THE BUILDING CONSTRUCTION RUN EXPOSED CONDUIT PARALLEL TO THE BUILDING LINES, SUPPORTED BY APPROPRIATE HANGERS.
- COVER METALIC CONDUIT WITH THE EARTH OR FILL WITH POLYMYTHYLENE TYPE SPIRAL WRAPPED 1/4" LAPPED TO THE PROVIDE DOUBLE THICKNESS, TAPE SHALL BE SCOTCH NO 50 TAPE. CONDUIT AND DUCTS NOT UNDER BUILDING AND FEEDER DUCT SHALL BE INSTALLED PER NEC 300.5, EXCEPT THAT THE BENDS IN CONDUIT LARGER THAN 1" DIAMETER SHALL BE MADE WITH GALVANIZED STEEL CONDUIT TREATED AS NOTED ABOVE MAKE JOINS WITH COMPOUND TO THE WATERTIGHT.
- CONDUIT SIZES SHALL BE AS REQUIRED BY CODE AND AS INDICATED OR SPECIFIED ON DRAWING NO CONDUIT SMALLER THAN 3/4 INCH TRADE SIZE SHALL BE USED.
- PENETRATION THROUGH FLOOR SLAB WHERE SUBJECT TO DAMAGED SHALL BE IN WRAPPED RIGID STEEL. SCHEDULE 40 PVC ELBOWS AND PENETRATION MAY BE USED IN SLAB ON GRADE WHERE PENETRATIONS OCCUR IN PROTECTED AREAS (WALLS, ELECTRICAL ROOMS, ETC.)
- CONDUITS AND OUTLETS SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE EXCEPT THAT CERTAIN MOTOR AND LIGHTING FEEDER CONDUITS MAY BE RUN EXPOSED IN CERTAIN AREAS AS INDICATED ON THE DRAWINGS CONDUIT SHOWN TO BE INSTALLED IN CABINETS COUNTERS AND CASEWORK SHALL BE RUN AS DIRECTED BY THE ARCHITECT.
- ALL CONDUIT SERVING ROOF MOUNTED EQUIPMENT AND DEVICES INCLUDING HVAC EQUIPMENT, GFCI MAINTENANCE RECEPTACLES AND DUCT TYPE SMOKE DETECTORS SHALL BE ROUTED IN THE CEILING SPACE CONDUIT SHALL PENETRATE ROOF AT EQUIPMENT LOCATIONS ONLY. NO CONDUIT SHALL BE INSTALLED HORIZONTALLY ACROSS ROOF SURFACE.
- FLEXIBLE METALIC AND NON-METALIC CONDUIT SYSTEMS SHALL HAVE A CODE SIZED COPPER GROUND CONDUCTOR INCREASE CONDUIT SIZE AS REQUESTED.
- FLEXIBLE METAL CONDUIT CUT-IN BOXES FOR LOW VOLTAGE SYSTEM (TEL/DATA) MAY BE USED IN WALL CAVITIES PROVIDED BY THE INSTALLATION COMPLIES WITH NEC ARTICLE 348 ALL CONDUIT FOR LOW VOLTAGE WIRING SYSTEM IN NEW WALL PARTITION SHALL BE EMT FLEXIBLE METAL CONDUIT FOR THESE SYSTEM IS NOT ACCEPTABLE IN NEW WALLS.
- ALL EMPTY CONDUIT SYSTEMS SHALL BE HAVE A 200 POUND TEST PULL CORD INSTALLED TO FACILITATE INSTALLATION OF FUTURE WIRE.

B. FITTINGS

- EMT-FITTINGS AND CONDUIT BODS SHALL BE STEEL MALLEABLE IRON OR DIE CAST COMPRESSION OR SET SCREW TYPE.
- IMC AND GRC-SHALL BE STEEL OR MALLEABLE IRON TYPE AND SHALL ENGAGE A MINIMUM OF FIVE (5) THREADS

C. OUTLET, PULL AND JUNCTION BOXES

- PULL AND/ OR JUNCTION BOXES SHALL BE INSTALLED WHEREVER SHOWN ON THE DRAWINGS OR AS REQUIRED BY CODE.

- EACH SWITCH LIGHT, RECEPTACLE OR OTHER OUTLET SHALL BE PROVIDED WITH A CODE GAUGE, GALVANIZED STEEL OUTLET BOX JUNCTION AND PULLBOXES SHALL BE CODE GAUGE GALVANIZED STEEL. OUTLET BOXES SHALL BE OF THE ONE PIECE KNOCKOUT TYPE IN GENERAL 4 INCH SQUARE. 2 1/8" - INCH WITH PLASTER RING. PLASTER RINGS SHALL BE SET TO PROVIDE NOT MORE THAN 1/8" FROM WALL SURFACE TO RING. IN NO CASE SHALL PLASTER RING PROJECT BEYOND SURFACE OF WALL. SINGLE GANG RINGS SIMILAR TO STEEL CITY 52050 SHALL BE USED FOR 4" BOXES IN UNFINISHED BRICK. NUMBER 180 BOXES MAY BE USED FOR UNFINISHED MASONRY FLUSH WALL OUTLETS CENTER ALL OUTLET BOXES IN BLOCK COURSE.
- BOXES INSTALLED IN POURED CEMENT FLOORS SHALL BE FLUSH TYPE CAST IRON WITH WATERTIGHT GASKETED COVERS, GRAY METALIC FINISH, WHERE BOXES ARE INSTALLED IN FLOORS WITH TILE OR CARPET FLOOR COVERING, COVERS SHALL BE OF THE RECESSED TYPE TO ACCOMMODATE THE FLOOR.
- BOXES INSTALLED FOR THE ALARM, COMPUTER AND SECURITY SYSTEM SHALL BE PROVIDED WITH APPROPRIATE COVERPLATES.
- PULL BOXES SHALL BE THE TYPES, SIZE AND DESIGN AS APPROVED BY THE NEC FOR THE CLASS OF INSTALLATION REQUIRED.
- PULL BOXES AND OUTLET BOXES SHALL BE SIZED BY THE ELECTRICAL CONTRACTOR AS REQUIRED BY THE NEC BASED ON NUMBER OF CONDUCTORS, YOKES, STRAPS, ETC, USED IN THE INSTALLATION.

D. WIRED

- MATCH BUILDING STANDARDS IF APPLICABLE IN AN EXISTING BUILDING CONDITION, UNLESS 1. ALL OTHERWISE FOLLOW THE SPECIFICATIONS.
- CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE BASED ON COPPER WIRE UNLESS OTHERWISE ALL WIRE SHALL BE 75 DEGREE C TYPE THWN OR XHHM ALL BRANCH CIRCUIT AND FEEDER WIRING SHALL BE COPPER
- WIRES SHALL BE MARKED WITH COLOR TO SIMPLIFY CIRCUIT IDENTIFICATION UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCE, IDENTIFICATION SHALL BE AS FOLLOWS.
 - 120/208V AND 120/240
 - PHASE A : BLACK
 - PHASE B : RED
 - PHASE C : BLUE
 - NEUTRAL : WHITE
 - GROUND : GREEN
 - 277/480V
 - PHASE A : BROWN
 - PHASE B : ORANGE
 - PHASE C : YELLOW
 - NEUTRAL : GREY
 - GROUND : GREEN

- THE WIRE SHALL BE #12 AWG UNLESS OTHERWISE INDICATED.
- NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE U L APPROVED LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
- CONDUCTORS NO. 10 AWG AND SMALLER SHALL BE SOLID. CONDUCTOR LARGER THAN NO. 10 AWG SHALL BE STRANDED.

- MC CABLE MAY BE UTILIZED FOR #10 AND #12 BRANCH CIRCUIT WIRING WITH THE FOLLOWING LIMITATIONS.

- THE INSTALLATION IS IN ACCORDANCE WITH NEC ARTICLE 330.
- MC CABLE USE IS LIMITED TO WIRING WITHIN PARTITIONS AND WALLS AND TO CONNECTION TO AND BETWEEN SWITCHES AND WIRING DEVICES.
- MC CABLE IS NOT BE USED FOR HOME RUN CIRCUITING. HOME RUN CIRCUITING SHALL BE INDIVIDUAL CONDUCTORS INSTALLED IN EMT CONDUIT.

- HOMER RUN SHALL BE DEFINED AS THE PORTION OF THE CIRCUIT FROM THE PANEL TO THE FIRST DEVICE.

E. WIRING DEVICES.

- SWITCHES: WALL SWITCH SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES 20A 120 – 277 VOLT HUBBELL 1221 (SP), 1222 (DP), 1223 (3-WAY) AND 1224 (4-WAY). DIMMERS SHALL BE SPECIFICATION GRADE WITH PRESET SLIDE CONTROL COLOR SHALL BE AS APPROVED BY THE ARCHITECT / OWNER. MATCH BUILDING STANDARD (IF EXISTING).
- RECEPTACLES: DUPLEX TYPE OUTLETS SHALL BE HEAVY DUTY, SPECIFICATION GRADE NEMA 5-20R 20A, 120V GROUNDED TYPE EQUAL TO HUBBELL ISOLATED GROUND OUTLETS SHALL BE EQUAL TO HUBBELL IGS5362 SPECIAL APPLICATION RECEPTACLES SHALL BE AS INDICATED ON PLANS AND VERIFIED WITH EQUIPMENT SUPPLIER. COLOR SHALL BE AS APPROVED BY THE ARCHITECT / OWNER MATCH BUILDING STANDARD (IF EXITING).
- WEATHERPROOF RECEPTACLES COVERS SHALL BE HUBBELL WPFS26 WITH 5362 DUPLEX OUTLET OR EQUAL.
- GFCI RECEPTACLES: SHALL BE HUBBELL GF5362. GFCI RECEPTACLES SHALL BE USED IN ALL OUTDOOR APPLICATIONS AS WELL AS THOSE PLACED WITHIN 6' OF WATER SOURCE AND ALL OTHER NEC REQUIRED LOCATIONS.
- MOUNTING HEIGHTS SWITCHES - +48 INCHES, RECEPTACLES - +18 INCHES.

F. LIGHTING FIXTURES

- COORDINATE THE FINAL LOCATION OF FIXTURES SHOWN DIAGRAMMATICALLY ON THE DRAWINGS WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES RELOCATE FIXTURES AS REQUIRED AS PART OF THE WORK UNDER THIS DIVISION IF NEW LOCATION IS WITHIN A FIVE FOOT RADIUS OF LOCATION SHOWN.
- PROVIDE ALL LIGHTING FIXTURES, WIRED AND CONNECTED. THE DRAWINGS INDICATE THE FIXTURES FOR EACH LOCATION ELECTRICAL CONTRACTOR SHALL VERIFY FIXTURE LOCATIONS, MOUNTING REQUIREMENTS AND U.L. LABELING OF ALL FIXTURES PRIOR TO ORDERING. INCLUDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION INCLUDING MOUNTING CLIPS, PLASTER FRAMERS, HANGERS AND HARDWARE IN BASE BID. PROVIDE LAMPS FOR ALL FIXTURES VERIFY CEILING CONSTRUCTION BEFORE ORDERING RECESSED UNITS.
- ADJUSTABLE FIXTURES SHALL BE LOCATED AND PROPERLY AIMED AS DIRECTED BY THE ARCHITECT OR THE LIGHTING ENGINEER.
- SUPPORT RECESSED FIXTURES FROM CEILING STRUCTURAL SUPPORT PER ADOPTED BUILDING CODES.
- ALL FIXTURES TO BEAR THE UL LABEL ALL OUTDOOR FIXTURES SHALL BE U L LABELED FOR WET OR DAMP LOCATION AS DEFINED BY NEC ARTICLE 100.

G. LAMPS

- LAMPS SHALL BE BY THE SAME MANUFACTURER LAMPS SHALL BE MANUFACTURED BY GE, PHILIPS OR USHO.
- INCANDESCENT - EXTENDED LAMP LIFE, INSIDE FROSTED
- FLUORESCENT - MINIMUM 75 CRI, 3500K, 20,000 RATED LAMP HOURS
- COMPACT FLUORESCENT - MINIMUM 80 CRI, 3500K, 10000 RATED LAMP HOURS.
- METAL HALIDE - MINIMUM 65CRI, 15000 RATED LAMP HOURS.
- HIGH PRESSURE SODIUM - MINIMUM 22 CRI, 24,000 RATED LAMP HOURS.

H. BALLASTS

- FLROESCENT.
 - ELECTRONIC RAPID START, HIGH POWER FACTOR, NORMAL (0.88) BALLAST FACTOR, LESS THAN 20-PERCENT TOTAL HARMONIC DISTORTION AND "A" SOUND RATING
 - COMPACT FLUORESCENT: ELECTRONIC, FULLY ENCAPSULATED 90 – PERCENT MINIMUM POWER FACTOR 20 KHZ CR HIGHER OPERATION FREQUENCY, LESS THAN 5- PERCENT FLICKER LUMP CURRENT CREST FACTOR OF 1.7 OR LESS TRANSIENT PROTECTION SHALL COMPLY WITH IEEE (62.41) FOR CATEGORY A1 LOCATION. INTERFERENCE SHALL COMPLY WITH 47 CFR CHAPTER 1 PART 18 SUBPART C FOR LIMITATIONS ON ELECTROMAGNETIC AND RADIO FREQUENCY INTERFERENCE FOR NONCONSUMER EQUIPMENT.
 - OUTDOOR FIXTURES SHALL HAVE ELECTRONIC BALLAST RATED FOR 0 DEGREE F STARTING TEMPERATURE.
- HIGH – INTENSITY DISCHARGE.
 - BALLASTS SHALL COMPLY WITH ANSI C82.4 SHALL BE CONSTANT VOLTAGE AUTOTRANSFORMER HIGH POWER FACTOR TYPE. OPEN CIRCUIT OPERATION WILL NOT REDUCE AVERAGE LIFE OF BALLASTS.
 - THE BALLASTS SHALL BE DESIGNED FOR AN AMBIENT OPERATING TEMPERATURE OF 104 DEGREES F AND SHALL START AT MINUS 22 DEGREES F.
 - AUXILIARY, INSTANT-ON QUARTZ SYSTEM - AUTOMATICALLY SWITCHES QUARTZ LAMP ON. WHEN FIXTURE IS INITIALLY ENERGIZED AND WHEN MOMENTARY POWER OUTAGES OCCUR AUTOMATICALLY TURNS QUARTZ LAMP OFF WHEN HIGH INTENSITY-DISCHARGE LAMP REACHES APPROXIMATED 60 PERCENT LIGHT OUTPUT.

I. SAFETY SWITCHES

- SAFETY SWITCHES SHALL BE GENERAL DUTY TYPE, 250 VOLT FOR 208 VOLT EQUIPMENT AND HEAVY DUTY TYPE, 600 VOLT FOR 480 VOLT EQUIPMENT. SAFETY SWITCHES SHALL HAVE THE NUMBER OF POLES REQUIRED. WIRE TERMINATIONS SHALL BE LISTED AS SPECIFIED BY THE NEC. SAFETY SWITCHES FOR CONDITIONING SHALL BE USE OF THE FEASIBLE TYPE WHERE RECOMMENDED BY EQUIPMENT MANUFACTURER. FEASIBLE SWITCHES SHALL ACCEPT CLASS "R" FUSED ONLY AND WILL REJECT ALL OTHER TYPES. THE SWITCH SIZE NUMBER OF POLES AND VOLTAGE RATING SHALL BE REQUIRE BY CODE AND AS INDICATED ON THE DRAWINGS WHERE OUTSIDE THE BUILDING, THE SWITCHES SHALL BE TYPE NEMA 3R WATERPROOF. ALL SWITCHES SHALL BE LOCKABLE.
- PROVIDE DYMO-TAPE TAG INSIDE COVER OF EACH FUSIBLE SWITCH INDICATE SIZE AND TYPE OF FUSES PROVIDED.

J. FUSES

- FUSES SHALL BE DUAL ELEMENT TIME DELAY TYPE, AS MANUFACTURED BY BUSSMAN MFG COMPANY, OR AS INDICATED OR REQUIRED BY THE EQUIPMENT SUPPLIED
- PROVIDE TWO (2) SETS OF THREE (3) SPARE FUSES FOR EACH SIZE AND TYPE PROVIDED ON THIS PROJECT. INSTALL FUSES IN A HINGED DOOR, SHEET METAL STORAGE CABINET EQUIPPED WITH CLIPS OR CUBICLES, EACH MARKED WITH THE SIZE AND TYPE OF FUSE STORED THEREIN. PROVIDE NAMEPLATE "SPARE FUSES" INSTALL IN LOCATION AS DIRECTED BY OWNER.

Cannatechnics
 CANNABIS DESIGN SERVICES • CALIFORNIA REGULATION • EXTRACTION • RETAIL • DISTRIBUTION
 ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-9724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: [Stamp]
 PROFESSIONAL ENGINEER # 71001-016
 CIVIL ENGINEER
 C. J. JOHNSON
 08/2023

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83954
 DATE 07/19/2022

OWNER: **HANGAR 420**
 PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY**
 AT: **30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY**
 AT: **30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**
 SHEET DESCRIPTION: **ELECTRICAL SPECIFICATIONS**

REV	DATE	DESCRIPTION	ISSUED FOR PERMIT	PERMIT REVISIONS
01	01-30-23		04-20-23	

PROJECT NUMBER: **2022-06-1002**
 DRAWN BY: **RS**
 CHECKED BY: **JHJ**
 DATE: **06-27-2022**
 REVISION:
 SHEET IDENTIFIER: **E4.0**

K. SERVICE ENTRANCE

1. THE SERVICE ENTRANCE EQUIPMENT SIZE, VOLTAGE AND RATING SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE COPPER BUSING UNLESS OTHERWISE NOTED OR PERMITTED. EQUIPMENT SHALL CARRY THE U.L LABEL AND SHALL CONFORM TO THE POWER COMPANY REGULATIONS.
2. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY AND CONFIRM THAT EQUIPMENT SUBMITTED SHALL FIT WITHIN THE ALLOTTED SPACE REQUIREMENTS SHOWN ON THE PLANS. DRAWINGS INDICATE MAXIMUM DIMENSIONS FOR SWITCHBOARDS INCLUDING CLEARANCES BETWEEN SWITCHBOARDS AN ADJACENT SURFACES AND OTHER ITEMS. COMPLY WITH MAXIMUM DIMENSIONS. IF ANY SPACE OR SIZE DISCREPANCIES ARE ANTICIPATED IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO SUBMITTAL. ONCE THE SUBMITTALS HAVE BEEN APPROVED IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO INSTALL THE EQUIPMENT WITHIN THE ALLOTTED SPACE AT NO ADDITIONAL COST TO THE OWNER.
3. SERVICE ENTRANCE EQUIPMENT SHALL BE MANUFACTURED BY GENERAL ELECTRIC, SQUARE D, CUTLER-HAMMER SIEMENS OR APPROVED EQUAL.
4. ALL OVERCURRENT PROTECTION DEVICES AND ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE FULLY (100%) RATED FOR AVAILABLE FAULT CURRENT INDICATED. SERIES RATED DEVICES ARE NOT ACCEPTABLE.

M. PANELBOARD

1. CIRCUIT BREAKERS TYPE AS INDICATED ON DRAWINGS. ALL PANELS SHALL HAVE PANELBOARD TYPE CONSTRUCTION WITH BOLT-ON CIRCUIT BREAKERS. PANELS INDICATED AS LOADCENTERS SHALL HAVE PULG-ON CIRCUIT BREAKERS.
2. BUSING SHALL BE COPPER UNLESS OTHERWISE NOTED OR PERMITTED.
3. MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, CUTLER-HAMMER, SIEMENS WITH VOLTAGE, SIZES AND RATINGS AS INDICATED ON DRAWINGS ALL PANELBOARDS IN THE FACILITY SHALL BE BY THE SAME MANUFACTURER.
4. THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANELBOARD WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE, DOUBLE-POLE AND THREE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE OF THE SOLDERLESS TYPE HANDLING TIES TO FORM MULTI-POLE BREAKERS ARE NOT ACCEPTABLE.
5. WIRE TERMINATION FOR PANELBOARDS, LOADCENTERS AND CIRCUIT BREAKERS SHALL BE LISTED AS SPECIFIED BY THE NEC.
6. PROVIDE A TYPED WRITTEN CIRCUIT INDEX BEHIND CLEAR PLASTIC COVER ON INSIDE OF DOOR. INFORMATION SHALL INCLUDE ROOM AND TYPE OF LOAD ALL CIRCUIT BREAKERS SHALL BE IDENTIFIED, INCLUDING SPARES. INDEX CARD FRAME SHALL BE METAL SECURED TO DOOR
7. WHERE PANELBOARDS ARE INSTALLED FLUSH WITH THE WALLS, EXTEND EMPTY CONDUITS FROM THE PANELBOARD TO AN ACCESSIBLE SPACE ABOVE OR BELOW PROVIDE 3/4" (MINIMUM SIZE) CONDUIT FOR EVERY THREE SINGLE SPARE CIRCUIT BREAKERS OR SPACE OR EQUIVALENT MULTI-POLE ARRANGEMENT. OR FRACTION THEREOF, BUT NOT LESS THAN TWO CONDUIT FOR EACH PANELBOARDS.
8. ALL BRANCH CIRCUIT BREAKERS SHALL HAVE PROVISION FOR ADDING BRANCH CIRCUIT MONITORING IN THE FUTURE.

N. SYSTEM GROUNDING

1. GROUNDING SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 250 ALL EXPOSED NONCURRENT-CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, METALLIC RACEWAY SYSTEMS, METALLIC CABLE ARMOR, GROUNDING CONDUCTOR OF NONMETALLIC SHEATHED CABLES, GROUNDING CONDUCTOR IN NON METALLIC RACEWAYS, AND GROUNDED CONDUCTORS OF THE WIRING SYSTEM SHALL BE GROUNDED.
2. THE GROUND CONDUCTOR (NEUTRAL) OF THE WIRING SYSTEM SHALL BE CONNECTED TO THE SYSTEM GROUNDING CONDUCTOR AT A SINGLE PLACE IN EACH SYSTEM BY REMOVABLE BONDING JUMPERS, SIZED ACCORDING TO THE APPLICABLE PROVISIONS OF THE NEC. THE GROUNDED CONDUCTOR (NEUTRAL) TO THE GROUNDING CONDUCTOR CONNECTION SHALL BE LOCATED IN ENCLOSURE FOR THE SYSTEM'S OVERCURRENT PROTECTION OR WHERE OTHERWISE INDICATED ON THE PLAN OR SPECIFICATION.
3. GROUND BUS SEPARATE FROM THE NEUTRAL BUS SHALL BE PROVIDED IN ALL SWITCHBOARDS AND PANELBOARDS. GROUND BUS SHALL BE RETORQUED (CHECKED) PRIOR TO ENERGIZING EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
4. GROUND BUSES AND NEUTRAL BUSES IN ALL DISTRIBUTION PANELS, SWITCHBOARDS, PANELBOARDS AND THOSE PROVIDED IN ANY EQUIPMENT SHALL BE ISOLATED EXCEPT WHERE REQUIRED TO BE CONNECTED AS SPECIFIED ABOVE FOR THE SERVICE ENTRANCE AND IN TRANSFORMER TERMINAL COMPARTMENTS.
5. WHEN INDICATED ON THE DRAWINGS, EQUIPMENT GROUNDING CONDUCTORS SHALL BE EXTENDED FROM THE GROUND BUS IN THE DISTRIBUTION EQUIPMENT TO THE RECEPTACLE, FIXTURE OR DEVICE LUGS WHERE THEY ARE PROVIDED. WHEN NOT PROVIDED, THEY SHALL BE CONNECTED TO EQUIPMENT ENCLOSURES. THE CONNECTIONS SHALL BE ARRANGED SUCH THAT REMOVAL OF THE RECEPTACLE, THE EQUIPMENT GROUND CONDUCTORS, OR THE GROUND JUMPERS FROM GROUND BUSING SHALL NOT AFFECT THE GROUND SYSTEM.
6. RACEWAYS MAY NOT BE USED AS A GROUNDING CONDUCTOR FOR POWER AND LIGHTING CIRCUITS. EVERY CONDUIT SUPPLYING POWER AND LIGHTING CIRCUITS SHALL HAVE A SEPARATE CODE SIZED GREEN GROUND WIRE INSTALLED IN THE CONDUIT TO ENSURE A CONTINUOUS GROUNDING PATH.
7. IN INACCESSIBLE LOCATIONS MAKE CONNECTIONS BY EXOTHERMIC WELD PROCESS.
8. IN ACCESSIBLE LOCATIONS, CONNECTIONS SHALL BE MADE WITH APPROVED BOLTED BRONZE GROUNDING DEVICES.

O. EQUIPMENT CONNECTION

1. ALL MOTORS SHALL BE WIRED TO CONFORM WITH MANUFACTURER'S RECOMMENDATION AND WITH APPLICABLE CODES FURNISH NECESSARY MATERIALS, SUCH AS WIRE, CONDUIT, FITTINGS ETC REQUIRED TO CONNECT HOWEVER, MOTORS, CONTROLS, ETC. SHALL BE FURNISHED BY THE SUPPLIER OF THE DRIVEN EQUIPMENT. VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE MOTOR BEFORE INSTALLING THE CONDUIT OR OUTLETS.
2. FINAL CONNECTION TO ALL HVAC OR MOTOR LOADS FROM LOAD SIDE OF DISCONNECT SHALL BE MADE USING COPPER WIRE ONLY, ALUMINUM WIRE NOT ACCEPTABLE.

P. COMMUNICATION SYSTEM

1. FOR ALL COMMUNICATION OUTLETS PROVIDE DOUBLE GANG BACK BOX WITH SINGLE GANG PLASTER RING PROVIDE 1" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING WITH 90° BEND AND CONDUIT BUSHING UNLESS OTHERWISE NOTED ON DRAWINGS FOR NON-ACCESSIBLE CEILINGS. ROUTE CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE OR TO NEAREST COMMUNICATION CLOSET. PROVIDE BLANK COVERPLATES FOR ALL UNUSED BOXES.
2. PROVIDE 3/4" FIRE RATED PLYWOOD FOR TELEPHONE TERMINAL BACKBOARD AND PAINT TO MATCH WALL SURFACE REFER TO DRAWINGS FOR DIMENSIONS OF BACKBOARDS.
3. PROVIDE #6 AWG CU GROUND WIRE FROM EQUIPMENT BACKBOARD TO BUILDING SERVICE GROUND.

R. LIGHTING CONTROL

1. FURNISH AND INSTALL LIGHTING CONTROL PANELS, OVERRIDE SWITCHES, TIME SWITCHES, PHOTOCELLS AND CONTACTORS REQUIRED FOR LIGHTING CONTROL AS INDICATED ON THE DRAWINGS. LIGHTING CONTROL PANEL AND ALL ASSOCIATED COMPONENTS SHALL CONFORM TO ADOPTED ENERGY CODES.

S. FIRE AND SAFETY

1. FIRE ALARM IS NOT SHOWN ON THESE DRAWINGS FIRE ALARM IS REQUIRED AS A PART OF THE CONTRACTOR'S SCOPE OF WORK. CONTRACTOR SHALL ENGAGE TFE SERVICES OF A STATE LICENSED FIRE ALARM CONTRACTOR FOR THE DESIGN AND INSTALLATION OF A COMPLETE AND OPERABLE FIRE ALARM SYSTEM THAT COMPLIES WITH ALL NFPA, NEC AND LOCAL ORDINANCES AND REQUIREMENTS APPROVED BY AUTHORITY HAVING JURISDICTION SYSTEM DESIGN AND INSTALLATION SHALL BE COMPATIBLE WITH EXISTING SHELL BUILDING AND APPROVED BY LANDLORD PRIOR TO BID. MANUFACTURER OF FIRE ALARM SYSTEM SHALL BE THE SAME MANUFACTURER AS THE SHELL BUILDING UNLESS OTHERWISE APPROVED BY LANDLORD AND AUTHORITY HAVING JURISDICTION INCLUDE ALL COSTS IN BASE BID.

T. TRANSFORMERS

1. TRANSFORMERS SHALL BE DRY TYPE WITH COPPER WINDINGS, 115° TEMPERATURE RISE, AND TP-1 COMPLIANT. SEE DRAWINGS FOR K RATING, KVA RATING, VOLTAGE AND "DELTA" - "WYE" CONFIGURATION REQUIREMENTS.
2. ALL TRANSFORMERS SHALL BE PROVIDED WITH CLASS 220 DEGREE CELSIUS INSULATION SYSTEM AND SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATION OPENINGS.
3. TRANSFORMERS SHALL BE 115 DEGREE TEMPERATURE RISE ABOVE 40 DEGREE CELSIUS AMBIENT TEMPERATURE.
4. TRANSFORMERS SHALL BE EQUIPPED WITH FOUR 2-1/2% (2 ABOVE AND 2 BELOW NORMAL VOLTAGE) PRIMARY TAPS.
5. E SINGLE SPARE CIRCUIT BREAKERS OR SPACE OR EQUIVALENT MULTI-POLE ARRANGEMENT, OR FRACTION THEREOF, BUT NOT LESS THAN TWO CONDUITS FOR EACH PANELBOARD.

U. MISC

1. ANS/NECA 1-2010 STANDARD PRACTICE OF GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION PER NFPA 70.110.12 MECHANICAL EXECUTION OF WORK.

V. ARC FLASH STUDY

1. THIS SECTION INCLUDES COMPUTER-BASED, FAULT CURRENT AND OVER CURRENT PROTECTIVE DEVICES COORDINATION INCLUDING GROUND FAULT PROTECTION AND ARC FAULT HAZARD ANALYSIS STUDIES TO BE PERFORMED BY THE CONTRACTOR. PROTECTIVE DEVICES SHALL BE SET BASED ON THE RESULT OF THE PROTECTIVE DEVICE COORDINATION STUDY. ARC FAULT HAZARD ANALYSIS WARNING NAMEPLATES SHALL BE PRINTED AND AFFIXED TO THE ELECTRICAL SYSTEM EQUIPMENT AFTER THE FINAL PROTECTIVE RELAY SETTINGS HAVE BEEN APPLIED AND CONFIRMED OPERATIONAL. SETTINGS AND ADJUSTMENTS OF THE RELAYS SHALL BE PERFORMED BY AN INDEPENDENT QUALIFIED AGENCY FAMILIAR WITH THIS WORK AND THE AGENCY IS TO BE RETAINED BY THE CONTRACTOR. THE PERSON PERFORMING THIS WORK SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE.
2. THIS COORDINATION STUDY SHALL INCLUDE THE EXISTING DISTRIBUTION EQUIPMENT THAT FEEDS THE NEW EQUIPMENT AND IS IN ADDITION TO THE SHORT CIRCUIT STUDY PERFORMED BY THE ELECTRICAL ENGINEER OF RECORD DURING THE COURSE OF PREPARING HIS DESIGN.
3. CONTRACTOR SHALL RETAIN A 3RD PARTY INDEPENDENT CONSULTANT TO PERFORM THE STUDY INDICATED IN THIS SECTION.

4) IT IS THE RESPONSIBILITY OF THE ENTITY PERFORMING THE SHORT CIRCUIT AND COORDINATION STUDY TO COLLECT ALL DATA TO FULLY PERFORM THE STUDY, INCLUDING BUT NOT LIMITED TO ENGINE GENERATOR DATA, MOTOR DATA, CIRCUIT BREAKERS, UTILITY COMPANY SHORT CIRCUIT, AVAILABLE NEW AND EXISTING DEVICE RATINGS, CONDUCTOR DATA, TRANSFORMER RATINGS.

5) THE STUDY SHALL PRESENT AN ORGANIZED TIME-CURRENT ANALYSIS OF EACH PROTECTIVE DEVICE IN SERIES FROM THE INDIVIDUAL DEVICE BACK TO THE SOURCE. THE STUDY SHALL REFLECT THE OPERATION OF EACH DEVICE RATINGS, CONDUCTOR DATA, TRANSFORMER RATINGS, ETC. THE SHORT CIRCUIT PORTION OF THE STUDY SHALL BE SUBMITTED PRIOR TO OR ALONG WITH THE SWITCHGEAR SUBMITTAL, AND SHALL INCLUDE ALL EQUIPMENT WHICH HAS AN AIC RATING. THE SHORT CIRCUIT STUDY SHALL REFLECT THAT ALL EQUIPMENT WITH AN AIC RATING IS PROPERLY RATED FOR ITS SPECIFIC APPLICATION. THE SUBMITTED SWITCHGEAR (INCLUDING ALL EQUIPMENT WHICH HAS AN AIC RATING) SHALL REFLECT THE FINDINGS OF SHORT CIRCUIT STUDY (I.E., THE AIC RATINGS OF THE EQUIPMENT SHALL EXCEED THE AVAILABLE SHORT CIRCUIT CURRENT BY 30% AND ANY REQUIRED DERATING FACTORS AT EACH POINT IN THE SYSTEM). SERIES RATINGS ARE NOT ACCEPTABLE.

6) THIS SECTION DESCRIBES THE REQUIREMENTS OF THE FOLLOWING WORK NECESSARY TO COMPLETE THE SYSTEM ANALYSIS STUDIES REQUIRED FOR THE ITEM SPECIFIED UNDER THIS DIVISION, INCLUDING BUT NOT LIMITED TO: SHORT CIRCUIT STUDY, PROTECTIVE DEVICE EVALUATION STUDY, PROTECTIVE DEVICE COORDINATION STUDY, ARC FLASH HAZARD ANALYSIS STUDY RELATED WORK. CONSULT ALL OTHER SECTIONS, DETERMINE THE EXTENT AND CHARACTER OF RELATED WORK AND PROPERLY COORDINATE WORK SPECIFIED HEREIN WITH EQUIPMENT SPECIFIED ELSEWHERE TO PERFORM A COMPLETE ANALYSIS STUDY.

7) SUBMITTALS SUBMIT IN ACCORDANCE WITH DIVISION 01 SECTION SUBMITTALS PROCEDURES, CLOSEOUT PROCEDURES AND PROJECT RECORD DOCUMENTS. THE RESULTS OF THE STUDIES AND ANALYSIS SHALL BE SUMMARIZED IN A REPORT AND SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE THE FOLLOWING SECTIONS: DESCRIPTION, PURPOSE, BASIS AND SCOPE OF THE STUDY AND A SINGLE LINE DIAGRAM OF THAT PORTION OF THE POWER SYSTEM, WHICH IS INCLUDED WITHIN THE SCOPE OF THE STUDY, TABULATIONS OF CIRCUIT BREAKER, FUSE AND OTHER PROTECTIVE DEVICE RATINGS VERSUS CALCULATED SHORT CIRCUIT DUTIES AND COMMENTARY REGARDING IT, PROTECTIVE DEVICE TIME VERSUS CURRENT COORDINATION CURVES, TABULATIONS OF RELAY AND CIRCUIT BREAKER TRIP SETTINGS, FUSE SELECTION, AND COMMENTARY REGARDING IT, FAULT CURRENT CALCULATIONS INCLUDING A DEFINITION OF TERMS AND GUIDE FOR INTERPRETATION OF COMPUTER PRINTOUT, INCIDENT ENERGY AND FLASH PROTECTION BOUNDARY CALCULATIONS, RECOMMENDED SIZE FOR POWER FUSES AND RECOMMENDED SETTINGS FOR GROUND FAULT RELAYS AND FOR ALL ADJUSTABLE TRIP RELAYS, COMMENTS AND RECOMMENDATIONS FOR SYSTEM IMPROVEMENTS, WHERE NEEDED, EXECUTIVE SUMMARY INCLUDING SOURCE OF INFORMATION AND ASSUMPTIONS MADE.

8) PROVIDE AN ARC FLASH HAZARD ANALYSIS STUDY : THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO THE IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX D. THE ARC FLASH STUDY SHALL BE PERFORMED IN CONJUNCTION WITH THE SHORT CIRCUIT AND PROTECTIVE DEVICE COORDINATION STUDIES AND SHALL INCLUDE ALL ELECTRICAL EQUIPMENT SHOWN ON THE SINGLE-LINE DRAWINGS. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, SWITCHGEAR, MOTOR-CONTROL CENTERS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS. THE FOLLOWING MODES OF OPERATIONS MUST BE CONSIDERED: MODE #1: NORMAL UTILITY OPERATION, (UTILITY POWER ON AND ALL AUTOMATIC TRANSFER SWITCHES IN NORMAL OPERATING CONFIGURATION) MODE #2: EMERGENCY GENERATOR OPERATION, (GENERATORS ON-LINE WITH AUTOMATIC TRANSFER SWITCHES IN THEIR EMERGENCY/STANDBY POSITION OPERATING CONFIGURATION). FOR EACH MODE OF OPERATION PROVIDE A DETAILED PRINTOUT WHICH INCLUDES THE BUS NAME, BOLTED FAULT LEVEL, ARCING FAULT LEVEL, NAME OF PROTECTIVE DEVICE THAT WILL CLEAR THE ARCING FAULT, ARCING FAULT CLEARING TIME, WORKING DISTANCE, ARC FLASH BOUNDARY, INCIDENT ENERGY LEVEL AND FLASH HAZARD/RISK CATEGORY. THE ARC FLASH ANALYSIS SHALL BE BASED UPON THE ACTUAL GENERATOR REACTANCE DATA AND UTILITY SHORT CIRCUIT CONTRIBUTION. DO NOT USE THE ULTIMATE UTILITY SHORT CIRCUIT CONTRIBUTION UTILIZED IN THE SHORT CIRCUIT STUDY FOR EVALUATION OF EQUIPMENT SHORT CIRCUIT RATINGS. ARC FLASH HAZARD INCIDENT ENERGY AND FLASH PROTECTION BOUNDARIES SHALL BE BASED UPON IEEE 1584 METHOD OF ARCING FAULT CALCULATIONS WITH CLEARING TIMES AT LOW ARCING FAULT TOLERANCE OF -15% AND HIGH ARCING FAULT TOLERANCES OF +5%. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION B.1.2. EQUIPMENT APPLIED AT LESS THAN 240V WITH MAXIMUM BOLTED SHORT CIRCUIT CURRENT LESS THAN 10KA SHALL BE CLASSIFIED AT FLASH HAZARD/RISK CATEGORY ZERO (0) WITH DEFAULT 18 INCH FLASH PROTECTION BOUNDARY. FOR ARC FLASH HAZARD ANALYSIS OF PANELBOARDS WITH MAIN BREAKER OR OTHER ELECTRICAL CAL EQUIPMENT IN WHICH REMOVAL OF THE COVER EXPOSES ENERGIZED PARTS ON THE LINE-SIDE OF THE MAIN BREAKER THE ANALYSIS SHALL NEGLECT THE OPERATION OF THE MAIN BREAKER AND BE BASED UPON CLEARING BY THE FASTEST UPSTREAM DEVICE. FOR EQUIPMENT WITH MULTIPLE SECTIONS, SUCH AS SWITCHBOARDS, SWITCHGEAR AND MCC'S, THE ARC FLASH ANALYSIS SHALL INCLUDE CALCULATIONS AND LABELS FOR BOTH THE LINE SIDE OF THE MAIN BREAKER AND AT THE DISTRIBUTION BUS. THE WARNINGS LABELS SHALL COMPLY WITH ANSI Z535.4 AND BE PROVIDED BY THE FIRM PERFORMING THE ARC FLASH ANALYSIS. INCLUDE THE FOLLOWING INFORMATION ON ALL LABELS: EQUIPMENT DESIGNATION, BUS VOLTAGE, FLASH HAZARD PROTECTION BOUNDARY, INCIDENT ENERGY LEVEL, FLASH HAZARD/RISK CATEGORY, TYPICAL PPE REQUIREMENTS, LIMITED APPROACH BOUNDARY, RESTRICTED BOUNDARY, PROHIBITED BOUNDARY, MODE OF OPERATION USED AS BASIS OF CALCULATIONS, THE DATA PRESENTED ON THE WARNING LABELS SHALL BE BASED UPON MODE 1 ANALYSIS (NORMAL UTILITY OPERATION) FOR ALL NORMAL UTILITY DISTRIBUTION EQUIPMENT AND EQUIPMENT ON THE LOAD SIDE OF AUTOMATIC TRANSFER SWITCHES. WARNING LABELS SHALL BE BASED UPON MODE 2 ANALYSIS (EMERGENCY GENERATOR OPERATION) FOR ALL EQUIPMENT FROM THE GENERATOR DOWN TO SWITCHBOARDS/ PANELBOARDS SOURCING THE AUTOMATIC TRANSFERS SWITCHES. THE ARC FLASH HAZARD ANALYSIS SHALL INCLUDE CALCULATIONS FOR MAXIMUM AND MINIMUM CONTRIBUTIONS OF FAULT CURRENT MAGNITUDE. THE MINIMUM CALCULATION SHALL ASSUME THAT THE UTILITY CONTRIBUTION IS AT A MINIMUM AND SHALL ASSUME A MINIMUM MOTOR LOAD. CONVERSELY, THE MAXIMUM CALCULATION SHALL ASSUME A MAXIMUM CONTRIBUTION FROM THE UTILITY AND SHALL ASSUME MOTORS TO BE OPERATING UNDER FULL-LOAD CONDITIONS.

9) ARC FAULT HAZARD ANALYSIS WARNING LABELS SHALL BE PRINTED AND AFFIXED TO THE ELECTRICAL SYSTEM EQUIPMENT AFTER THE FINAL PROTECTIVE RELAY SETTINGS HAVE BEEN APPLIED AND CONFIRMED OPERATIONAL SETTINGS AND ADJUSTMENTS OF THE RELAYS SHALL BE PERFORMED BY AND INDEPENDENT QUALIFIED AGENCY FAMILIAR WITH THIS WORK AND THE AGENCY ARE TO BE RETAINED BY THE CONTRACTOR. ARC FLASH WARNING LABELS: THE VENDOR SHALL PROVIDE A 3.5 IN. X 5 IN. THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED. THE LABEL SHALL HAVE AN ORANGE HEADER WITH THE WORDING, WARNING, ARC FLASH HAZARD, AND SHALL INCLUDE THE FOLLOWING INFORMATION.

1. LOCATION DESIGNATION
2. NOMINAL VOLTAGE
3. FLASH PROTECTION BOUNDARY
4. HAZARD RISK CATEGORY
5. INCIDENT ENERGY
6. WORKING DISTANCE
7. ENGINEERING REPORT NUMBER, REVISION NUMBER AND ISSUE DATE.

LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS. ARC FLASH LABELS SHALL BE PROVIDED IN THE FOLLOWING MANNER AND ALL LABELS SHALL BE BASED ON RECOMMENDED OVERCURRENT DEVICE SETTINGS, FOR EACH 600,480 AND APPLICABLE 208 VOLT PANELBOARDS AND DISCONNECTS, ONE ARC FLASH LABEL SHALL BE PROVIDED. FOR EACH SWITCHGEAR, SWITCHBOARD AND MOTOR CONTROL CENTER, ON ARC FLASH LABEL SHALL BE PROVIDED. ARC FLASH TRAINING: THE EQUIPMENT MANUFACTURER SHALL TRAIN PERSONNEL OF THE POTENTIAL ARC FLASH HAZARDS ASSOCIATED WITH WORKING ON ENERGIZED EQUIPMENT (MINIMUM OF 4 HOURS). MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70E, STANDARD FOR ELECTRICAL SAFETY REQUIREMENTS FOR EMPLOYEE WORKPLACES, SHALL BE PROVIDED IN THE EQUIPMENT MANUALS.

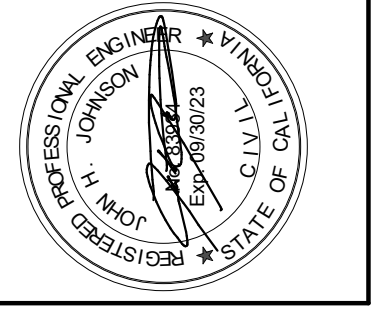
W. MEGGER TESTING

1. PERFORM MEGGER TESTING OF ALL NEW POWER WIRES PER NETA ATS - ACCEPTANCE TESTING SPECIFICATIONS FOR ELECTRICAL POWER DISTRIBUTION EQUIPMENT AND SYSTEMS. INSPECT AND TEST IN ACCORDANCE WITH NETA ATS, EXCEPT SECTION 4. B. PERFORM INSPECTIONS AND TESTS LISTED IN NETA ATS, SECTION 7.3.1.

Cannatechnics
 CANNABIS DESIGN SERVICES, CALIFORNIA, REGISTRATION ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 827-7140 FAX: (951) 827-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
 PROFESSIONAL ENGINEER
 JOHN H. JOHNSON
 C.A.L.B. # 68123
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 P.E. NO. 83884
 DATE 07/19/2022



OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
**COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY**
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 ELECTRICAL SPECIFICATIONS

REV BY	DATE	DESCRIPTION
01	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS

PROJECT NUMBER
 2022-06-1002

DRAWN BY
 RS

CHECKED BY
 JHJ

DATE
 06-27-2022

REVISION

SHEET IDENTIFIER
E4.1

STATE OF CALIFORNIA Electrical Power Distribution NRC-ELC-E CALIFORNIA ENERGY COMMISSION NRC-ELC-E CERTIFICATE OF COMPLIANCE NRC-ELC-E This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b) for alterations. Project Name: Hangar 420 Report Page: (Page 1 of 9) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

A. GENERAL INFORMATION

01 Project Location (city) Murrieta
02 Occupancy Types Within Project: Office Retail

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05
Electrical Service Designation/Description	Scope of Work ¹	Rating (kVA)	Utility Provided Metering System Exception to §130.5(a) ?	System subject to CA Elec Code Article 517 Exception to §130.5(a)(b) (i)
CORRIDOR IN MIDDLE	New electrical service equipment and meter	67.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>
06 Demand Response Controls	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections §130.2, §130.1 and §130.3, and compliance documents NRC-MCH, NRC-CH and NRC-LTS will indicate when demand response controls are required.			<input type="checkbox"/>

C. COMPLIANCE RESULTS

01	02	03	04	05
Service Electrical Metering §130.5(a) (See Table F)	Separation for Monitoring §130.5(b) (See Table G)	Voltage Drop §130.5(c) (See Table H)	Controlled Outlets §130.5(d) (See Table I)	COMPLIES with Exceptional Conditions

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 12:47:47

STATE OF CALIFORNIA Electrical Power Distribution NRC-ELC-E CALIFORNIA ENERGY COMMISSION NRC-ELC-E CERTIFICATE OF COMPLIANCE NRC-ELC-E This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b) for alterations. Project Name: Hangar 420 Report Page: (Page 5 of 9) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Signature: JOHN JOHNSON
Signature Date: 07-08-2022
Address: 2919 JEFFERSON AVE, STE 201
City/State/Zip: Temecula, CA 92592
Phone: 951-827-7140

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I verify the following under penalty of perjury under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am either under Division 1 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The design features and performance specifications, materials, components, and manufacturer devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 4 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit application and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building permit application.

Responsible Designer Name: JOHN JOHNSON
Signature Date: 07-08-2022
Address: 2919 JEFFERSON AVE, STE 201
City/State/Zip: Temecula, CA 92592
Phone: 951-827-7140

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 12:47:47

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 4 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls	04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(b)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky Light Daylighting §130.1(d)	Secondary Daylighting §140.6(a)	Interlocked Systems §140.6(a)	Field Inspector	Pass Fail
RETAIL	Retail Store	Manual ON/OFF	Exempt*	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>
OFFICES	Office	Manual ON/OFF	Dimmer	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>
BREAK ROOM	All Other Occupancies	Manual ON/OFF	Exempt*	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	All Other Occupancies	Manual ON/OFF	Exempt*	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>
FRONT DESK	All Other Occupancies	Manual ON/OFF	Dimmer	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>
CORRIDOR	All Other Occupancies	Manual ON/OFF	Exempt*	See Building Level Shut Off Control	N/A	N/A	No	<input type="checkbox"/>	<input type="checkbox"/>

NOTES: Controls with * require a note in the space below explaining how compliance is achieved.
*Exempt: 1. Primary/Skylight Daylighting Exempt because less than 100 watts of general lighting. EXCEPTION 1 to §130.1(b)(2)

Plan Sheet Showing Daylit Zones:

RETAIL	(Multilevel Controls) Not Required: Space <= 0.5 W/f
BREAK ROOM	(Multilevel Controls) Not Required: Space <= 0.5 W/f
TOILET	(Multilevel Controls) EXCEPTION 2: Restrooms
CORRIDOR	(Multilevel Controls) Not Required: Space <= 0.5 W/f

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Electrical Power Distribution NRC-ELC-E CALIFORNIA ENERGY COMMISSION NRC-ELC-E CERTIFICATE OF COMPLIANCE NRC-ELC-E This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b) for alterations. Project Name: Hangar 420 Report Page: (Page 2 of 9) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

D. EXCEPTIONAL CONDITIONS

This table includes entries with unresolvable comments because of omissions made or data entered in tables throughout the form. Table 1 indicates the project is exempt from §130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. SERVICE ELECTRICAL METERING

This section does not apply to this project.

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entries new or complete replacement electrical power distribution systems to demonstrate compliance with §130.5(a). Any load types that are not included in the service do not need to be shown.

01	02	03	04	05
Load Type per Table 130.5-B ¹	Minimum Required Separation of Load per Table 130.5-B	Compliance Method ²	Location of Requirements in Construction Documents	Field Inspector Pass Fail
CORRIDOR IN MIDDLE				
HVAC systems and components	All HVAC in aggregate	Method 3	E.0.0	<input type="checkbox"/>
Plug Loads and appliances less than 25kVA	All plug loads in aggregate Groups of plug loads exceeding 25 kVA connected load in an area less than 5000 sf	Method 3	E.0.0	<input type="checkbox"/>
Lighting including exit, egress and exterior	All lighting in aggregate	Method 3	E.0.0	<input type="checkbox"/>

NOTES: For each separate load type, up to 25% of the connected load may be of any type.
Footnotes: 1. Switchboards/motor control centers/panelboard loads disaggregated for each load type.
Method 2. Switchboards/motor control centers/panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3. Branch circuits serve load types individually and provisions for adding future branch circuit monitoring.
Method 4. Complete metering system measures and reports loads by type.
See Chapter 4 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 12:47:47

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 1 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

A. GENERAL INFORMATION

01 Project Location (city) Murrieta
02 Climate Zone 10
03 Occupancy Types Within Project (select all that apply): Office Retail

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.0 or §141.0(b)(2) for alterations.

Scope of Work	Conditioned Spaces	Unconditioned Spaces
01 My Project Consists of (check all that apply):	02 Calculation Method	03 Area (ft ²)
<input checked="" type="checkbox"/> New Lighting System	Complete Building Method	2670
<input type="checkbox"/> New Lighting System - Parking Garage	N/A	0
<input type="checkbox"/> New Lighting System - Other	N/A	0
Total Area of Work (ft²)		2670

C. COMPLIANCE RESULTS

If any call on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(a)(1)	Allowed Lighting Power per §140.6(b) (Watts)					Adjusted Lighting Power per §140.6(a) (Watts)			Compliance Results
	01	02	03	04	05	06	07	08	
Conditioned	1,607.62	=	1,607.62	≥	1,151	=	1,151	=	COMPLIES

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 5 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b), are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(a) or adjustments per §140.6(a) are being used.

Conditioned Spaces	01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	BAF
RETAIL	Retail Store	0.3	1,048	312.2	No	No
OFFICES	Office	0.65	606.22	394.04	No	No
BREAK ROOM	All Other Occupancies	0.4	289.75	115.9	No	No
TOILET	All Other Occupancies	0.4	76.63	30.64	No	No
FRONT DESK	All Other Occupancies	0.4	199.59	79.83	No	No
CORRIDOR	All Other Occupancies	0.4	110	44	No	No
TOTALS:			2,330.37	1,607.62		See Tables 1, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Electrical Power Distribution NRC-ELC-E CALIFORNIA ENERGY COMMISSION NRC-ELC-E CERTIFICATE OF COMPLIANCE NRC-ELC-E This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b) for alterations. Project Name: Hangar 420 Report Page: (Page 3 of 5) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

H. VOLTAGE DROP

This table includes entries new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with §130.5(c). For alterations, only the altered circuits must demonstrate compliance per §141.0(b)(2).

01	02	03	04	05
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method	Location of Voltage Drop Calculations ¹	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector Pass Fail
CORRIDOR IN MIDDLE	<input checked="" type="checkbox"/> Voltage drop less than 5% <input type="checkbox"/> Permitted by CA Elec Code (Exception to §130.5(c)) ²	In construction documents	E3.0	<input type="checkbox"/>

NOTES: If "Permitted by CA Elec Code" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.
FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents (if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entries new or complete replacement electrical power distribution systems to demonstrate compliance with §130.5(d). Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06
Room name or Description	Location/Type of Controlled Receptacles	Shut-Off Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector Pass Fail
OFFICE	Within 6ft of uncontrolled receptacle	Occupancy Sensor	<input checked="" type="checkbox"/>	E3.0	<input type="checkbox"/>

NOTES: If "Other" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.

J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selectors have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 12:47:47

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 2 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

C. COMPLIANCE RESULTS

Controls Compliance (See Table H for Details)	COMPLIES with Exceptional Conditions
Rated Power Reduction Compliance (See Table Q for Details)	

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unresolvable comments because of omissions made or data entered in tables throughout the form.

H. Indoor Lighting Controls (Not including PAFs) Permit Applicant Notes: [RETAIL (Multilevel Controls) Not Required: Space <= 0.5 W/f] - [TOILET (Multilevel Controls) EXCEPTION 2: Restrooms] - [CORRIDOR (Multilevel Controls) Not Required: Space <= 0.5 W/f]

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)(3)	Design Watts	Field Inspector Pass Fail
F1A	2X2 DIRECT/INDIRECT LIGHT	No	No	18	Mfr. Spec.	1	No	18	<input type="checkbox"/>
F1B	2X2 DIRECT/INDIRECT LIGHT	No	No	29	Mfr. Spec.	2	No	58	<input type="checkbox"/>
F1C	2X2 DIRECT/INDIRECT LIGHT	No	No	35	Mfr. Spec.	1	No	35	<input type="checkbox"/>
F3	STRIP LIGHT	No	No	35	Mfr. Spec.	16	No	560	<input type="checkbox"/>
F3A	STRIP LIGHT	No	No	42	Mfr. Spec.	8	No	336	<input type="checkbox"/>
F3E	STRIP LIGHT	No	No	35	Mfr. Spec.	9	Yes	N/A	<input type="checkbox"/>
F2	WALL SCONCE	No	No	12	Mfr. Spec.	12	No	144	<input type="checkbox"/>
Total Designed Watts: CONDITIONED SPACES								1,151	

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 6 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selectors have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selectors have been made based on information provided in this document. If any selection has been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/atttcp/providers.html>

Form/Title

01	02	03
Mandatory Demand Response §130.12(c)	Shut-off controls §130.1(c)	Field Inspector Pass Fail
Not Required <= 10,000 SF	Whole Building Auto Time Switch	<input type="checkbox"/>

NRCA-LTI-Q2-A - Must be submitted for occupancy sensors and automatic time switch controls.
RETAIL; OFFICES; BREAK ROOM; TOILET; FRONT DESK; CORRIDOR

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Electrical Power Distribution NRC-ELC-E CALIFORNIA ENERGY COMMISSION NRC-ELC-E CERTIFICATE OF COMPLIANCE NRC-ELC-E This document is used to demonstrate compliance with mandatory requirements in §130.5, for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or §141.0(b) for alterations. Project Name: Hangar 420 Report Page: (Page 4 of 5) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to electrical power distribution requirements.

01	02	03
Mandatory Demand Response §130.12(c)	Shut-off controls §130.1(c)	Field Inspector Pass Fail
Not Required <= 10,000 SF	Whole Building Auto Time Switch	<input type="checkbox"/>

NRCA-LTI-Q2-A - Must be submitted for occupancy sensors and automatic time switch controls.
RETAIL; OFFICES; BREAK ROOM; TOILET; FRONT DESK; CORRIDOR

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 12:47:47

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 3 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)(3)	Design Watts	Field Inspector Pass Fail
F1A	2X2 DIRECT/INDIRECT LIGHT	No	No	18	Mfr. Spec.	1	No	18	<input type="checkbox"/>
F1B	2X2 DIRECT/INDIRECT LIGHT	No	No	29	Mfr. Spec.	2	No	58	<input type="checkbox"/>
F1C	2X2 DIRECT/INDIRECT LIGHT	No	No	35	Mfr. Spec.	1	No	35	<input type="checkbox"/>
F3	STRIP LIGHT	No	No	35	Mfr. Spec.	16	No	560	<input type="checkbox"/>
F3A	STRIP LIGHT	No	No	42	Mfr. Spec.	8	No	336	<input type="checkbox"/>
F3E	STRIP LIGHT	No	No	35	Mfr. Spec.	9	Yes	N/A	<input type="checkbox"/>
F2	WALL SCONCE	No	No	12	Mfr. Spec.	12	No	144	<input type="checkbox"/>
Total Designed Watts: UNCONDITIONED SPACES								1,151	

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energy Code Ace
Project ID: 70018
Report Generated: 2022-08-14 13:28:44

STATE OF CALIFORNIA Indoor Lighting NRC-LTI-E CALIFORNIA ENERGY COMMISSION NRC-LTI-E CERTIFICATE OF COMPLIANCE NRC-LTI-E This document is used to demonstrate compliance with requirements in §110.9, §110.12(a), §130.0, §130.1, §140.0, and §141.0(b)(2) for indoor lighting systems using the prescriptive path. Project Name: Hangar 420 Report Page: (Page 7 of 8) Project Address: 30375 AULD RD, MURRIETA, CA 92563 Date Prepared: 2022-08-14T15:47:44-04:00

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selectors have been made based on information provided in this document. If any selection has been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/atttcp/providers.html>

Form/Title

01	02	03
Mandatory Demand Response §130.12(c)	Shut-off controls §130.1(c)	Field Inspector Pass Fail
Not Required <= 10,000 SF	Whole Building Auto Time Switch	<input type="checkbox"/>

NRCA-LTI-Q2-A - Must be submitted for occupancy sensors and automatic time switch controls.
RETAIL; OFFICES; BREAK ROOM; TOILET; FRONT DESK; CORRIDOR

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: JOHN JOHNSON
Company: Kabbion
Address: 2719 JEFFERSON AVE, STE 201
City/State/Zip: Temecula, CA

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

H. OUTDOOR LIGHTING CONTROLS
This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application.
Area Description: Parking lot: S1, S2
Shut Off: \$130.2611
Auto Schedule: \$130.2612
Motion Sensor: \$130.2613
Field Inspector: Pass/Fail

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
DK: Not permitted by health & safety to be turned off. EXCEPTION 2 to §140.2012

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

A. GENERAL INFORMATION
01 Project Location (City) Murrieta
02 Climate Zone 10
03 Outdoor Lighting Zone per Title 24 Part 1 §140.114 or as designated by Authority Having Jurisdiction (AHJ):
04 Total Illuminated Landscape Area (ft²) 8700

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §140.2012, for alterations.
My Project Consists of:
01 New Lighting System
02 Must Comply with Allowances from §140.7
03 Altered Lighting System
04 Is your alteration increasing the connected lighting load (Watts)?

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

I. LIGHTING POWER ALLOWANCE (per §140.7)
This table includes areas using allowance calculations per §140.7. General Hardship Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B.
01 General Hardship Allowance
02 Per Application
03 Sales Frontage
04 Ornamental
05 Per Specific Area
06 Existing Power Allowance

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.
K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.
L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.
M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.
Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.082(a):
01 General Hardship Allowance
02 Per Application
03 Sales Frontage
04 Ornamental
05 Per Specific Area
06 Existing Power Allowance
07 Total Allowed (Watts)
08 Total Actual (Watts)
09 O7 must be >= O8

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.
O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Additional Remarks: These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E.
Additional Remarks: These documents must be provided to the building inspector during construction and must be completed through an Acceptance Tool: Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/ottcp/providers.html

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
Per new or altered lighting systems demonstrating compliance with §140.2, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below. For altered lighting systems using the Existing Power method per §141.082(a), only new luminaires being installed and replaced luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).
Designated Wattage:
01 Name or Item Tag
02 Complete Luminaire Description
03 Watts per luminaire¹
04 How is Wattage Determined
05 Total number of luminaires²
06 Luminaire Status³
07 Excluded per §140.7(a)
08 Design Watts
09 Cutoff Req. > 6,200 initial lumens output §140.2012
10 Field Inspector Pass/Fail

NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
¹ For linear luminaires, wattage should be indicated as W instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
² Select "New" for new luminaires in a new outdoor lighting project or for added luminaires as an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing to Be Removed" for existing luminaires which are being removed and reinstalled as part of the project scope.
³ Compliant with mandatory cutoff requirements is required for luminaires with initial lumens output >= 6,200 unless exempted by §140.2012

G. CUTOFF REQUIREMENTS (BUS)
This section does not apply to this project.
Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: JOHN JOHNSON
Company: Kabbion
Address: 2719 JEFFERSON AVE, STE 201
City/State/Zip: Temecula, CA

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energy Code Ace
Project ID: 70018
Schema Version: rev 20200601
Project Generated: 2022-08-14 13:28:44

canimatechnics
CANIMAS DESIGN SPECIALISTS: CALIBRATION - EXTRACTION - RETAIL - DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
30375 AULD RD, MURRIETA, CA 92563
PHONE: (951) 857-7140
FAX: (951) 857-8724
EMAIL: INFO@CANIMATECHNICS.COM WEB: WWW.CANIMATECHNICS.COM

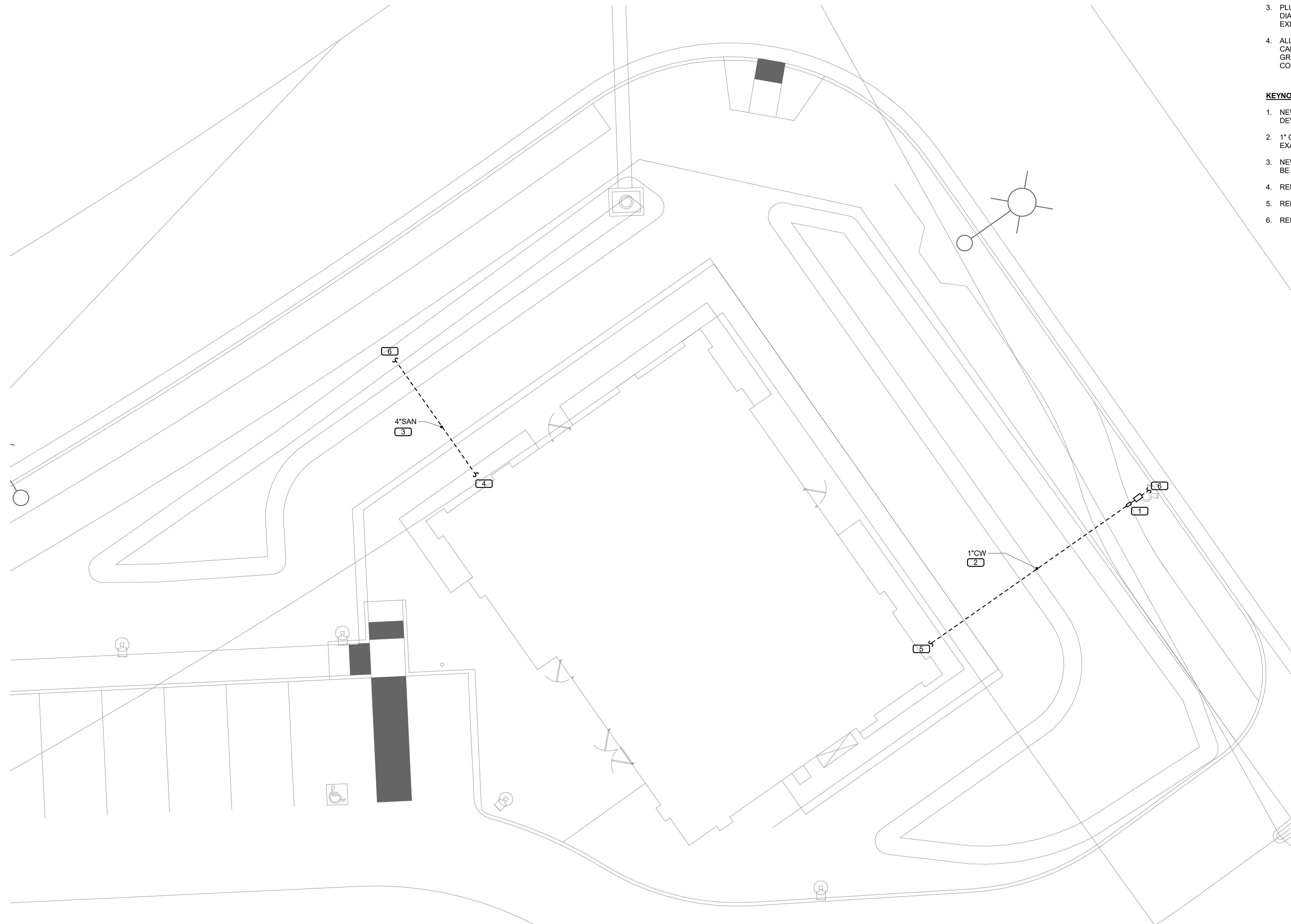
SCALE-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER - ELECTRICAL
JOHN H. JOHNSON
C.E.I.T. 23119
STATE OF CALIFORNIA

OWNER: HANGAR 420
PROJECT TITLE: COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY
AT: 30375 AULD RD, MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION: ELECTRICAL COMPLIANCE SHEET

Table with columns: REV BY, DATE, DESCRIPTION, ISSUED FOR, PERMIT REVISIONS. Row 1: 01, 01-30-23, ISSUED FOR PERMIT, PERMIT REVISIONS.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: RS
CHECKED BY: JHJ
DATE: 06-27-2022
REVISION:
SHEET IDENTIFIER: E5.1



1 SITE PLAN - PLUMBING
1/8" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
2. ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CAULKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
3. PLUMBING WORK SHOWN ON PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
4. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.

KEYNOTES: (#)

1. NEW 3/4" WATER METER WITH ASSOCIATED BACKFLOW DEVICE PER CIVIL. FIELD VERIFY EXACT LOCATION.
- 1" COLD WATER PIPE BELOW GRADE. FIELD VERIFY EXACT LOCATION.
- NEW 4" SEWER PIPE BELOW GRADE. EXACT ROUTE TO BE COORDINATED BY CIVIL AND UTILITY.
- REFER TO SHEET P-2.0 FOR CONTINUATION.
- REFER TO SHEET P-2.1 FOR CONTINUATION.
- REFER TO CIVIL FOR CONTINUATION.

Cannatechnics
CANNABIS DESIGN • SPECIALTIES • CULTIVATION • EXTRACTION • RETAIL • DISTRIBUTION
ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER:
PROFESSIONAL ENGINEER # 17801
JOHN H. JOHNSON
C.E.C.
01-30-23
STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83584
DATE 07/5/2022

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

SHEET DESCRIPTION
PLUMBING SITE PLAN

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
01	04-20-23	PERMIT REVISIONS

PROJECT NUMBER
2022-06-1002

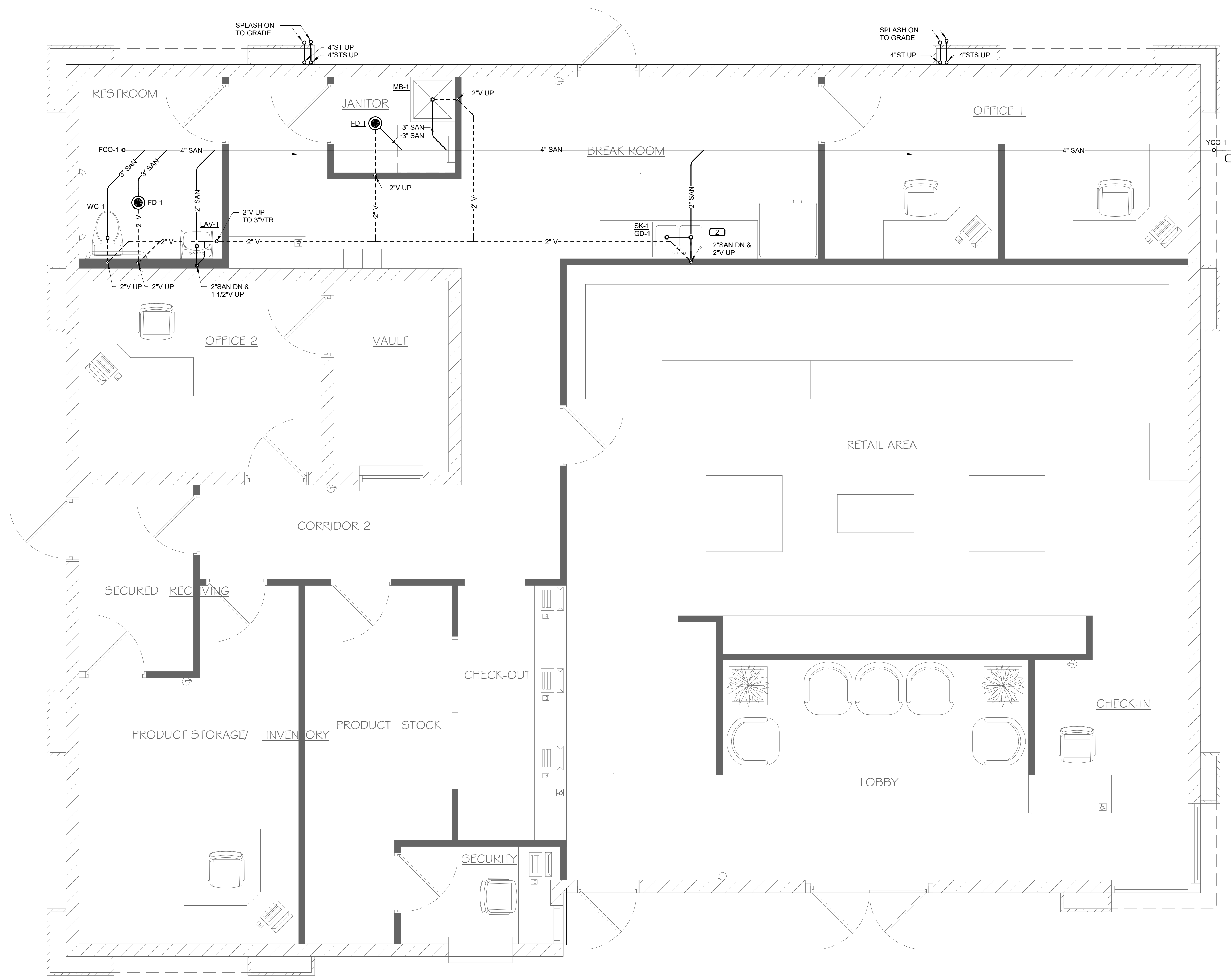
DRAWN BY
PCM

CHECKED BY
JHJ

DATE
01-30-2023

REVISION

SHEET IDENTIFIER
P0.2



1 LEVEL 1 - WASTE AND VENT - PLUMBING
 3/8" = 1'-0"

- GENERAL NOTES:**
1. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
 2. ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CAULKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
 3. ALL WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
 4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
 5. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.
 6. FLOOR DRAIN SHALL COMPLY WITH ASME A112.3.1, ASME A112.6.3, OR CSA B79, PER CPC 418.2

- KEYNOTES: (#)**
1. 4" SANITARY SEWER. REFER TO SITE PLAN SHEET P0.2 FOR CONTINUATION.
 2. SINK TO BE PROVIDED WITH GARBAGE DISPOSER GD-1. GARBAGE DISPOSER SHALL BE LOCATED BENEATH SINK COUNTER. CONNECT PER MANUFACTURER'S RECOMMENDATIONS.

Cannatechnics
 CANNABIS DESIGN, SPECIALTIES, CULTIVATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 827-7140 FAX: (951) 827-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER - PLUMBING
 C.L.B. 11111
 Exp. 06/30/23
 STATE OF CALIF.

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83584
 DATE 07/15/2022

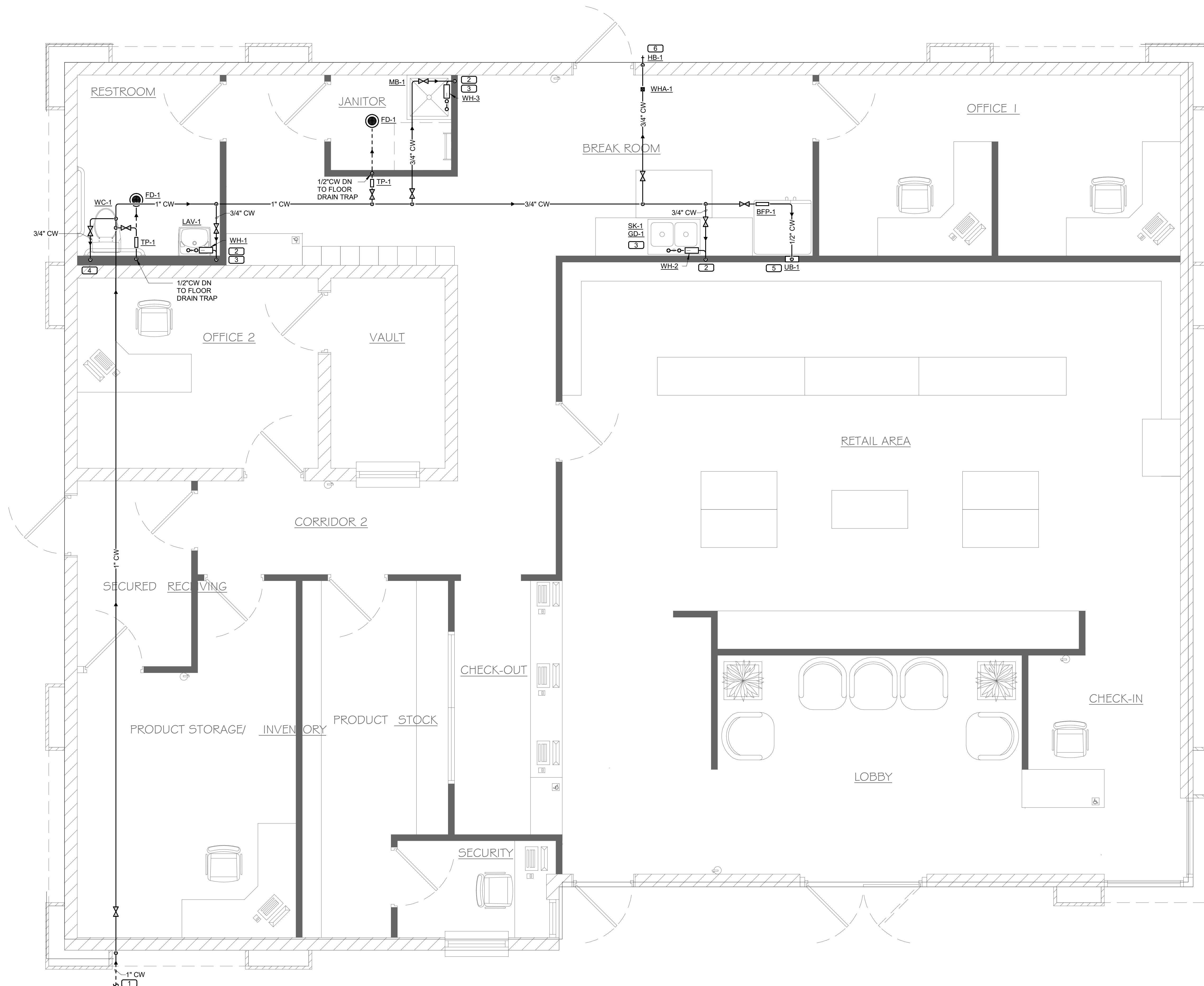
OWNER: **HANGAR 420**
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005**

SHEET DESCRIPTION:
 PLUMBING FLOOR PLAN - WASTE & VENT

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
01	04-20-23	PERMIT REVISIONS

PROJECT NUMBER	2022-06-1002
DRAWN BY	PCM
CHECKED BY	JHJ
DATE	01-30-2023
REVISION	
SHEET IDENTIFIER	P1.0



1 LEVEL 1 - DOMESTIC WATER - PLUMBING
3/8" = 1'-0"

GENERAL NOTES:

- DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE NECESSARY OFFSETS OF PIPING, FITTING, AND APPURTENANCES THAT HAVE TO BE REMOVED, CAPPED OR REROUTED.
- ALL WALL, FOOTING, FLOOR, AND ROOF PENETRATION SHALL BE CALKED WITH FIRE PROOF IN AND APPROVED MANNER BY CALIFORNIA BUILDING CODE.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.
- FLOOR DRAINS AND FLOOR SINKS SHALL COMPLY WITH ASME A112.3.1, ASME A112.6.3, OR CSA B79. PER CPC 418.2
- ALL DOMESTIC (I.E. POTABLE) HOT WATER PIPING WILL HAVE A MINIMUM INSULATION FOR THE FOLLOWING PIPE SIZES: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" - 1 1/2" PIPES (1 1/2" INSULATION); 2" PIPES ARE LARGER (2" INSULATION). CPC 609.11 & ES 150.0(J)

KEYNOTES:

- 1" DOMESTIC COLD WATER SERVICE. REFER TO SITE PLAN SHEET P0.2 FOR CONTINUATION.
- ROUTE 3/4"CW DOWN TO WATER HEATER LOCATED BENEATH LAVATORY/SINK COUNTER. BRANCH-OFF 3/4"CW TO SERVE LAVATORY/SINK.
- ROUTE 3/4"HW FROM WATER HEATER TO LAVATORY/SINK. PROVIDE MIXING VALVE AS NECESSARY.
- ROUTE 3/4"CW DOWN TO WATER CLOSET.
- UTILITY BOX TO SERVE ICE-MAKER/REFRIGERATOR. CONTRACTOR TO CONFIRM FINAL CONNECTION SIZE REQUIRED PER MANUFACTURER'S RECOMMENDATION.
- ROUTE 3/4"CW DOWN TO HOSE BIBB MOUNTED AT 18" AFF.

Cannatechnics
CANNABIS DESIGN SERVICES, CONSULTING, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 857-7140 FAX: (951) 857-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
REGISTERED PROFESSIONAL ENGINEER # 71801
C.A.S.B. 104
CITY OF CALIFORNIA

PREPARED / SUPERVISED BY: JOHN H. JOHNSON
R.C.E. NO. 83584
DATE 07/15/2022

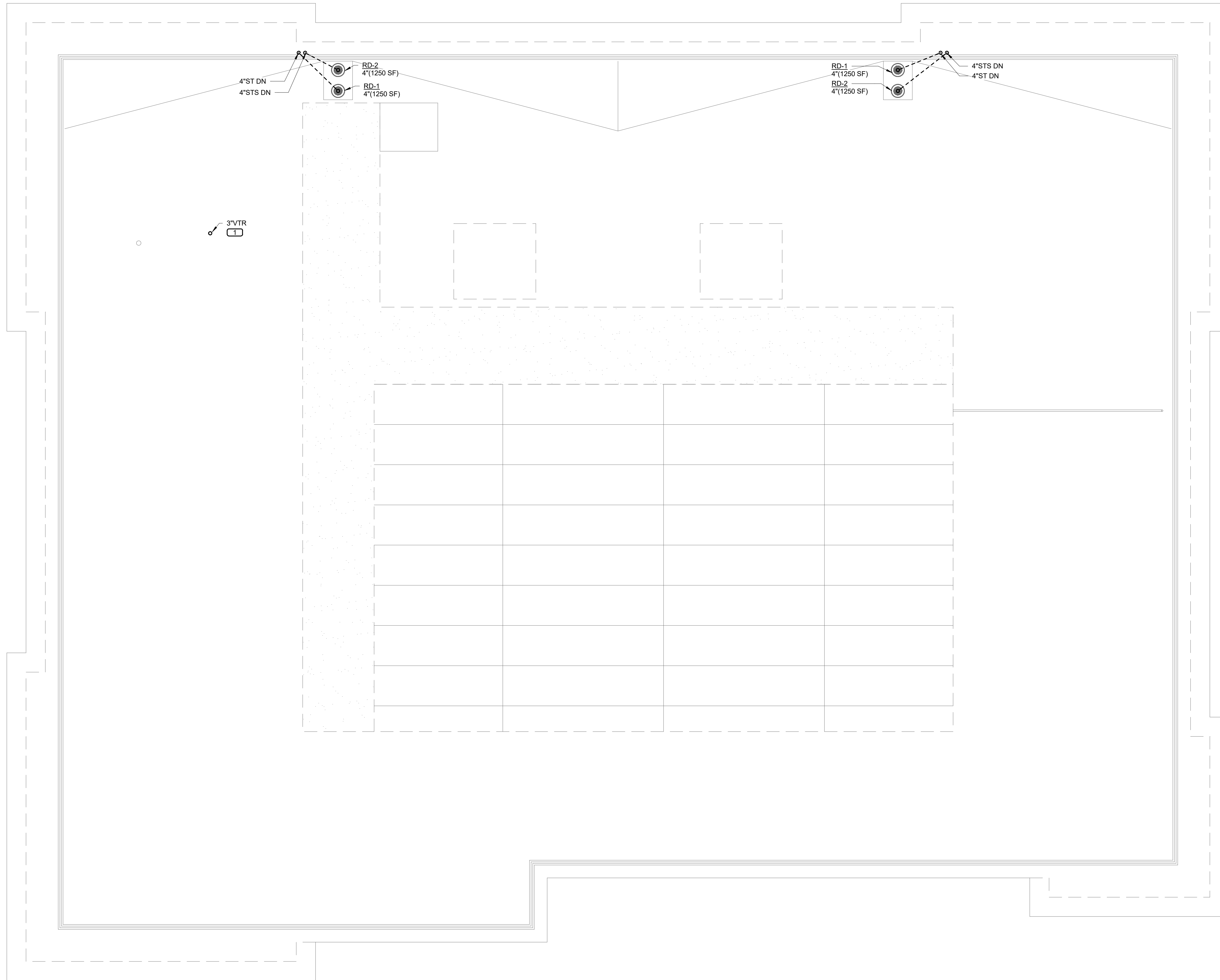
OWNER: **HANGAR 420**
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE: **COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005**

SHEET DESCRIPTION: **PLUMBING FLOOR PLAN - WATER**

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER	2022-06-1002
DRAWN BY	PCM
CHECKED BY	JHJ
DATE	01-30-2023
REVISION	
SHEET IDENTIFIER	P1.1



GENERAL NOTES:

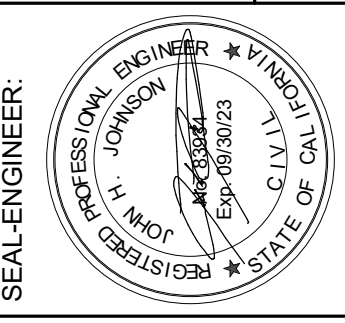

1. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.

KEYNOTES: #

1. VTR TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND MAINTAIN MINIMUM 10'-0" CLEARANCE BETWEEN MECHANICAL VENTILATION INTAKES AND ANY FLUES, EXHAUST TERMINATIONS, OR PLUMBING VENTS. COORDINATE WITH OTHER TRADES.

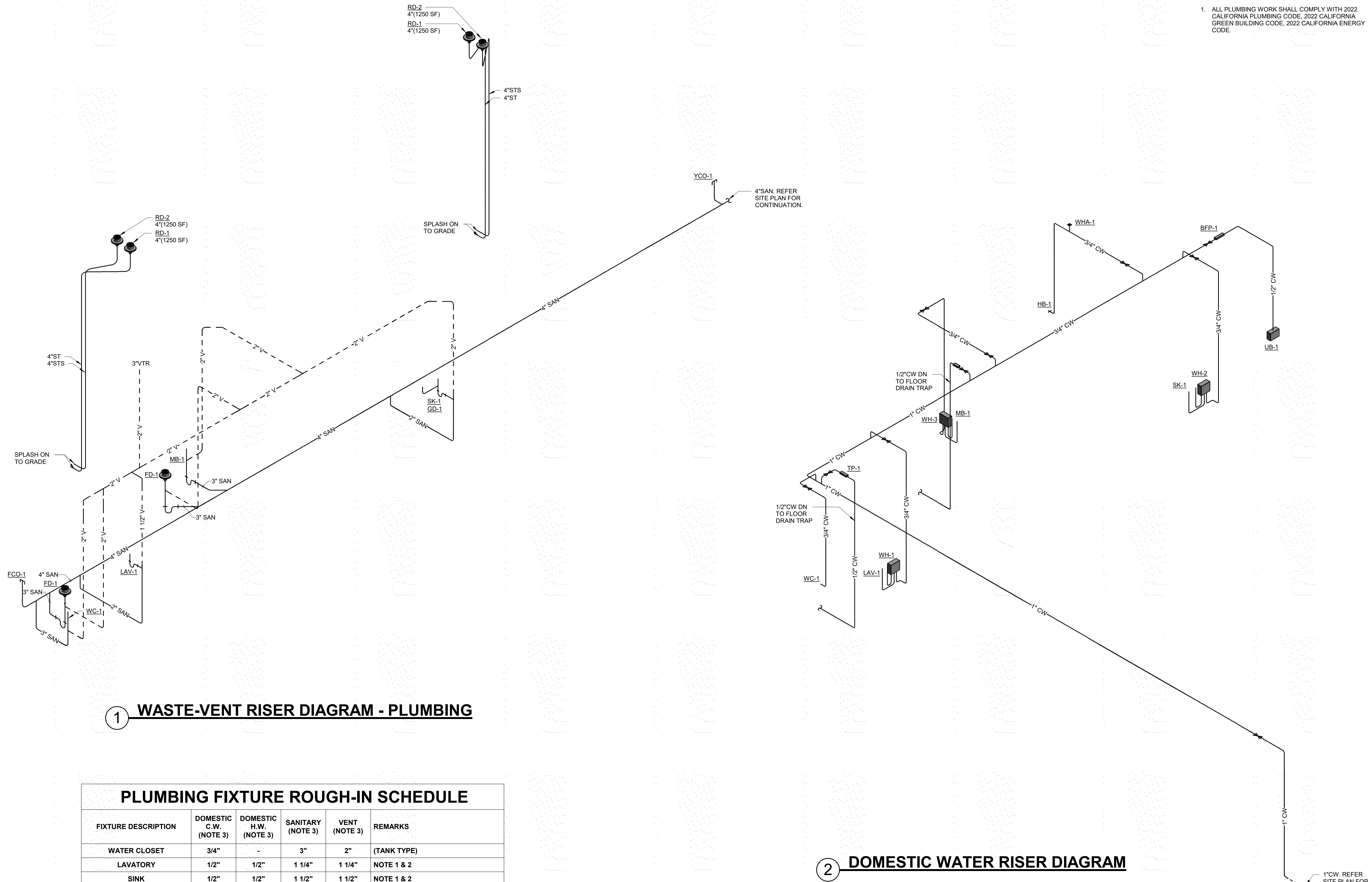
3"VTR
1

1 ROOF PLAN - PLUMBING
3/8" = 1'-0"

		<p>Cannatechnics CANNABIS DESIGN • CALCULATIONS • ILLUMINATION • EXTERIOR • RETAIL • DISTRIBUTION ARCHITECTURE • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA PHONE: (951) 827-7140 FAX: (951) 827-8724 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM</p>	
<p>SEAL-ENGINEER: JOHN H. JOHNSON REGISTERED PROFESSIONAL ENGINEER - MECHANICAL C.L.L. 111 Exp. 06/30/23 STATE OF CALIFORNIA</p>		<p>PREPARED / SUPERVISED BY: JOHN H. JOHNSON R.C.E. NO. 83584 DATE 07/5/2022</p>	
<p>OWNER: HANGAR 420 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005</p>		<p>PROJECT TITLE COMMERCIAL DEVELOPMENT PROPOSED CANNABIS DISPENSARY AT: 30375 AULD RD. MURRIETA, CA 92563 A.P.N. 963-030-005</p>	
<p>SHEET DESCRIPTION PLUMBING ROOF PLAN</p>			
REV BY	DATE	DESCRIPTION	
01	01-30-23	ISSUED FOR PERMIT	
	04-20-23	PERMIT REVISIONS	
PROJECT NUMBER		2022-06-1002	
DRAWN BY		PCM	
CHECKED BY		JHJ	
DATE		01-30-2023	
REVISION			
SHEET IDENTIFIER		P1.2	

GENERAL NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE.



1 WASTE-VENT RISER DIAGRAM - PLUMBING

2 DOMESTIC WATER RISER DIAGRAM

PLUMBING FIXTURE ROUGH-IN SCHEDULE					
FIXTURE DESCRIPTION	DOMESTIC C.W. (NOTE 3)	DOMESTIC H.W. (NOTE 3)	SANITARY (NOTE 3)	VENT (NOTE 3)	REMARKS
WATER CLOSET	3/4"	-	3"	2"	(TANK TYPE)
LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	NOTE 1 & 2
SINK	1/2"	1/2"	1 1/2"	1 1/2"	NOTE 1 & 2
MOP BASIN	3/4"	3/4"	3"	1 1/2"	-
UTILITY BOX	1/2"	-	-	-	NOTE 2
HOSE BIBB	3/4"	-	-	-	-
FLOOR DRAIN	-	-	3"	2"	-

- NOTES:**
1. SANITARY RISER UP IN WALL TO FIXTURE SHALL BE A MINIMUM OF 2".
 2. 1/2" CW AND HW APPLIES ONLY TO THE FINAL VERTICAL RISE-DROP TO EACH FIXTURE. BRANCH PIPING TO VERTICAL RISE-DROP SHALL BE A MINIMUM OF 3/4" INCH UNLESS NOTED OTHERWISE.
 3. SIZES SHOWN ARE MINIMUMS. SIZES SHOWN ON THE DRAWING THAT ARE LARGER THAN THE SIZES LISTED IN THE SCHEDULE SHALL DICTATE THE ROUGH-IN SIZE.

Cannatechnics
 CANNABIS DESIGN, SPECIALTIES, CALCULATION, EXTRACTION, RETAIL, DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7140 FAX: (951) 857-8724
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM

SEAL-ENGINEER: JOHN H. JOHNSON
 REGISTERED PROFESSIONAL ENGINEER - PLUMBING
 C.L.S. 11113
 Exp. 08/23
 STATE OF CALIFORNIA

PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83854
 DATE 07/15/2022

OWNER:
HANGAR 420
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

SHEET DESCRIPTION
 PLUMBING RISER DIAGRAMS

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
 2022-06-1002

DRAWN BY
 PCM

CHECKED BY
 JHJ

DATE
 01-30-2023

REVISION

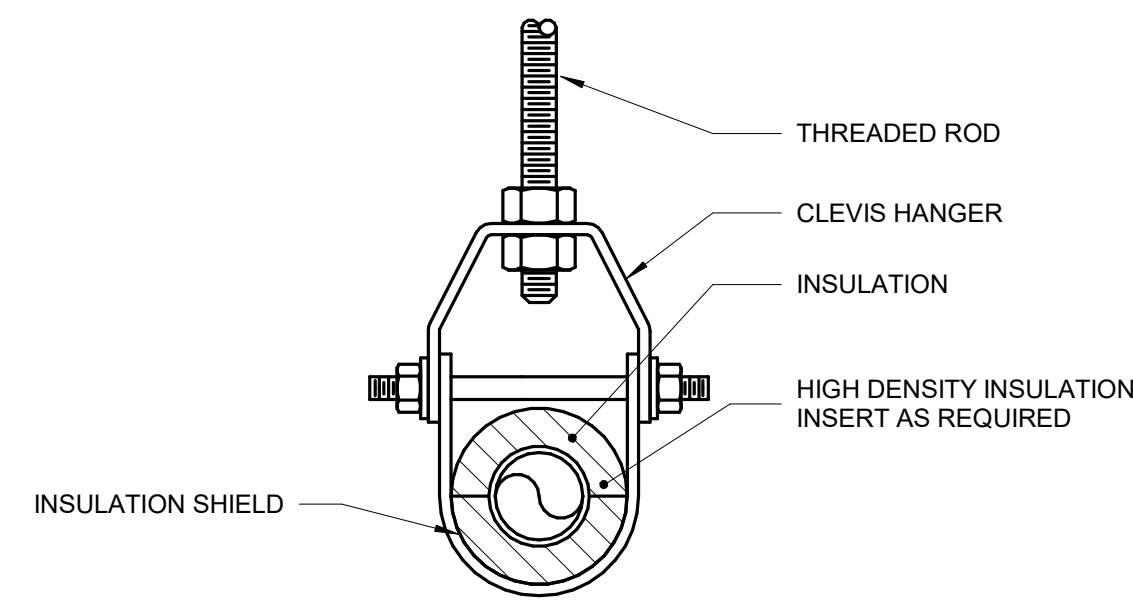
SHEET IDENTIFIER
P2.0

INSTANTANEOUS WATER HEATER SCHEDULE - ELECTRIC

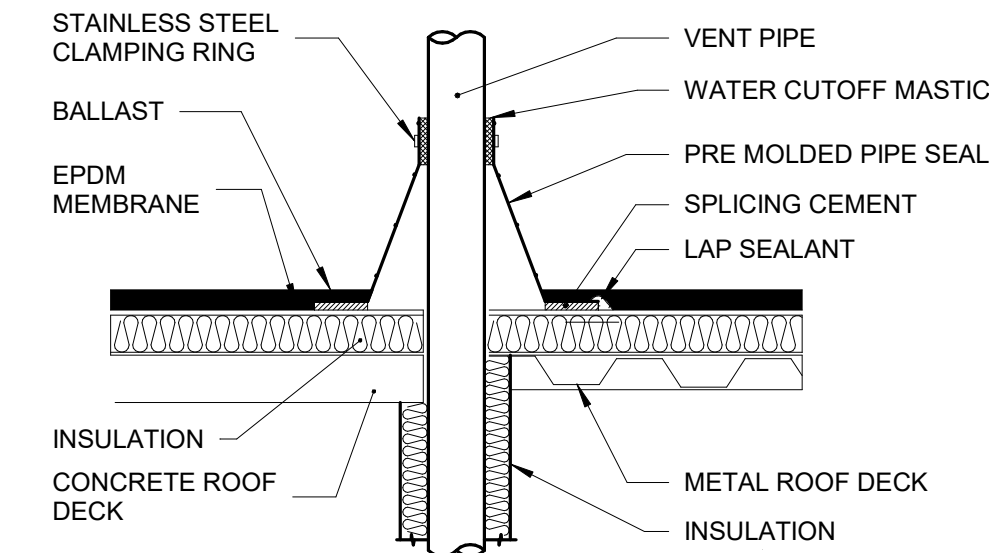
SYMBOL	SERVICE	FLOW RATE (GPM)	TEMP. RISE (°F)	LEAVING WATER TEMP. (°F)	ELECTRICAL			MANUFACTURER	MODEL	REMARKS
					INPUT (KW)	AMPS	VOLT-PHASE			
WH-1	LAVATORY	0.5	60	120	4.1	30	208-1	EEMAX	SPEX4208T	NOTE 1-5
WH-2	SINK	1.5	60	120	18	60	208-3	EEMAX	EX180T2T	NOTE 1-5
WH-3	MOP BASIN	1.8	60	120	18	60	208-3	EEMAX	EX180T2T	NOTE 1-5

NOTES:

- UNIT SHALL HAVE REPLACEABLE HEATING ELEMENT, WATERPROOF ENCLOSURE, 1/2" COMPRESSION FITTINGS, AND HIGH TEMPERATURE LIMIT SWITCH.
- UNIT SHALL BE MOUNT WATER HEATER ON WALL BELOW SINK OR LAVATORY.
- UNIT SHALL BE INSTALLED SO AS TO MAINTAIN ALL CODE AND MANUFACTURER REQUIRED CLEARANCES FOR SERVICE, ACCESS, AND OPERATION.
- PROVIDE 1-YEAR WARRANTY ON ELEMENT AND 5-YEAR WARRANTY ON HEATER BODY/ELEMENT ASSEMBLY.
- PROVIDE ALL ADDITIONAL RECOMMENDED ACCESSORIES BY VENDOR.



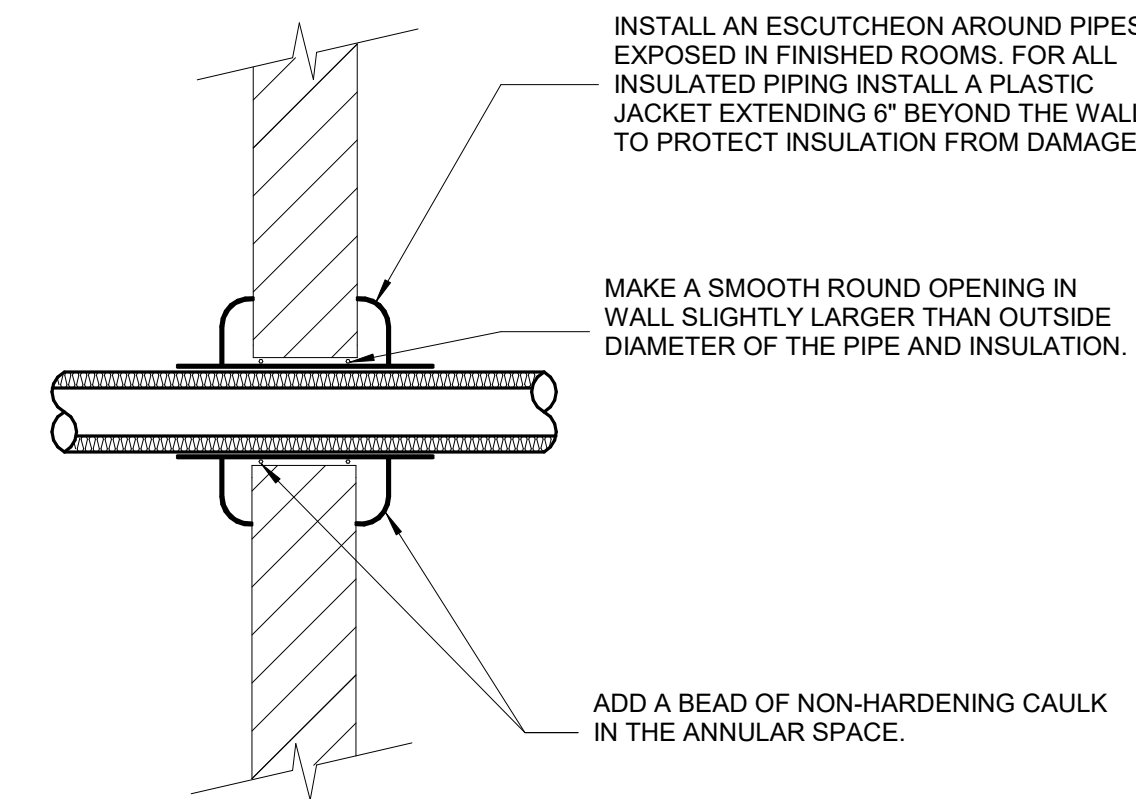
1 PIPE SUPPORT DETAIL
NO SCALE



2 VENT THROUGH ROOF PENERTATION
NO SCALE

NOTES

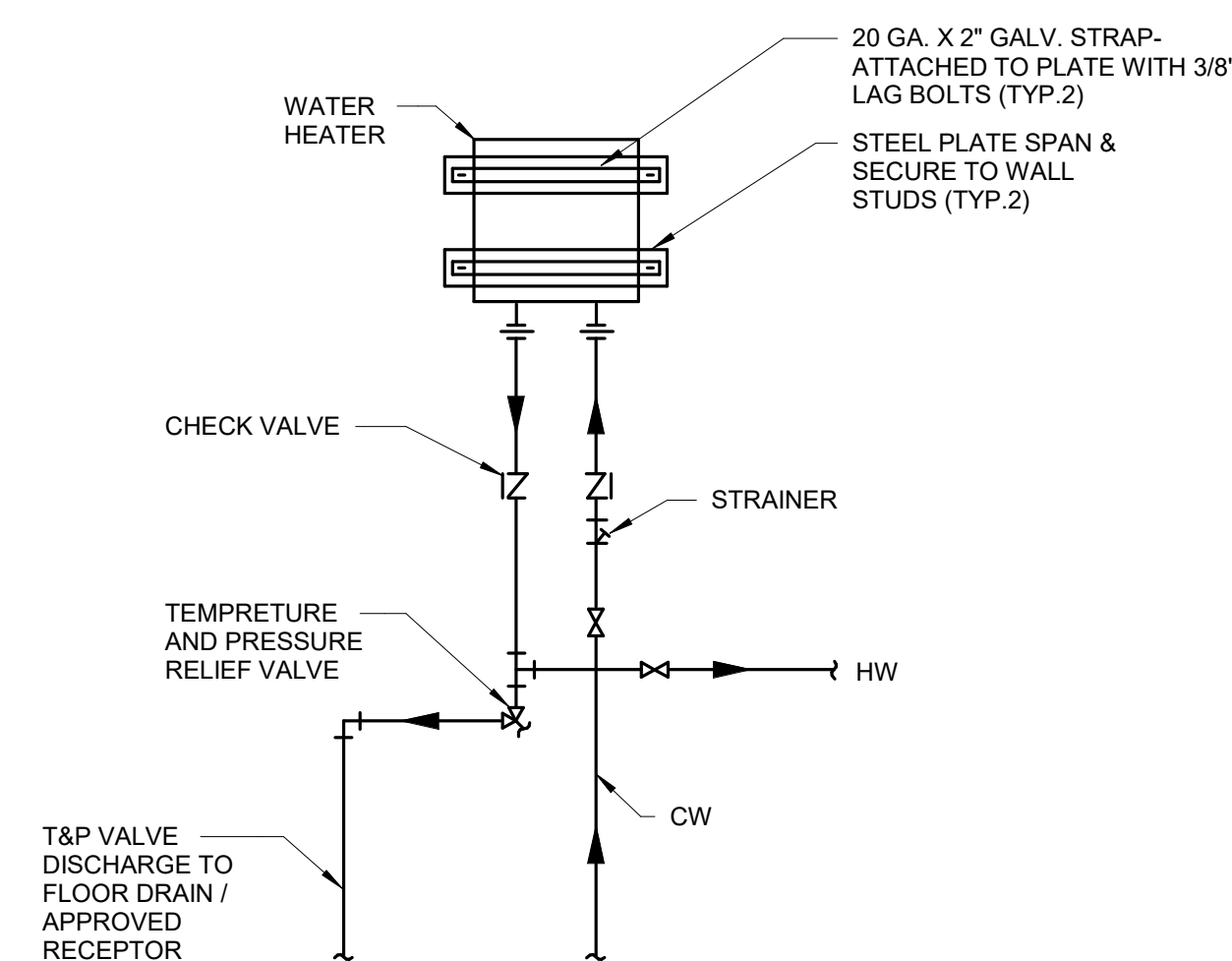
- VENT PIPE SHALL BE A MINIMUM OF 3" DIAMETER UNLESS NOTED LARGER ON FLOOR PLANS. INCREASERS, IF REQUIRED TO TRANSITION TO THE LARGER VTR SIZE, MUST BE INSTALLED AT LEAST 12 INCHES BELOW THE THERMAL ENVELOPE OF THE BUILDING.



NOTES

- THIS DETAIL APPLIES TO ALL PIPES. THE INTENTION IS TO CONTINUE THE INSULATION AND VAPOR BARRIER THROUGH ALL PENETRATIONS. PERMIT THERMAL EXPANSION WITHOUT DAMAGING INSULATION, AND TO SEAL AIRTIGHT AROUND INSULATED AND UNINSULATED PIPES FOR NOISE TRANSMISSION CONTROL.

3 PIPE THROUGH NON-FIRE RATED WALL
NO SCALE



4 INSTANTANEOUS WATER HEATER (ELECTRIC) DETAIL
NO SCALE

PLUMBING FIXTURE LIST

TAG	DESCRIPTION	ACCEPTABLE MANUFACTURERS
BFP-1	BACK FLOW PREVENTER - DUAL CHECK, LEAD FREE STAINLESS STEEL BODY, HEAVY DUTY FDA APPROVED RUBBER DIAPHRAGMS, 3/8" SIZE, RATED FOR 150 PSI AT 33°F TO 110°F.	WATTS (SD-2)
FCO-1	FLOOR CLEANOUT - ADJUSTABLE, CAST IRON HOUSING, ANCHOR FLANGE, TAPERED THREAD PLUG, SECURED NICKEL BRONZE TOP.	ZURN (Z1400) OR APPROVED EQUAL
FD-1	FLOOR DRAIN - CAST IRON BODY, NICKEL BRONZE ADJUSTABLE TOP, 6" ROUND, 3" BOTTOM OUTLET, FLASHING COLLAR, SURFACE MEMBRANE CLAMP, DEEP SEAL TRAP.	ZURN (Z-415) OR APPROVED EQUAL
GD-1	GARBAGE DISPOSER - CONTINUOUS FEED, SINGLE DIRECTION, CORROSION PROTECTION SHIELD, SERVICE WRENCH, STAINLESS STEEL GRINDING ELEMENTS, MANUALLY RESET OVERLOAD PROTECTION, FULL 4 YEAR WARRANTY. ELECTRICAL REQUIREMENTS - 120V-1 PHASE, CORD AND PLUG, 3/4 HP MOTOR, 15 AMPS.	IN-SINK-ERATOR (EVOLUTION SERIES), SINKMASTER (950)
HB-1	HOSE BIBB - FREEZELESS WALL HYDRANT, BRASS VALVE BODY AND SEAT, STANDARD FINISH, NON-FERROUS METAL STEM, AUTOMATIC DRAINING, VACUUM BREAKER, 3/4" MALE HOSE THREAD, WALL CLAMP, KEY OPERATED, ASSE 1019 OR 1052 LISTED AND APPROVED. VERIFY NUMBER OF KEY OPERATORS TO BE PROVIDED WITH OWNER/G.C.. MOUNT AT 18" ABOVE GRADE UNLESS NOTED OTHERWISE ON DRAWINGS.	PRIER (C-634), WOODFORD (67)
L-1	LAVATORY AND LAVATORY TRIM - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLY LOOSE KEY STOPS, CHROME PLATED SOFT COPPER SUPPLY LINES, DRAIN AND TAILPIECE, 1-1/4" 17 GAUGE CAST BRASS P-TRAP, SUPPORT CARRIER. PROVIDE WITH MIXING VALVE MV-1. INSULATION KIT - PRE-MANUFACTURED FOR P-TRAP, STOP VALVES AND SUPPLY LINES. MOUNT LAVATORY WITH SUPPORT CARRIER BOLTED SECURELY TO FLOOR. TOP OF RIM SHALL BE AT 31" ABOVE FLOOR.	INSULATION KIT - TRUEBRO (LAV-GUARD) OR APPROVED EQUAL
MB-1	MOP BASIN - PRECAST TERRAZZO, 24"x24"x12", 3" OUTLET, CONTINUOUS STAINLESS STEEL CAP ON ALL EDGES. TRIM - EXPOSED TWO HANDLE MIXING FAUCET, 3/4" HOSE THREAD SPOUT WITH INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK, CHECK STOPS OR INLINE CHECK VALVES TO PREVENT THERMAL CROSSOVER. ACCESSORIES - MOP HANGER, HOSE AND HOSE BRACKET, DEEP SEAL TRAP	FIAT (TSB) OR APPROVED EQUAL
MV-1	MIXING VALVE - POINT-OF-USE ANTI-SCALD THERMOSTATIC MIXING VALVE FOR TEMPERED WATER CONTROL, ALL BRONZE/BRASS CONSTRUCTION, ROUGH FINISH, THREADED INLETS, TAMPER RESISTANT SETPOINT, 3/8" COMPRESSION INLETS AND OUTLETS, COLD WATER BYPASS IF USED WITH MIXING FAUCET. 0.5 GPM OUTPUT. UNIT TO MIX 120 DEGREE F HOT WATER SUPPLY AND 40 DEGREE F COLD WATER SUPPLY FOR 110 DEGREE F OUTLET.	WATTS (LFUSG-B) OR APPROVED EQUAL
MV-2	MIXING VALVE - POINT-OF-USE ANTI-SCALD THERMOSTATIC MIXING VALVE ARRANGEMENT FOR TEMPERED WATER CONTROL, ALL BRONZE/BRASS CONSTRUCTION, ROUGH FINISH, UNION/THREADED INLETS WITH STRAINERS, COMBINATION CHECK STOPS OR SEPARATE SUPPLY CHECK VALVES AND SHUT OFF VALVES. RATED FOR 1.5 GPM OUTPUT MAXIMUM AT 10 PSI DIFFERENTIAL AND 0.5 GPM OUTPUT MINIMUM. UNIT TO MIX 120 DEGREE F HOT WATER SUPPLY AND 40 DEGREE F COLD WATER SUPPLY FOR 110 DEGREE F OUTLET.	LEONARD (170-LF) OR APPROVED EQUAL
SK-1	SINK AND TRIM - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - 1-1/2" 17 GAUGE CHROME-PLATED BRASS TAILPIECE AND P-TRAP, QUARTER-TURN BALL VALVE TYPE 3/8" CHROME-PLATED BRASS ANGLE SUPPLIES WITH LOOSE KEY STOPS, CHROME-PLATED SOFT COPPER SUPPLY LINES. PROVIDE WITH MIXING VALVE MV-2.	
UB-1	UTILITY BOX - GALVANIZED STEEL ENCLOSURE, ANGLE VALVE WITH 1/4" COMPRESSION OUTLET, INTREGAL WATER HAMMER ARRESTOR.	GUY GRAY (BIM875AB), OATEY (39140)
WC-1	WATER CLOSET AND SEAT - PROVIDED BY OWNER/G.C.. ROUGH-IN AND FINAL CONNECTION BY PLUMBING CONTRACTOR. ACCESSORIES - QUARTER-TURN 3/8" CHROME-PLATED HEAVY BRASS ANGLE SUPPLY WITH LOOSE-KEY STOP, CHROME-PLATED SOFT COPPER SUPPLY LINE. TOP OF SEAT SHALL BE AT 16"-17" ABOVE FINISHED FLOOR. VERIFY EQUIPMENT REQUIREMENTS AND ROUGH-IN LOCATIONS.	
WHA-1	WATER HAMMER ARRESTOR - BELLOWS TYPE, PRE-CHARGED, ALL LEAD FREE STAINLESS STEEL CONSTRUCTION, ASSE 1010 APPROVED, PDI CERTIFIED, RATED FOR 1-11 FIXTURE UNITS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	ZURN (Z1700) OR APPROVED EQUAL
YCO-1	YARD CLEANOUT - ROUND, DURA-COATED CAST IRON, SIZE AS LISTED ON DRAWINGS, DOUBLE FLANGED HOUSING, HEAVY DUTY SECURED SCORIATED DURA-COATED CAST IRON COVER, LIFTING DEVICE, BRONZE CLEANOUT PLUG WITH GAS/WATER-TIGHT SEAL.	ZURN (Z1474) OR APPROVED EQUAL

Cannatechnics
CANNABIS DESIGN SERVICES, CALIBRATION, EXTRACTION, RETAIL, DISTRIBUTION
ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
27919 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
PHONE: (951) 827-7140 FAX: (951) 827-8724
EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM



SEAL-ENGINEER:
PROFESSIONAL ENGINEER * FLOOR PLAN *
JOHN H. JOHNSON
C.S.L.B. # 68432
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

OWNER:
HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

PROJECT TITLE
COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

REV BY	DATE	DESCRIPTION
	01-30-23	ISSUED FOR PERMIT
	04-20-23	PERMIT REVISIONS
01		

PROJECT NUMBER
2022-06-1002
DRAWN BY
PCM
CHECKED BY
JHJ
DATE
01-30-2023
REVISION
SHEET IDENTIFIER
P3.0

PREPARED / SUPERVISED BY:
JOHN H. JOHNSON
R.C.E. NO. 83854
DATE 07/15/2022

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations...

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

Table with 4 columns: Occupancy, Yes, No, Not Applicable. Rows include Unfired storage tank insulation, New state buildings 60% energy for service water heating, Isolation valves for instantaneous water heater, and School buildings < 25,000 sq ft.

Table with 4 columns: Fluid Temperature Range (°F), Conductivity Range (BTU-in per hour per ft² per °F), Insulation Mean Rating Temp (°F), and Nominal Pipe Diameter (in). Rows include 105-140, 120.3-A, and 160.4-A.

Table with 4 columns: Yes, No, Not Applicable, Requirement. Rows include Construction documents require manufacturer certification, Systems with capacity > 157,000 BTUH, Controls for circulating pumps, and For recirculation systems serving multiple dwelling units.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
NRC-PLB-E
Project Name: Hanger 420
Project Address: 30375 AULD RD, MURRIETA, CA 92563
Date Prepared: 2023-01-26 09:23:53

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no forms required for this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Form/Title

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no forms required for this project.

Documentation Author Name: JOHN JOHNSON
Company: KJH/RTN
Address: 27919 JEFFERSON AVE., STE. 201
City/State/Zip: TEMECULA, CA
Responsible Designer Name: JOHN JOHNSON
Responsible Designer: JOHN JOHNSON

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Documentation Software: Energy Code Ace
Compliance ID: 85485-0123-0003
Report Generated: 2023-01-26 09:23:53

Cannatechnics logo and contact information: CANNABIS DESIGN SPECIALISTS, CALIFORNIA - EXTERIOR - RETAIL - DISTRIBUTION ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT. 27919 JEFFERSON AVENUE, SUITE 201, TEMECULA, CA. PHONE: (951) 857-7140. FAX: (951) 857-9724. EMAIL: INFO@CANNATECHNICS.COM. WEB: WWW.CANNATECHNICS.COM

HANGAR 420
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005

COMMERCIAL DEVELOPMENT
PROPOSED CANNABIS DISPENSARY
AT:
30375 AULD RD.
MURRIETA, CA 92563
A.P.N. 963-030-005
PLUMBING COMPLIANCE SHEET

Table with 3 columns: REV BY, DATE, DESCRIPTION. Rows include 01, 01-30-23, ISSUED FOR PERMIT and 01, 04-20-23, PERMIT REVISIONS.

PROJECT NUMBER: 2022-06-1002
DRAWN BY: PCM
CHECKED BY: JHJ
DATE: 01-30-2023
REVISION:
SHEET IDENTIFIER: P5.0

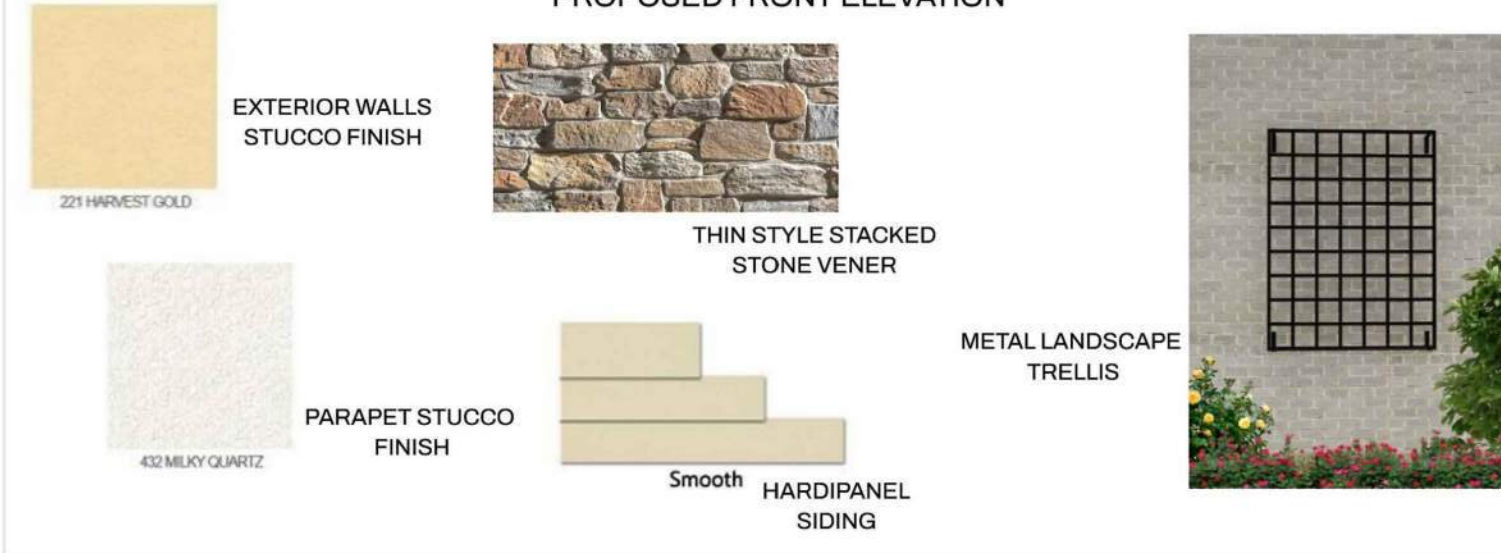
COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005



PROPOSED CANNABIS DISPENSARY



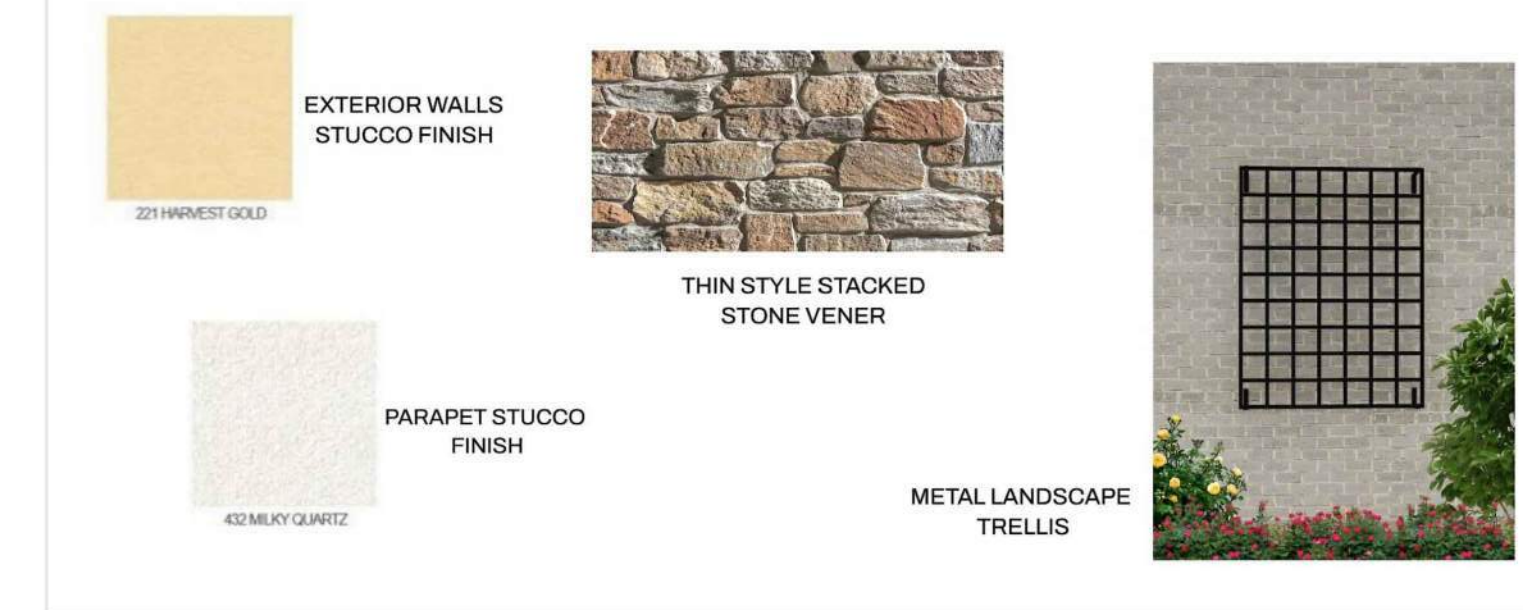
PROPOSED FRONT ELEVATION



French Valley Dispensary



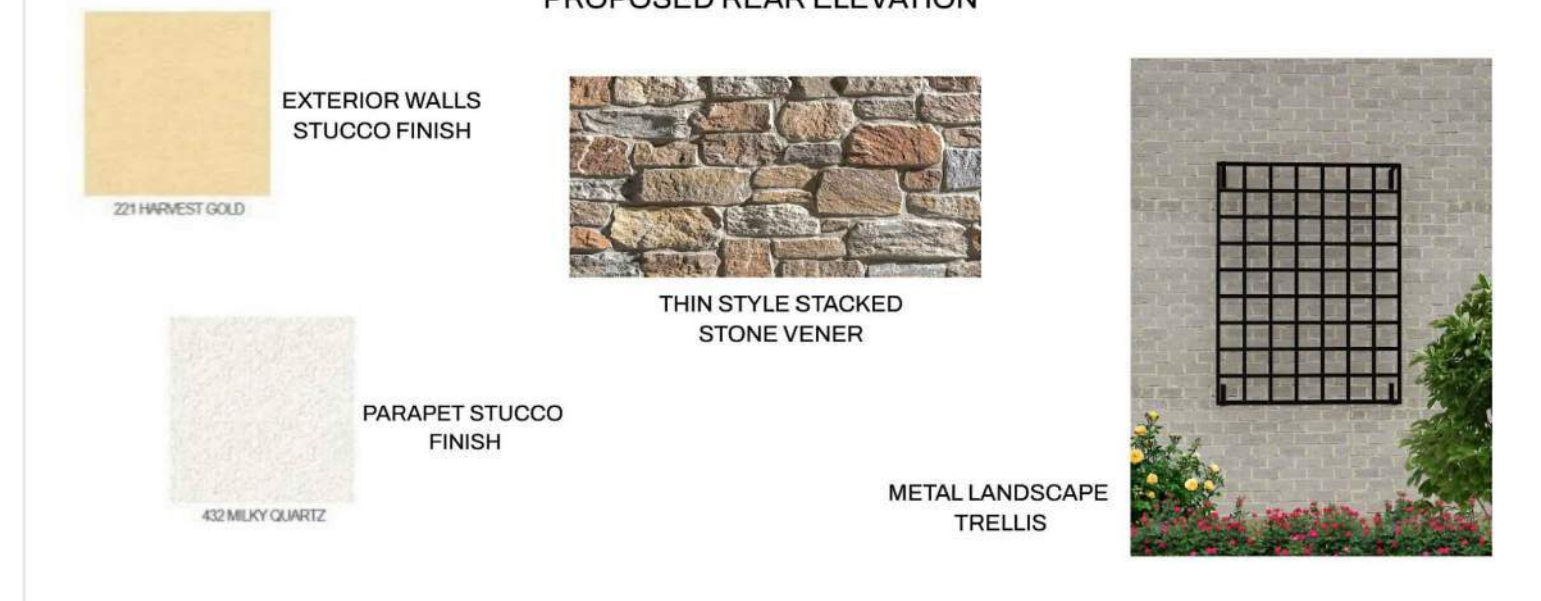
PROPOSED LEFT ELEVATION



French Valley Dispensary



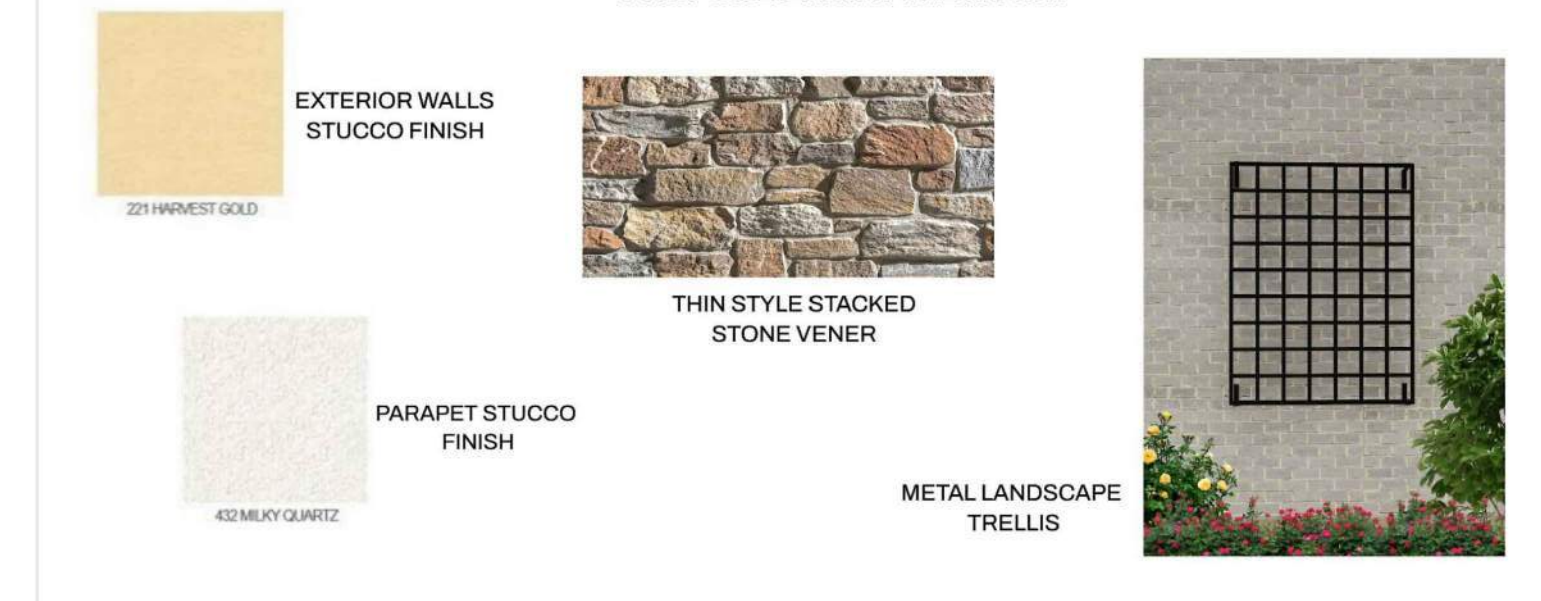
PROPOSED REAR ELEVATION



French Valley Dispensary

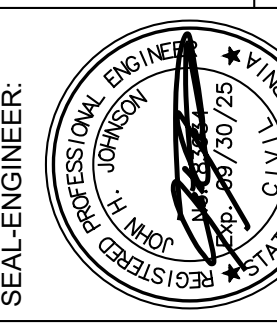
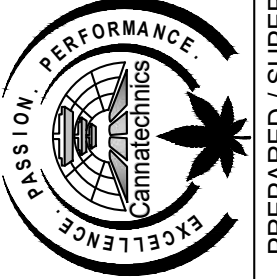


PROPOSED RIGHT ELEVATION



French Valley Dispensary

Cannatechnics
 CANNABIS DESIGN SPECIALISTS: CULTIVATION - EXTRACTION - RETAIL - DISTRIBUTION
 ARCHITECTURE - ENGINEERING - SURVEYING - DEVELOPMENT MANAGEMENT
 27279 19 JEFFERSON AVENUE, SUITE 201 TEMECULA, CA
 PHONE: (951) 857-7740 FAX: (951) 857-9754
 EMAIL: INFO@CANNATECHNICS.COM WEB: WWW.CANNATECHNICS.COM



PREPARED / SUPERVISED BY:
 JOHN H. JOHNSON
 R.C.E. NO. 83934
 DATE 09/11/2023

OWNER:
French Valley Dispensary
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005

PROJECT TITLE
 COMMERCIAL DEVELOPMENT
 PROPOSED CANNABIS DISPENSARY
 AT:
 30375 AULD RD.
 MURRIETA, CA 92563
 A.P.N. 963-030-005
 SHEET DESCRIPTION
 DOOR MANEUVERING PLAN

REV BY	DATE	DESCRIPTION
AWC	3-28-23	WILLDAN B&S COMMENTS
AWC	5-26-23	WILLDAN B&S COMMENTS
AWC	7-24-23	WILLDAN B&S COMMENTS
AWC	8-22-23	RIVCO CC INTERNAL REVIEW

PROJECT NUMBER	22121
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	02/06/2023
REVISION	09/11/2023
SHEET IDENTIFIER	A-11
SHEET	19 OF

TENTATIVE APP. PP.# ZLSP200015
 DATE SIGNED 11/18/2020
 REGISTRATION NUMBER CID 69924
 PLAN CHECK OVERSIGHT LLA / CID APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

ORD. 859 VERSION ORD 859.3
 DATE SIGNED 11/18/2020
 REGISTRATION NUMBER CID 69924
 PLAN CHECK OVERSIGHT ENGINEER APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

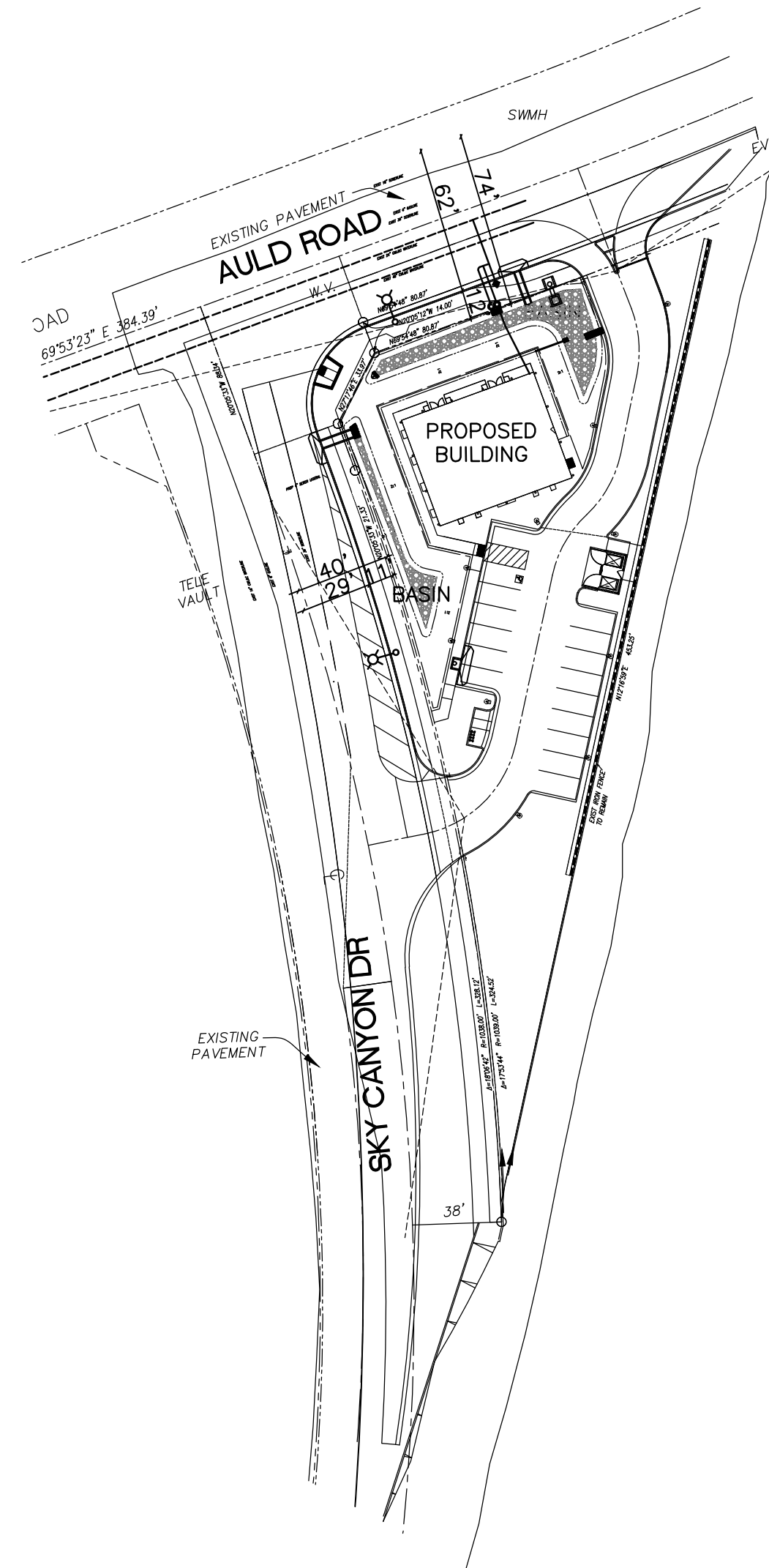
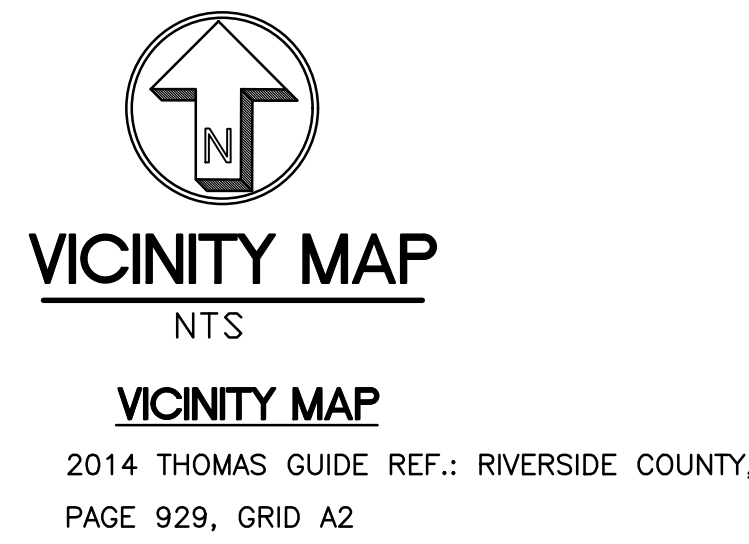
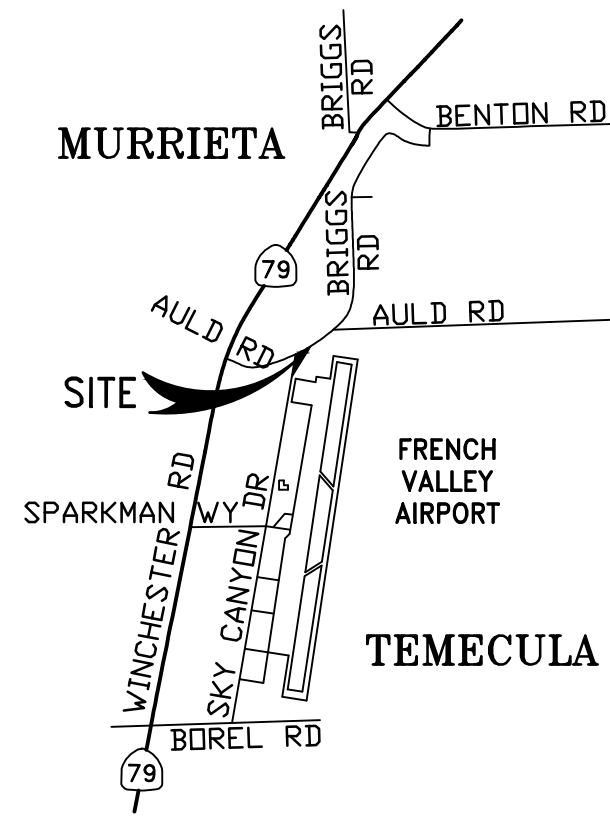
COUNTY OF RIVERSIDE

JUSTICE INSURANCE BUILDING

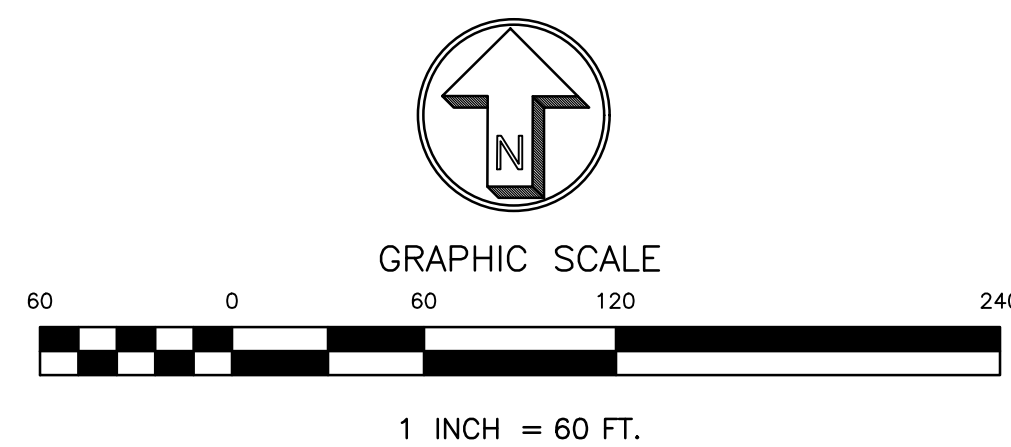
AULD ROAD AND SKY CANYON ROAD

CUP 190019 PP#26047

LANDSCAPE PLANS



SHEET INDEX MAP



- County Inspection Requirements:**
- Submittals for any irrigation or planting product not specifically called out on the Landscape Plan Set;
 - Pre-Construction Meeting with County Landscape Inspector - Mark Hughes 951-955-6767;
 - Mainline layout and valve locations prior to trenching;
 - Mainline trench inspection and pressure test;
 - Lateral trench inspection;
 - Coverage test;
 - Root barrier inspection;
 - Planting inspection;
 - Irrigation coverage test and irrigation audit;
 - Mulch inspection.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 955-6885

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

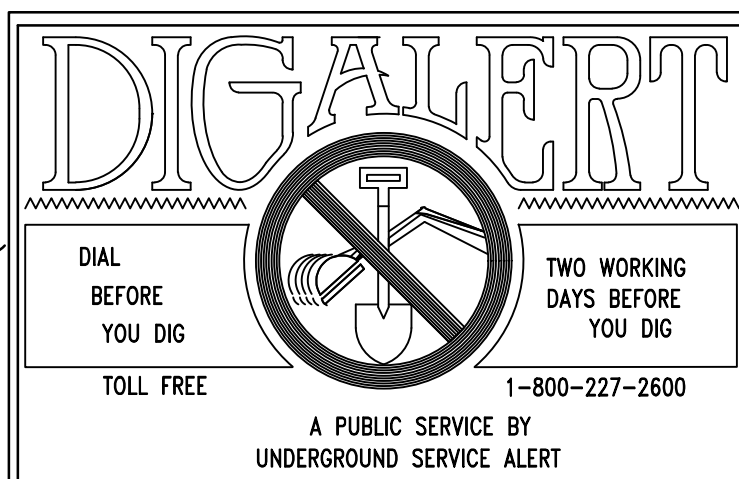
SOIL TESTING (SOIL MANAGEMENT REPORT):
CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE 859 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. SHOULD THE ORDINANCE BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

Vincent DiDante
APPLICANT

3-26-20
DATE

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

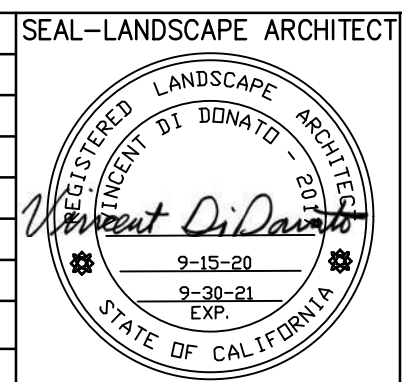


NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK		
DESCRIPTION:		
LOCATION:		
VERTICAL DATUM:	NAVD 88	
HORIZONTAL DATUM:	NAD 83	

MARK	BY	DATE	REVISIONS	APPR.	DATE



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante
DATE 9-15-20

CERT NO. 2017, EXP 09/2021

PP26047/CUP190019 LSP20015/IP190035	SHEET NO.
COUNTY OF RIVERSIDE JUSTICE INSURANCE BUILDING AULD ROAD AND SKY CANYON ROAD	L-1
TITLE SHEET	1 of 6 SHEETS
FOR: JUSTICE INSURANCE CO. W.O.	COUNTY FILE NO. 968 - HH

PROJECT NOTES:

OWNER:
JUSTICE INSURANCE SERVICES
C/O MELISSA LIPPERT
39865 CALLE MEDUSA
TEMECULA, CA. 92591
951.757.6690 PHONE
951.445.4366 FAX

FEMA FLOOD PLAIN:
NOT IN A FLOOD PLAIN

ASSESSOR'S
PARCEL NO.:
963-030-005

LEGAL DESCRIPTION:
POR NW 1/4 SEC 7, T7S, R2W, FRENCH VALLEY AREA, RIVERSIDE COUNTY.

ACREAGE:
GROSS 0.71 AC
NET 0.71 AC

LANDSCAPE AREA
INCLUDING TREES, SHRUBS & GROUNDCOVER
.30 ACRES / 13,224 S.F.

UTILITY:

SEWER:	EASTERN MUNICIPAL WATER DISTRICT	951.928.3777
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951.845.2617
TELEPHONE:	VERIZON	1.800.483.5000
CABLE:	NOT APPLICABLE	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951.928.8272
WATER:	EASTERN MUNICIPAL WATER DISTRICT	951.676.4101

SERVICES DISTRICT:

EXISTING ZONING:
SP 265-A1 BOREL AIRPORT CENTER
PROPOSED ZONING:
SP 265-A1 BOREL AIRPORT CENTER
EXISTING & PROPOSED LAND USE:
(CR) COMMERCIAL RETAIL

PROJECT APPROACH

THE PROJECT SHALL BE PLANTED TO BE IN COMPLIANCE WITH BOREL AIRPORT CENTER SPECIFIC PLAN SPA 265-A1 THE PLANT PALETTE CONSISTS OF DROUGHT TOLERANT TREES AND SHRUBS. THE LANDSCAPE WILL BE INSTALLED IN ONE PHASE AND THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE. THE PROJECT IS NOT LOCATED WITHIN 200' OF FUEL MODIFICATION ZONE AND IS NOT IN A HIGH FIRE HAZARD ZONE. THE PROJECT IS IN CELL ZERO AND IS WITHIN 500' FROM A MSHCP AREA. THE PLANTING IS COMPATIBLE WITH THE MSHCP AND DOES NOT HAVE ANY INVASIVE PLANT MATERIALS. THERE ARE NO EXISTING TREES ON THE SITE.

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 PLANTING PLAN, LEGEND AND NOTES
- 3 IRRIGATION PLAN, LEGEND AND NOTES
- 4 DETAILS
- 5 COUNTY DETAILS
- 6 SPECIFICATIONS

Plot Date: 16 Sep 20 9:45 am

PLOT PLAN NO. 26047

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD
IP190035

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
ON-SITE: OWNER
OFF-SITE: OWNER

TENTATIVE APP. PP# ZLSP200015
DATE SIGNED 11/18/2020
REGISTRATION NUMBER CID 69924

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

ORD. 859 VERSION ORD 859.3

DATE SIGNED 11/18/2020

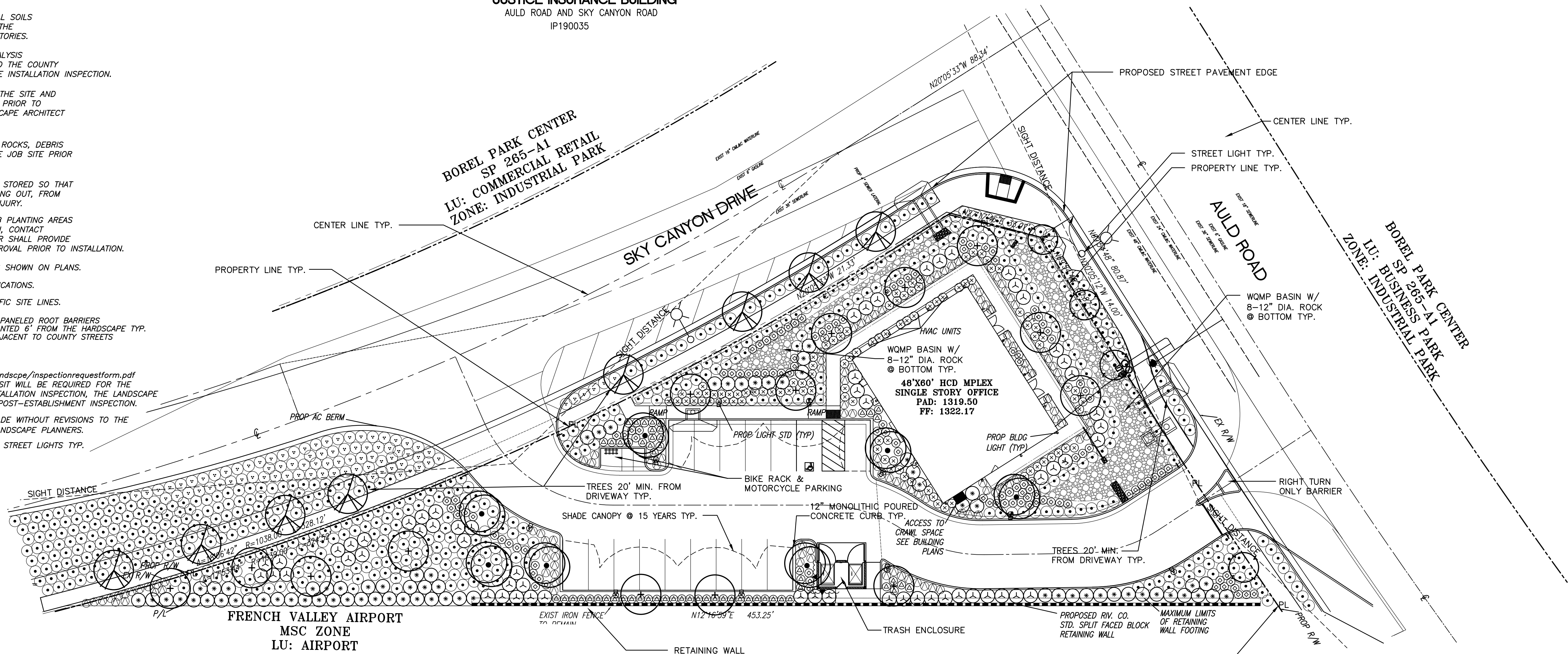
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

REGISTRATION NUMBER CID 69924

PLAN CHECK OVERSIGHT ENGINEER

PLANTING NOTES

- CONTRACTOR SHALL APPLY "RON STAR" PRE-EMERGENT HERBICIDE AT 3 lbs. PER 1000 s.f. AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.(ONLY ON NON-SEEDED AREAS)
- ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
- SOIL TESTING (SOIL MANAGEMENT REPORT): CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.
- THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL THE CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. NOTIFY LANDSCAPE ARCHITECT AND OWNER IF ANY INCONSISTENCIES OCCUR.
- THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
- ALL PLANT MATERIALS SHALL BE HANDLED OR STORED SO THAT THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, FROM SUN OR WIND BURN, OR FROM ANY OTHER INJURY.
- THE CONTRACTOR SHALL APPLY TO ALL SHRUB PLANTING AREAS A 3" LAYER OF "FOREST BLEND" WOOD MULCH, CONTACT PLANTS CHOICE (619) 585-9909. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.
- SEE SHEETS 4 FOR DETAILS & 5 FOR SPECIFICATIONS.
- ALL PLANTING SHALL NOT INTERFERE W/ TRAFFIC SITE LINES.
- INSTALL CENTURY PRODUCTS .0060" SIZE NON-PANELED ROOT BARRIERS ADJACENT TO HARDSCAPE WHEN TREES ARE PLANTED 6' FROM THE HARDSCAPE TYP. AND INSTALL BIO-BARRIER WHEN TREES ARE ADJACENT TO COUNTY STREETS SEE DETAILS & SPECIFICATIONS.
- FOR INSPECTIONS CONTACT THE COUNTY @ <http://rcfclma.org/planning/content/devproc/landscape/inspectionrequestform.pdf> FOR THE INSPECTION REQUEST FORM. A DEPOSIT WILL BE REQUIRED FOR THE THREE INSPECTIONS WHICH ARE THE PRE-INSTALLATION INSPECTION, THE LANDSCAPE COMPLETION INSPECTION AND THE ONE YEAR POST-ESTABLISHMENT INSPECTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REVISIONS TO THE PLANS AND THE APPROVAL OF THE COUNTY LANDSCAPE PLANNERS.
- TREES SHALL BE PLANTED 20' MINIMUM FROM STREET LIGHTS TYP.



PLANTING LEGEND

County Note for Project Approval:
Install Valve 6A to irrigate Trees separately from shrubs (33 trees x 3 emitters x 2GPH = 3.5GPM) Use minimum 3/4 sch 40 lateral lines.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
TREES:						
+	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	8	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	24" BOX	14	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	4	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	RHUS LANCEA	AFRICAN SUMAC	24" BOX	7	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
⊙	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	58	FULL & BUSHY @ 3' O.C.	L
⊙	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	116	FULL & BUSHY @ 3' O.C.	L
⊙	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	72	FULL & BUSHY @ 5' O.C.	L
⊙	ANAGOZANTHUS FLAVIDUS 'VELVET'	KANGAROO PAWS	5 GAL	117	FULL & BUSHY @ 3' O.C.	L
⊙	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	1 GAL.	85	FULL & SPREADING @ 4' O.C.	L
⊙	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	61	FULL & BUSHY @ 5' O.C.	L
⊙	SALVIA GREGGI	AUTUMN SAGE	5 GAL	103	FULL & BUSHY @ 3' O.C.	L
VINES:						
~	MACFADYENA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	2	ATTACH TO WALL	L
MULCH & GROUND COVER:						
NOT SHOWN	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
○	BACCHARIS PILULARIS 'TWIN PEAKS'	PROSTRATE COYOTE BUSH	1 GAL	586	TRIANGULAR SPACING @ 4' O.C.	L

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK
DESCRIPTION: _____
LOCATION: _____

MARK BY DATE

REVISIONS

APPR. DATE

COUNTY

ENGINEER

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83

SHADE REQUIREMENT

REQUIRED 16 SPACES @ 162 S.F. EA. = 2,592 S.F.
2,592 S.F. @ 30% COVERAGE REQUIRED = 778 S.F.
ACTUAL AREA SHADED = 1973 S.F.

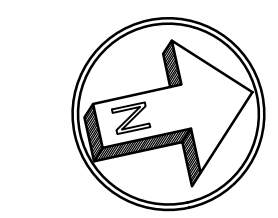
INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 16 SPACES @ 162 S.F. EA. = 2,592 S.F.
2,592 S.F. @ 10% COVERAGE REQUIRED = 259 S.F.
ACTUAL AREA = 270 S.F.

ENCROACHMENT NOTE:
THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 955-6885

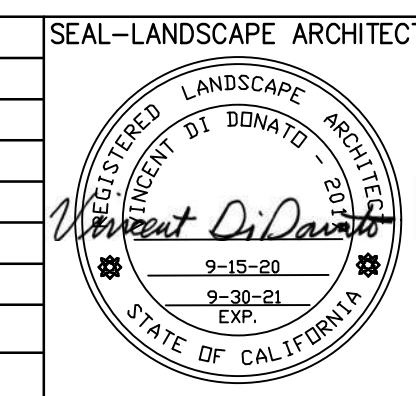
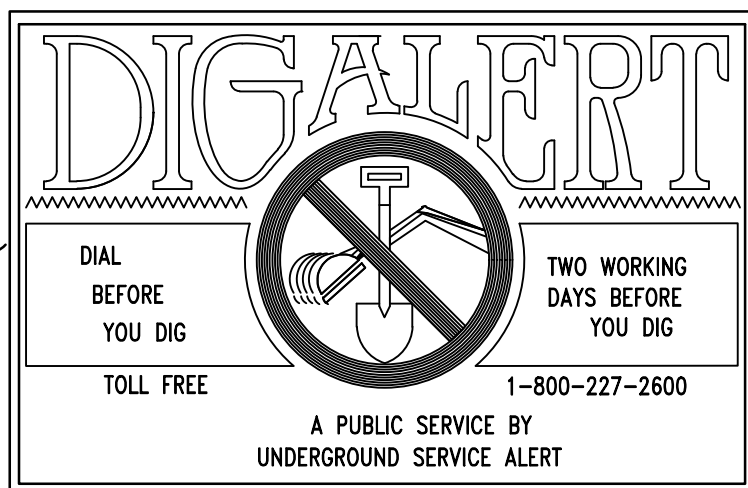
SOIL TESTING (SOIL MANAGEMENT REPORT): CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.



GRAPHIC SCALE



1 INCH = 20 FT.



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante
9-15-20
CERT NO. 2017, EXP 09/2021 DATE

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-2

COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD

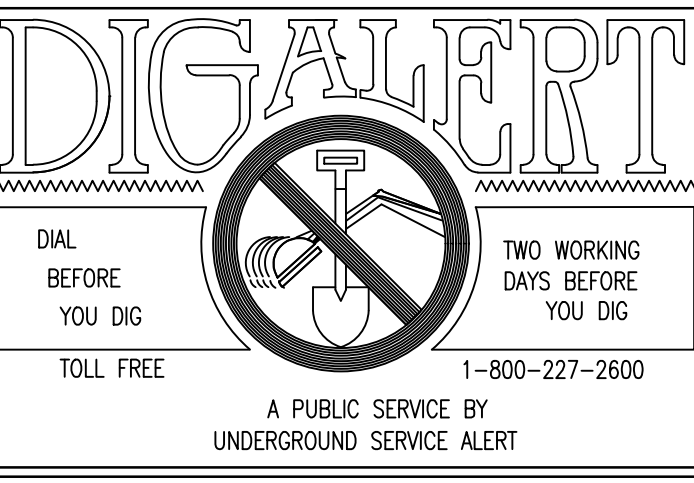
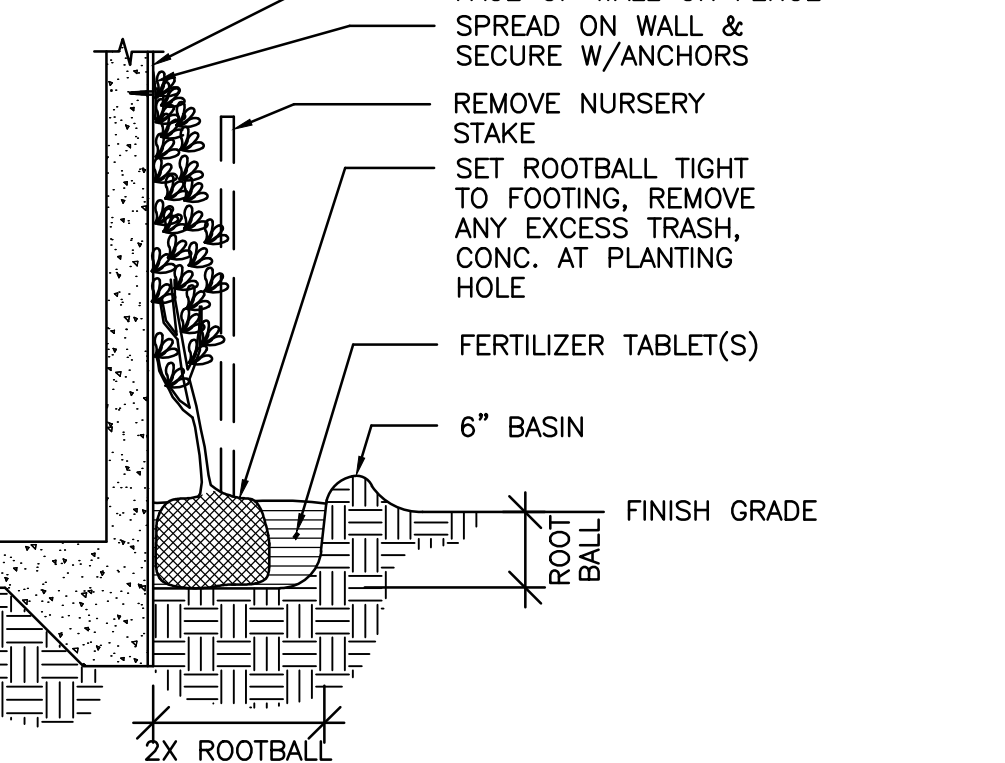
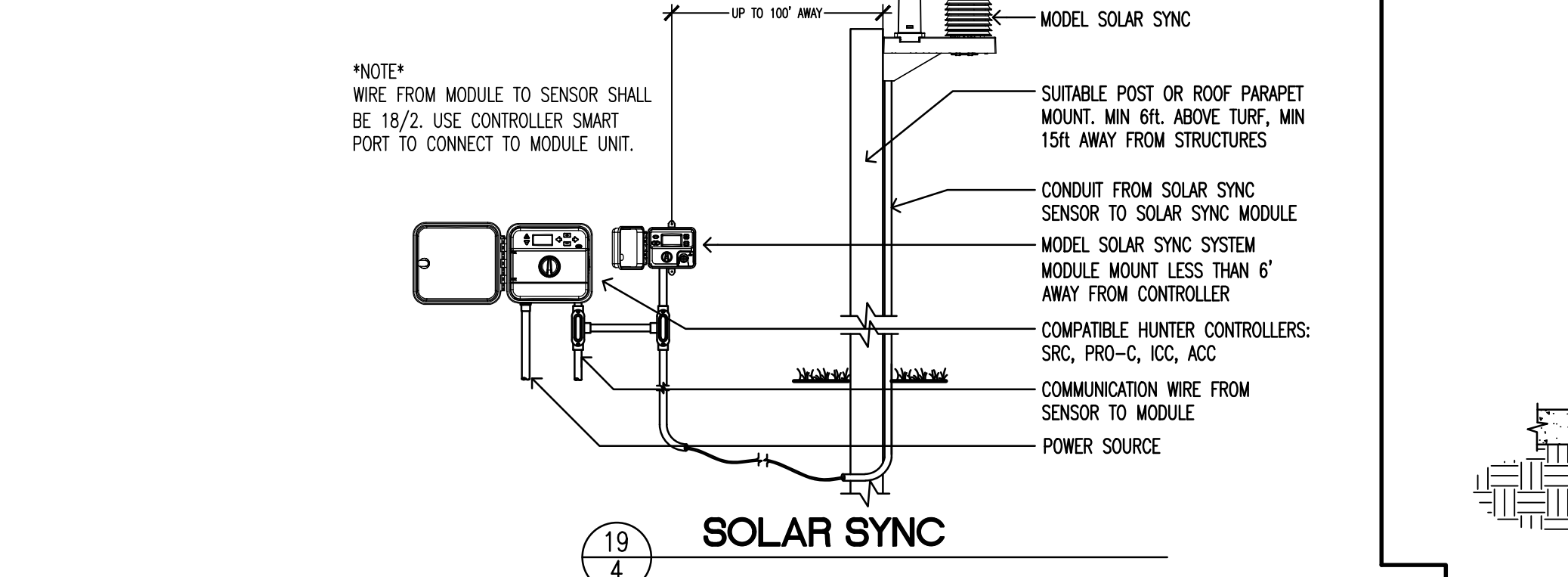
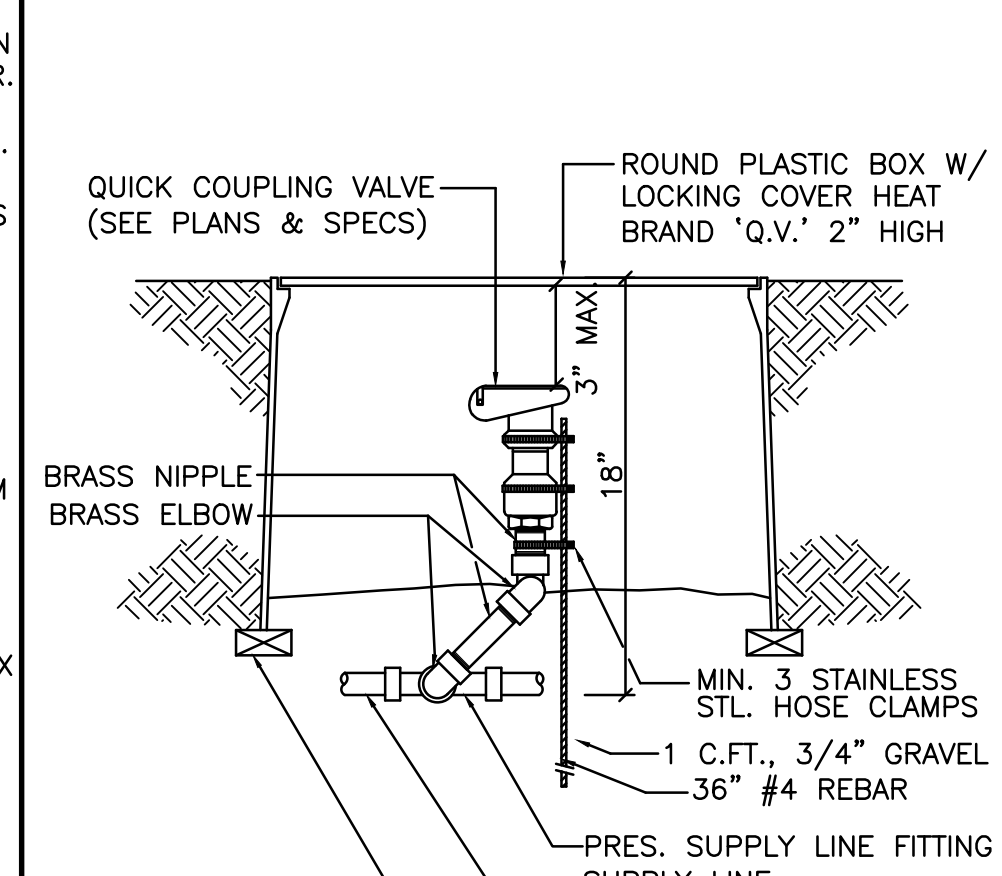
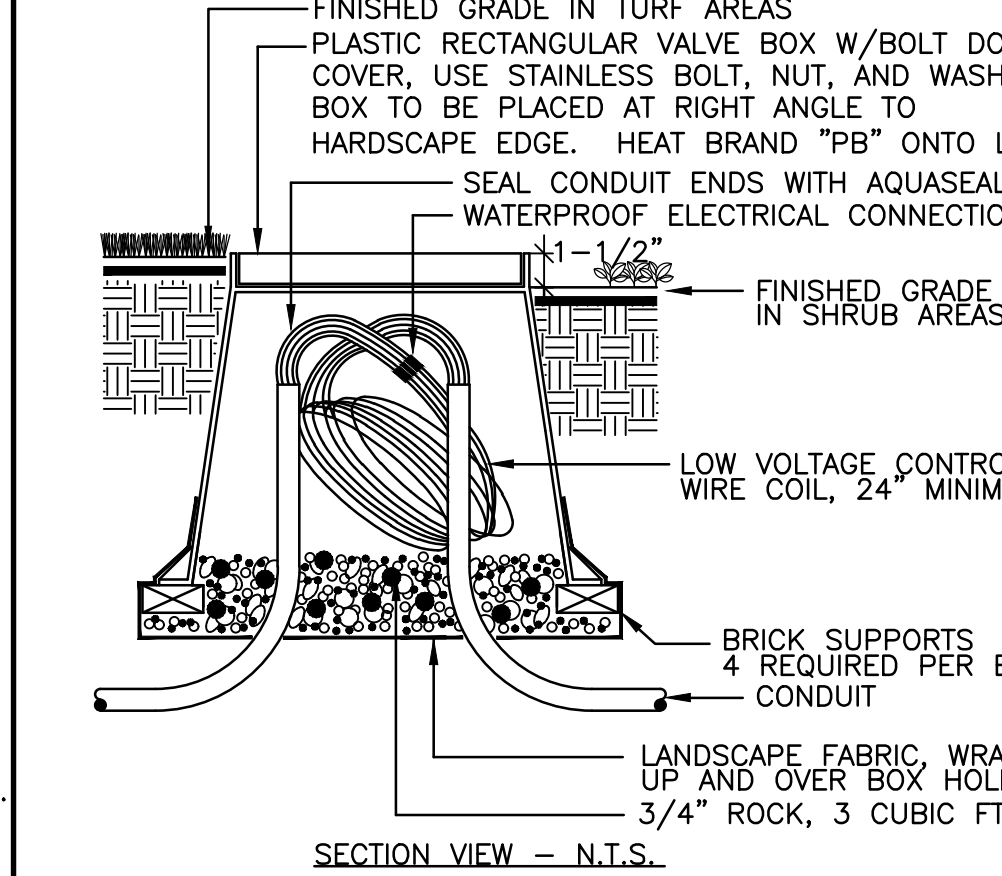
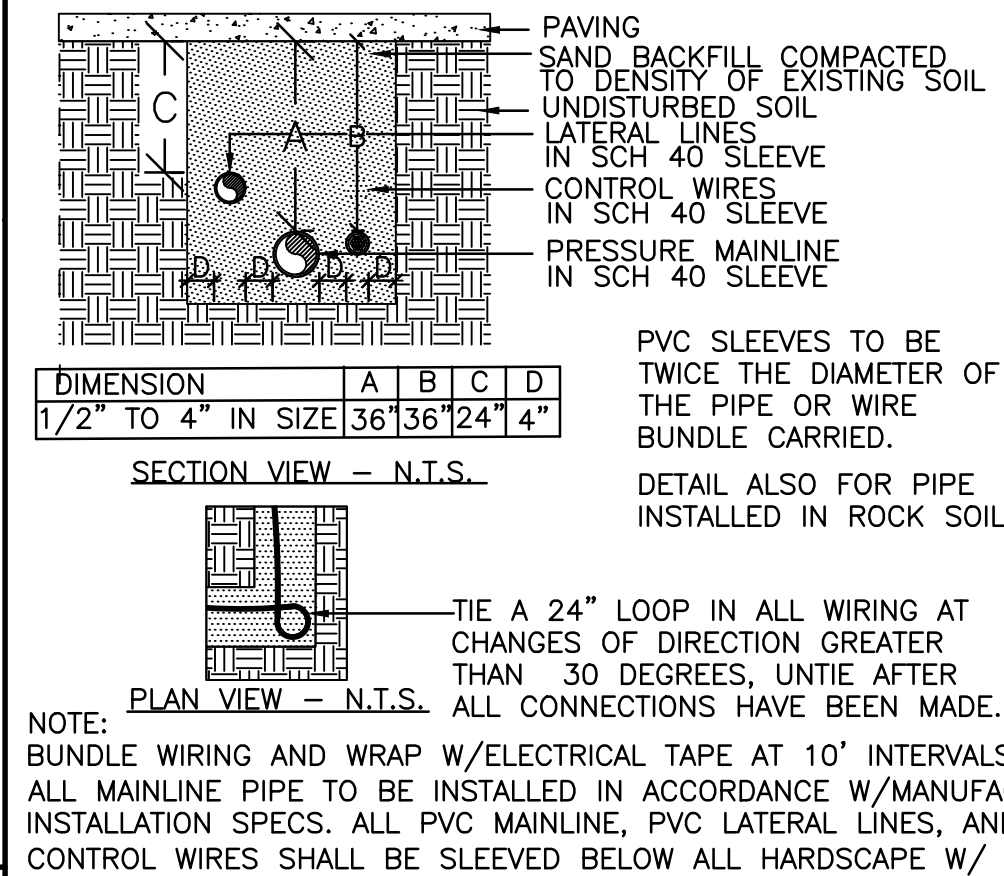
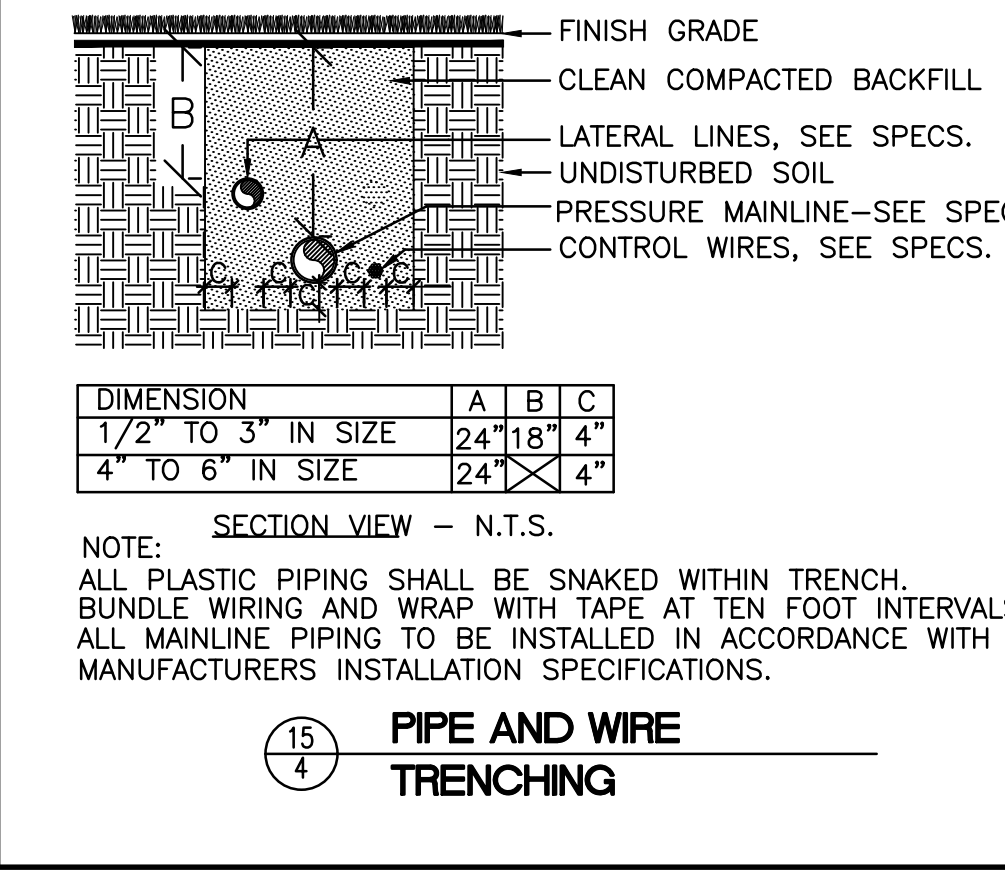
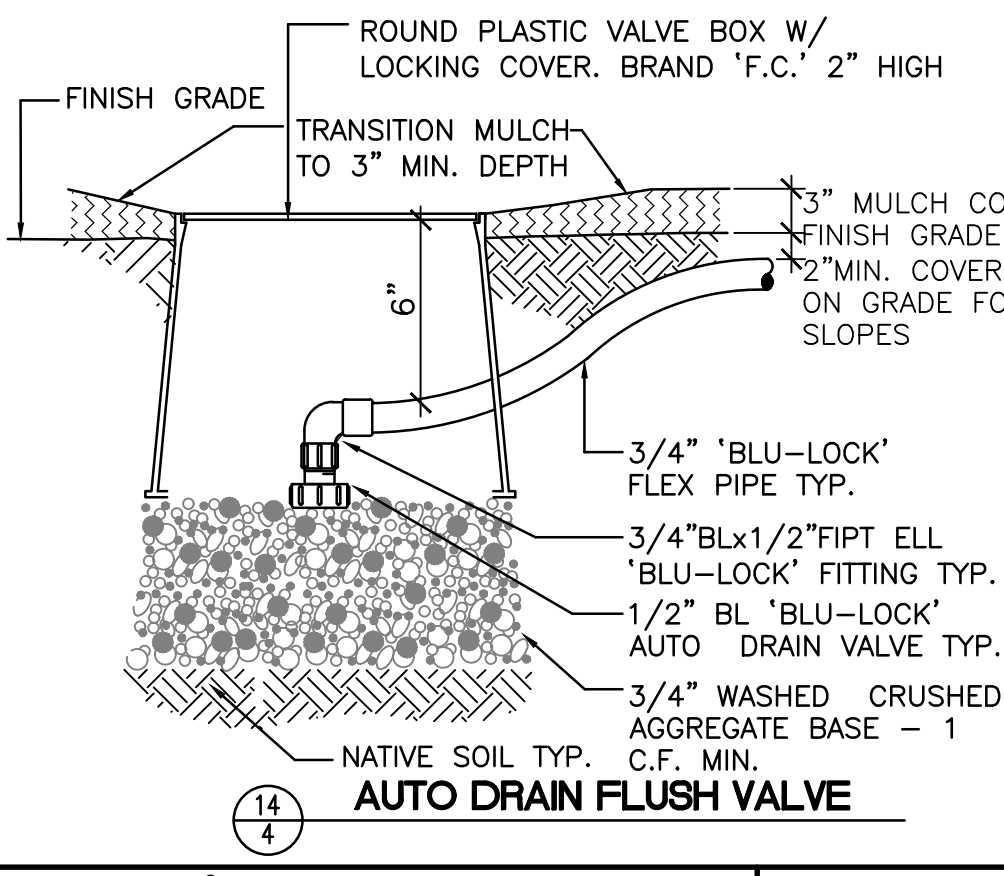
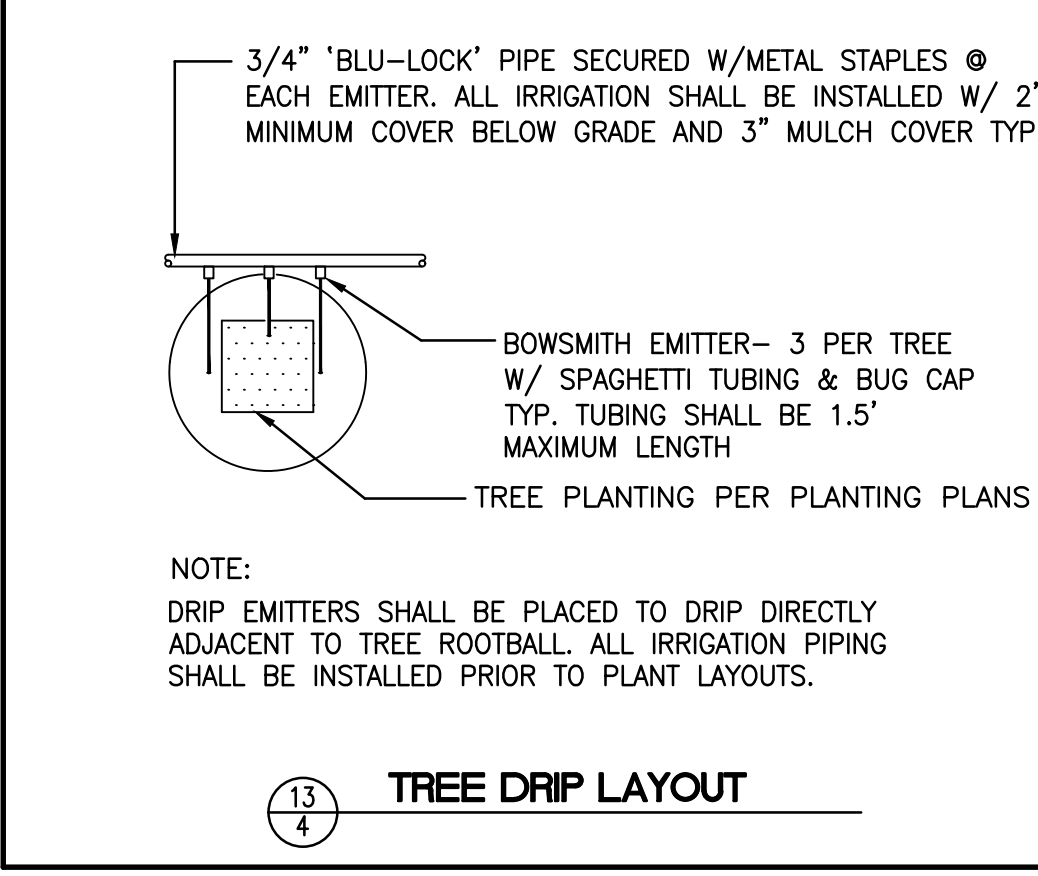
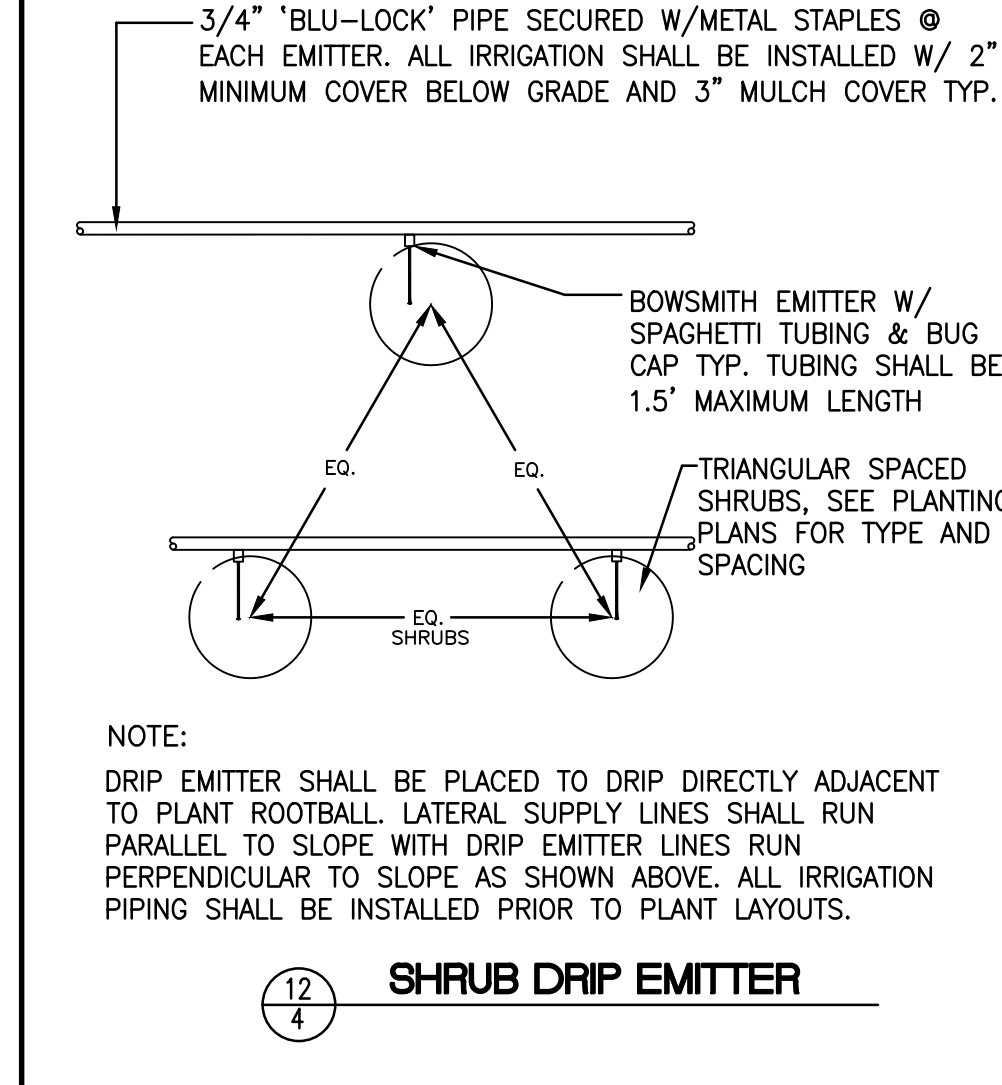
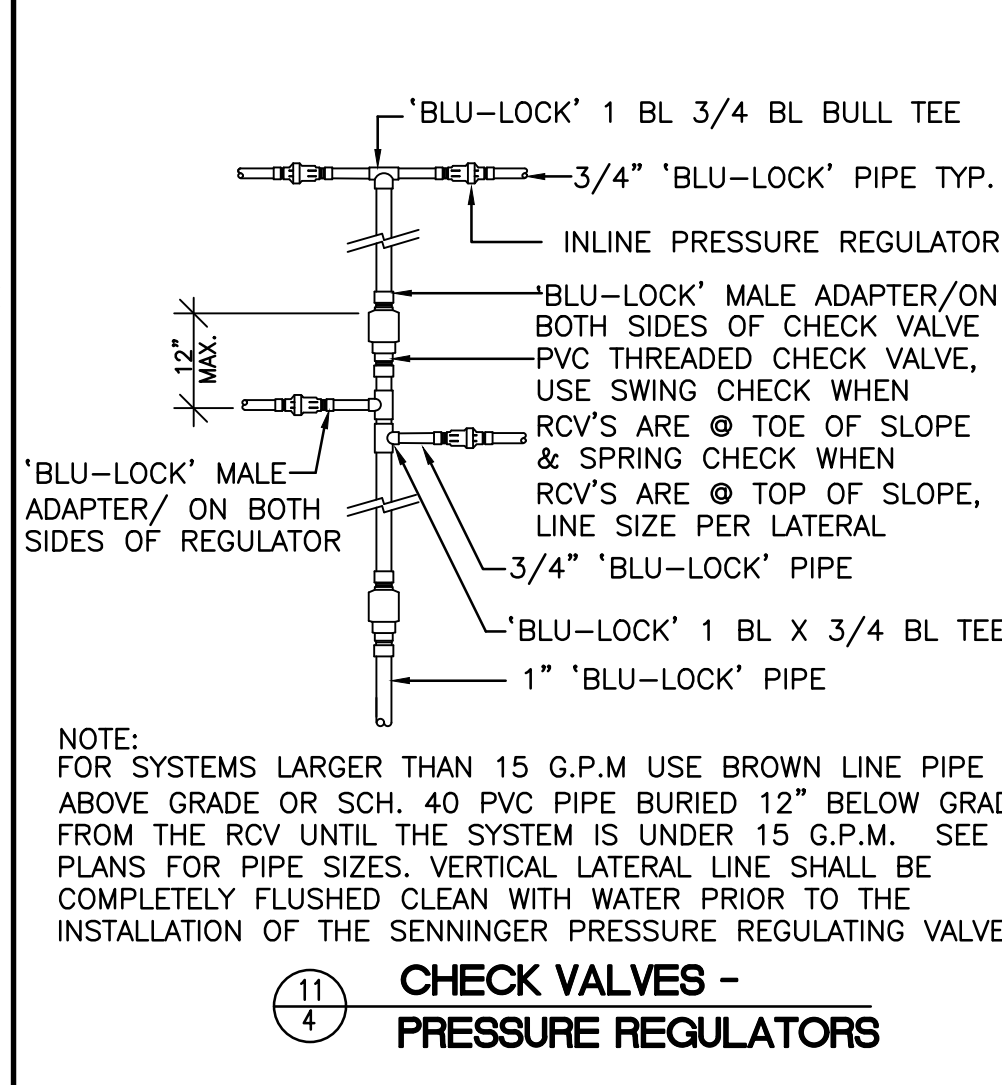
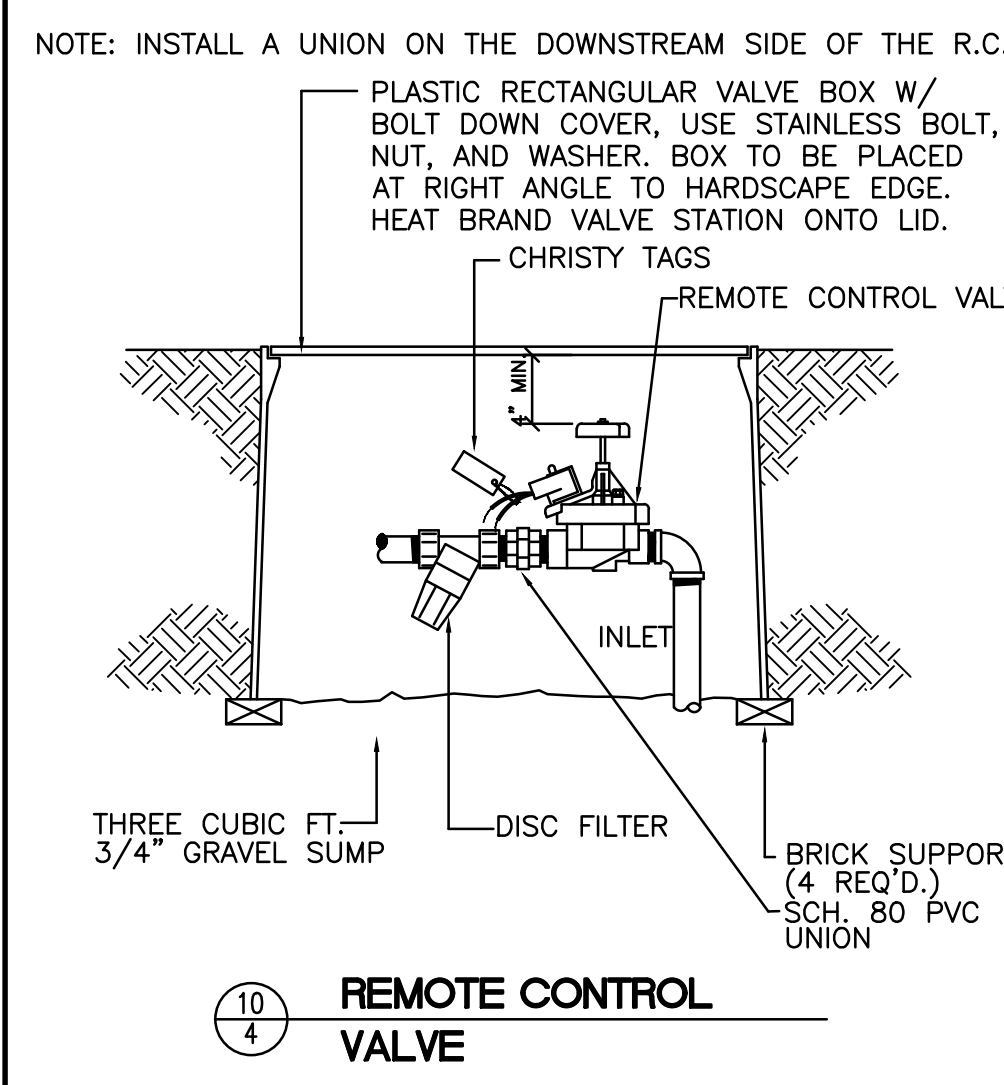
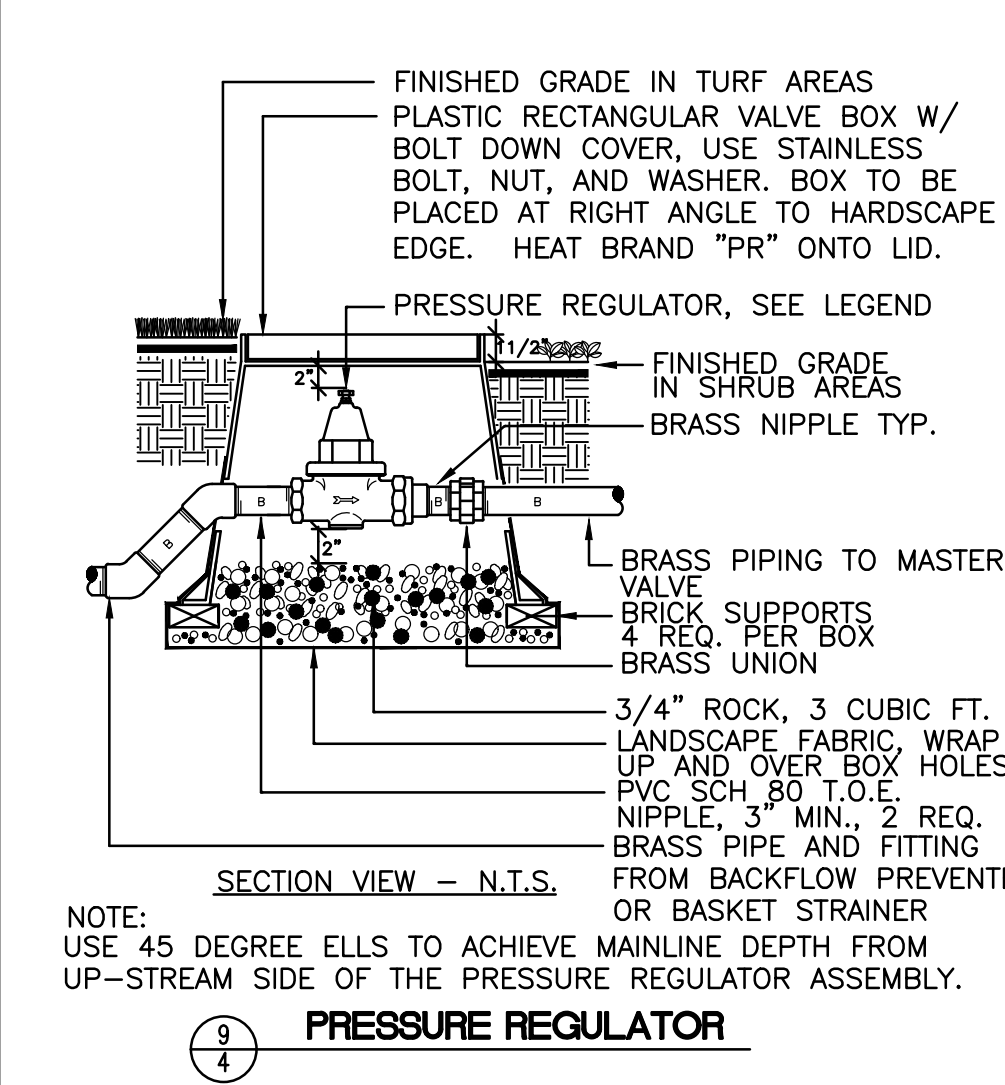
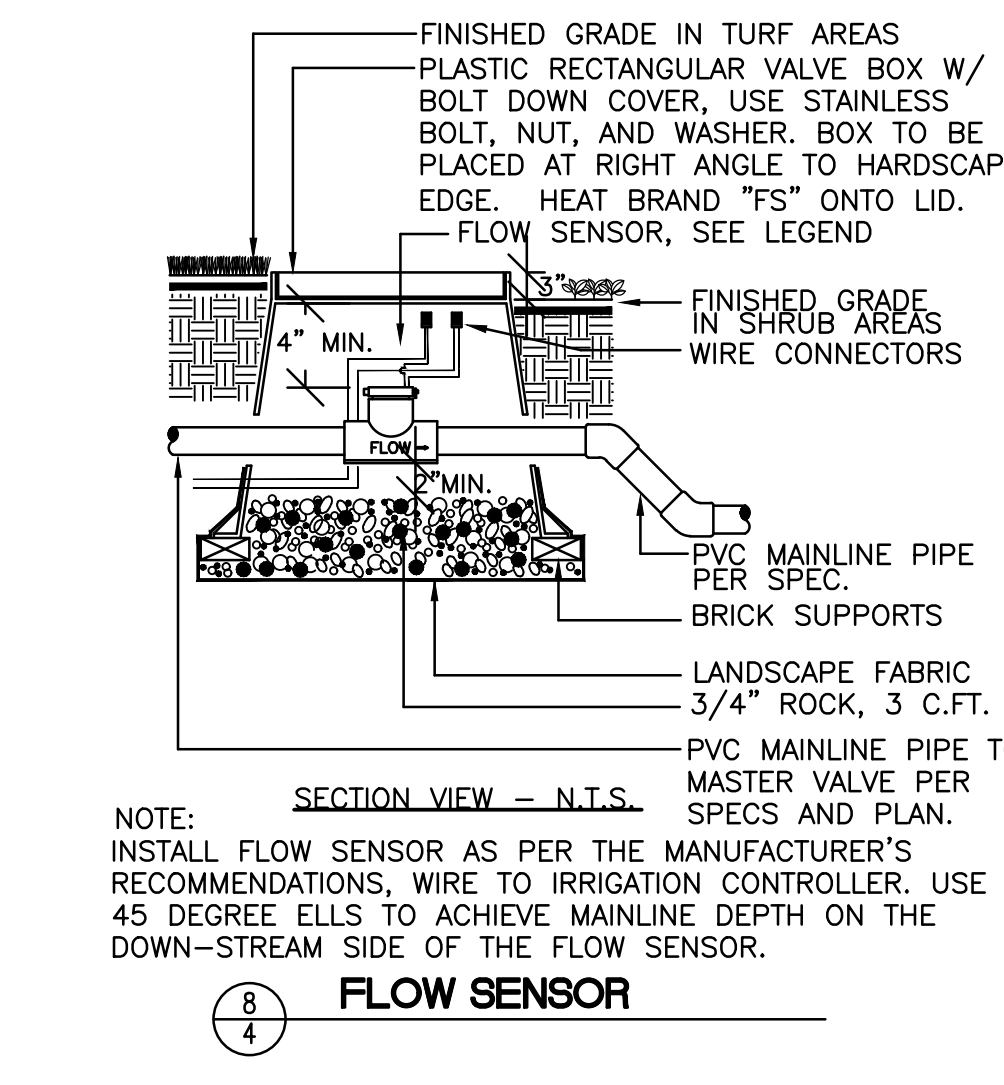
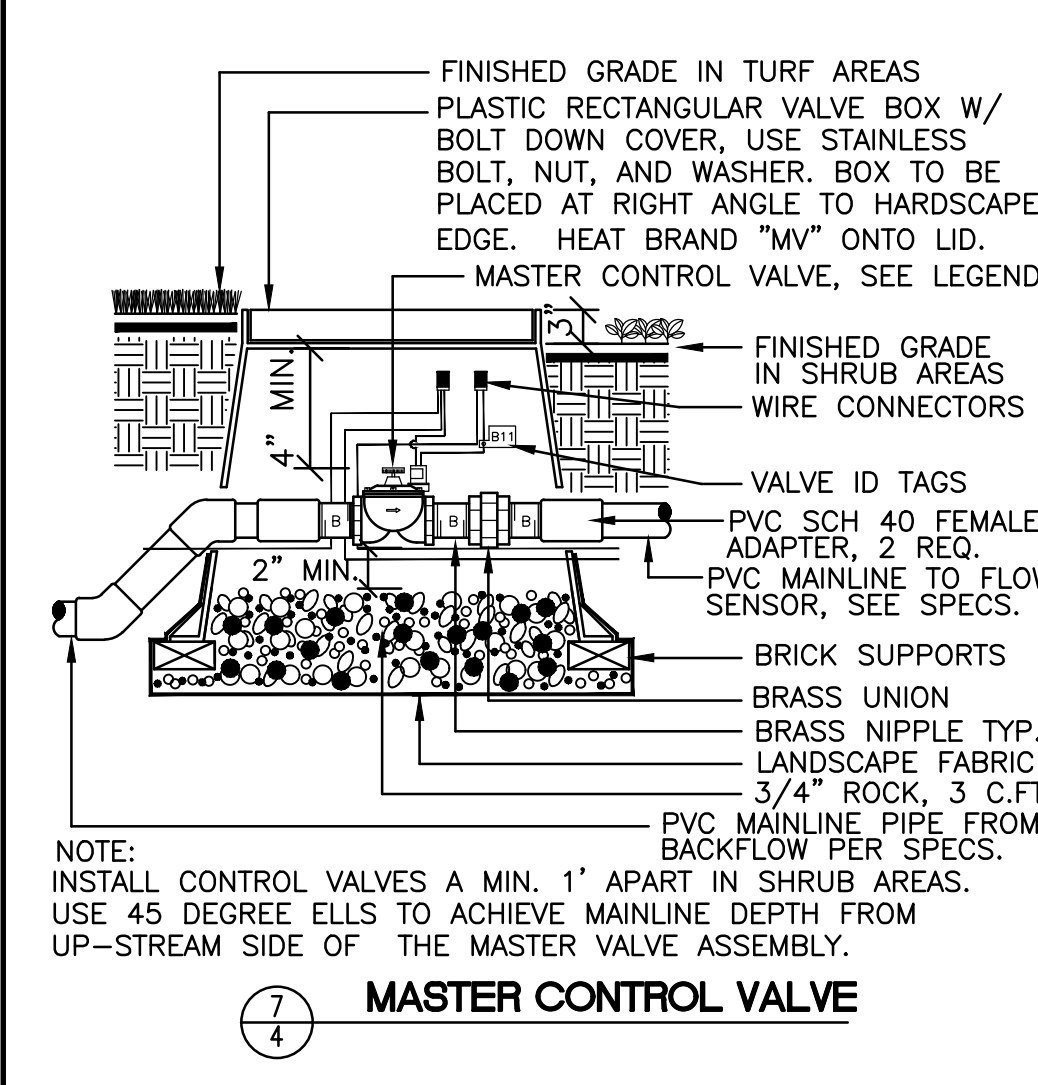
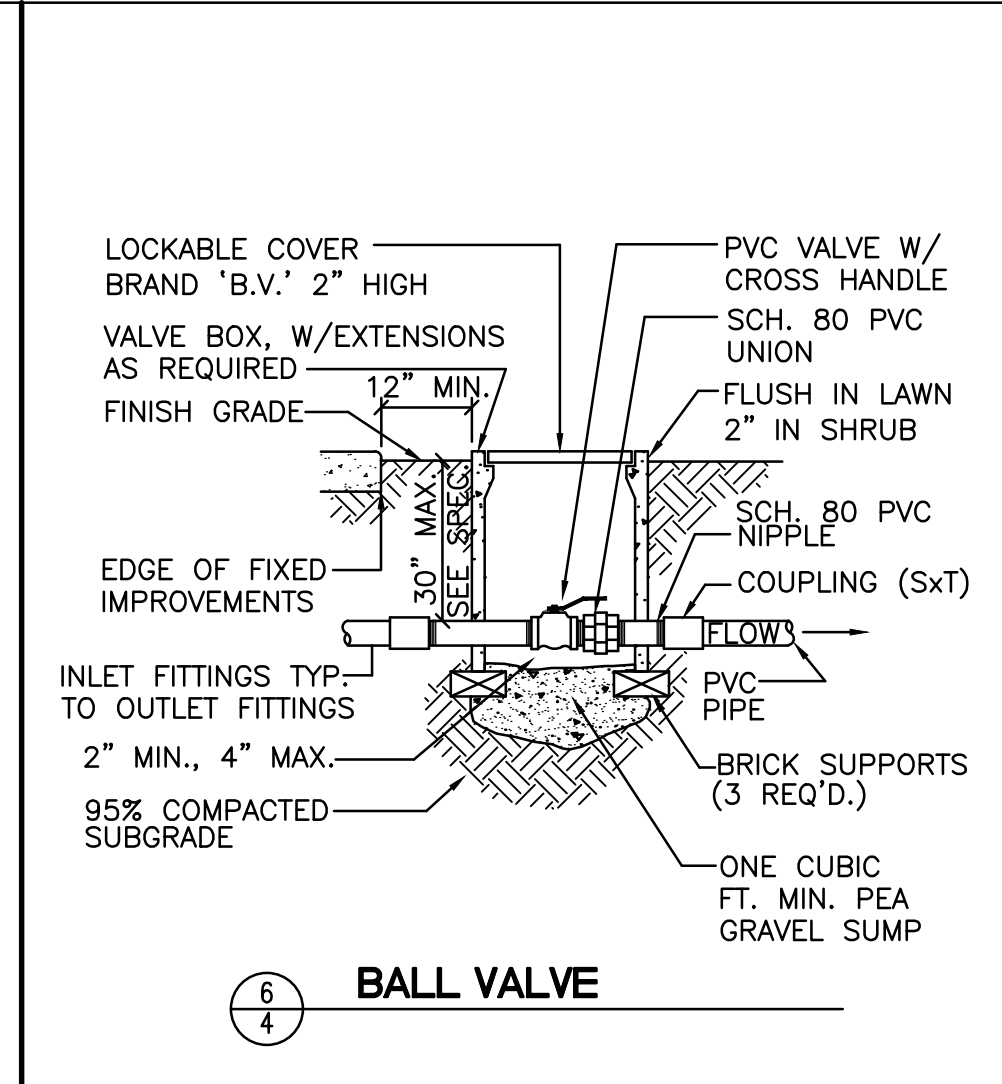
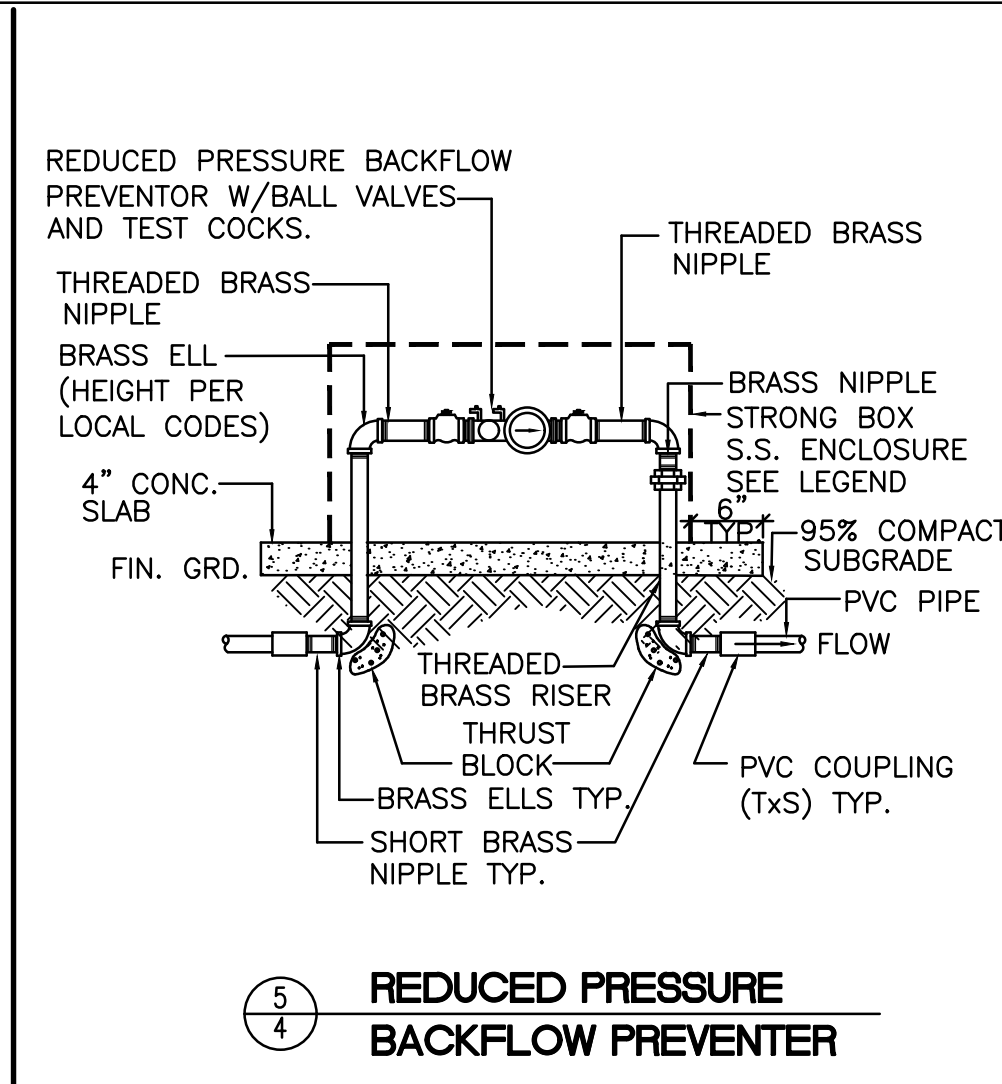
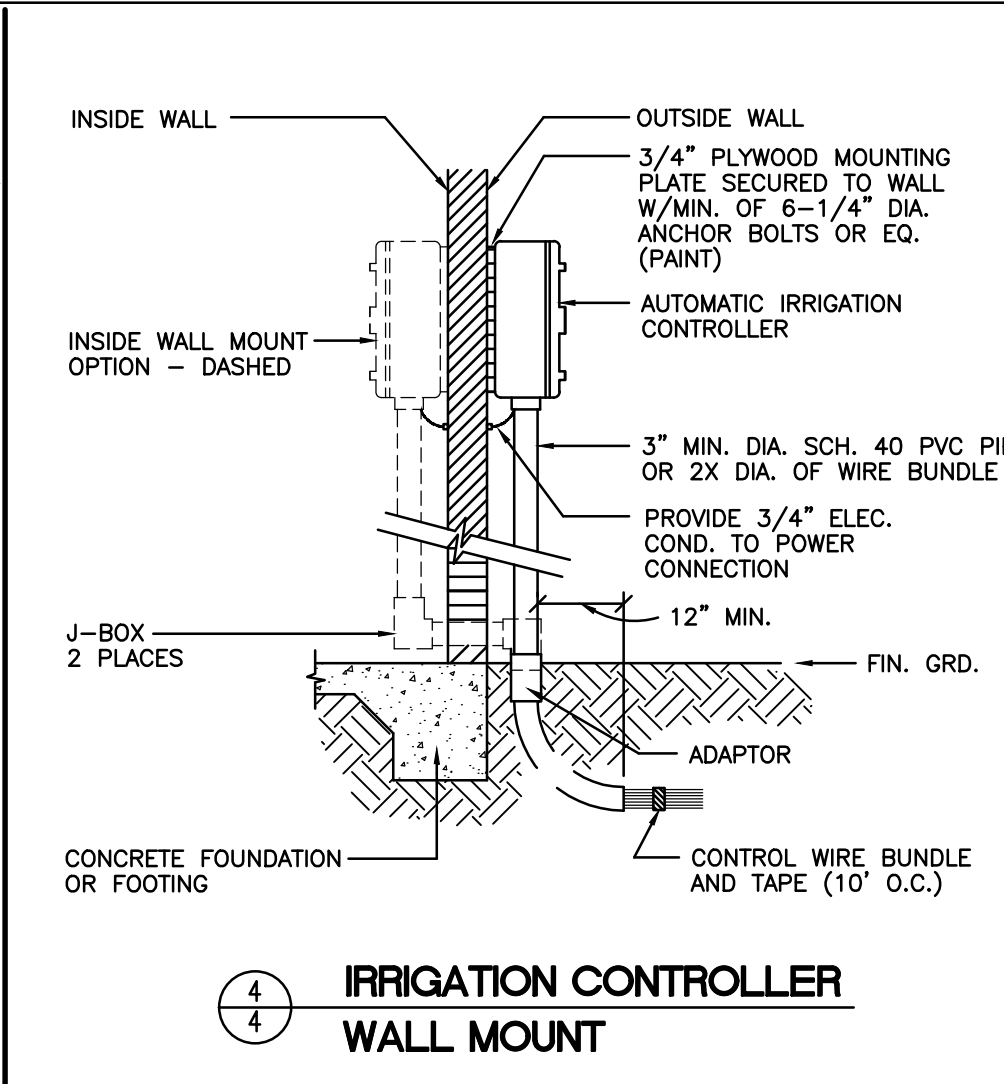
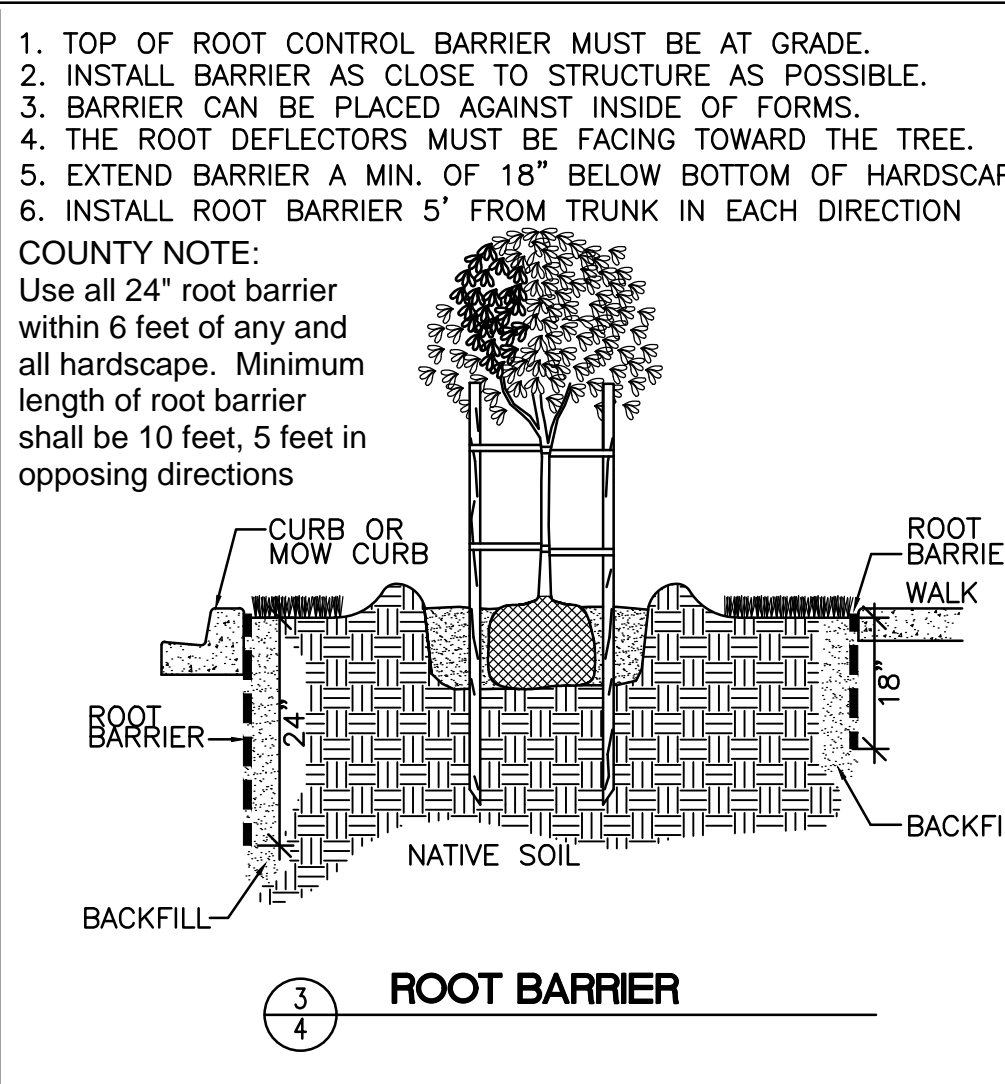
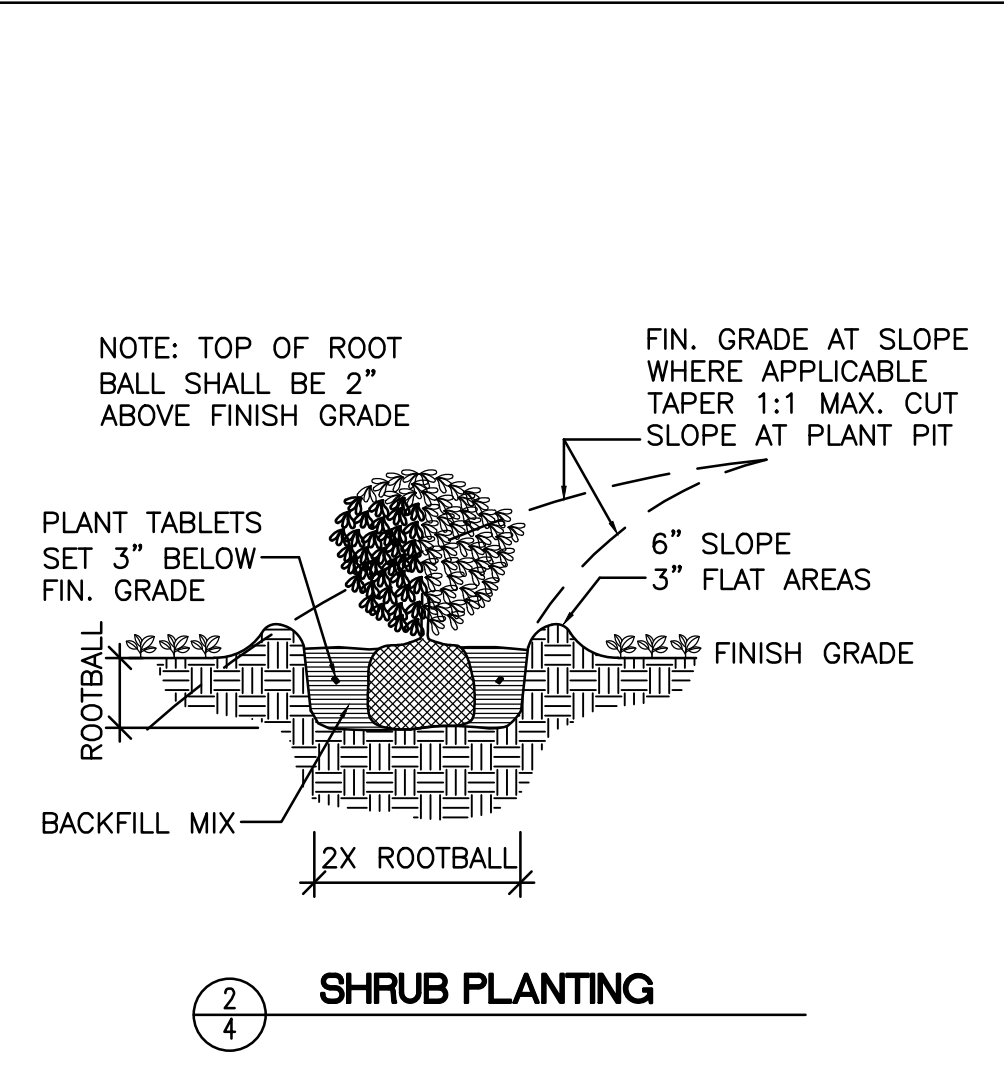
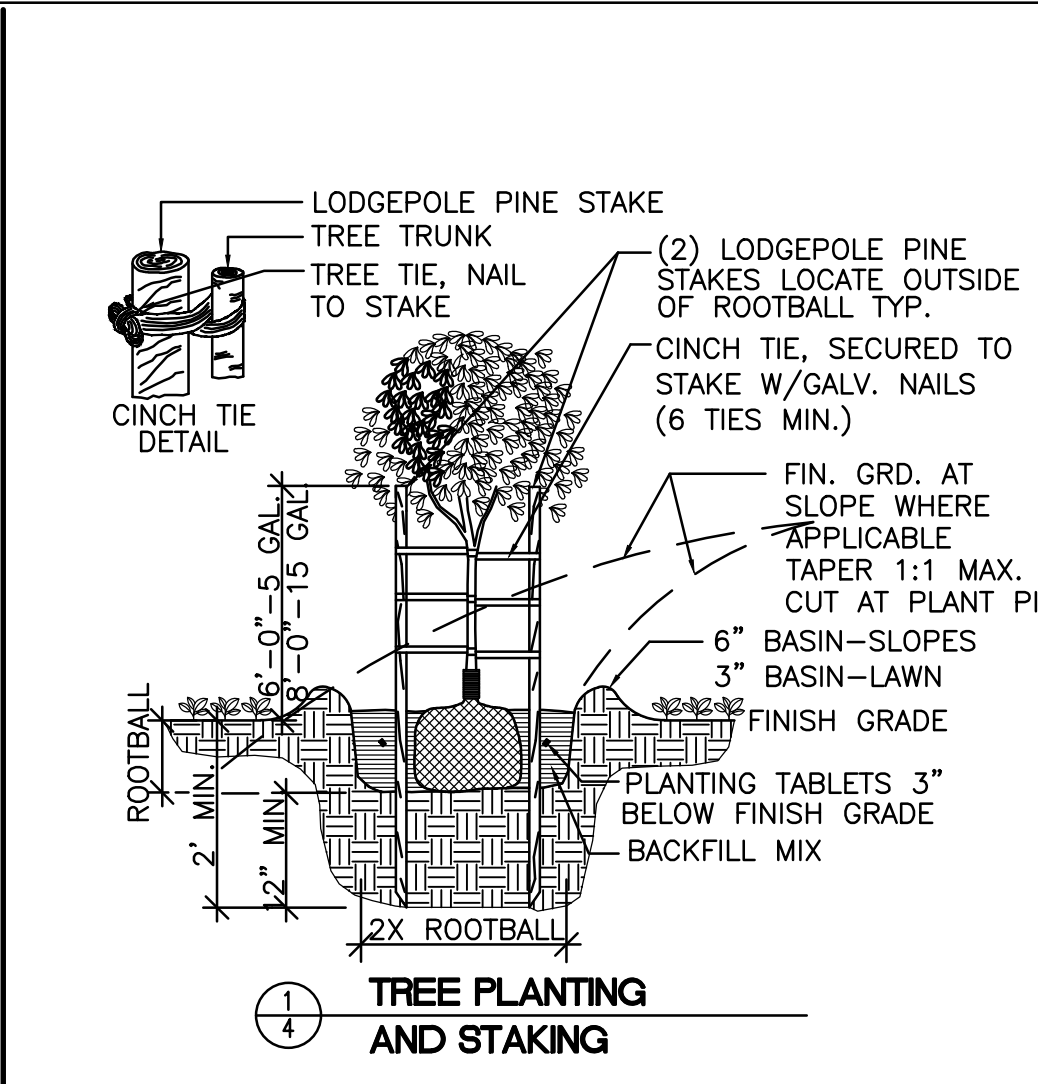
PLANTING PLAN

FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968 - HH

2 OF 6 SHEETS

Plot Date: 16 Sep 20 - 9:45 am

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

REVISIONS	DATE	BY	DATE

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 41635 Enterprise Circle North, Suite C
 Temecula, CA 92590
 (951) 296-6802 AG# 14-121

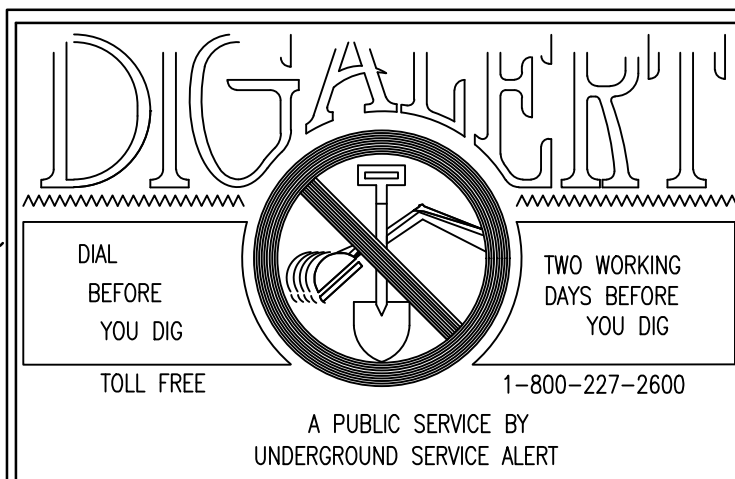
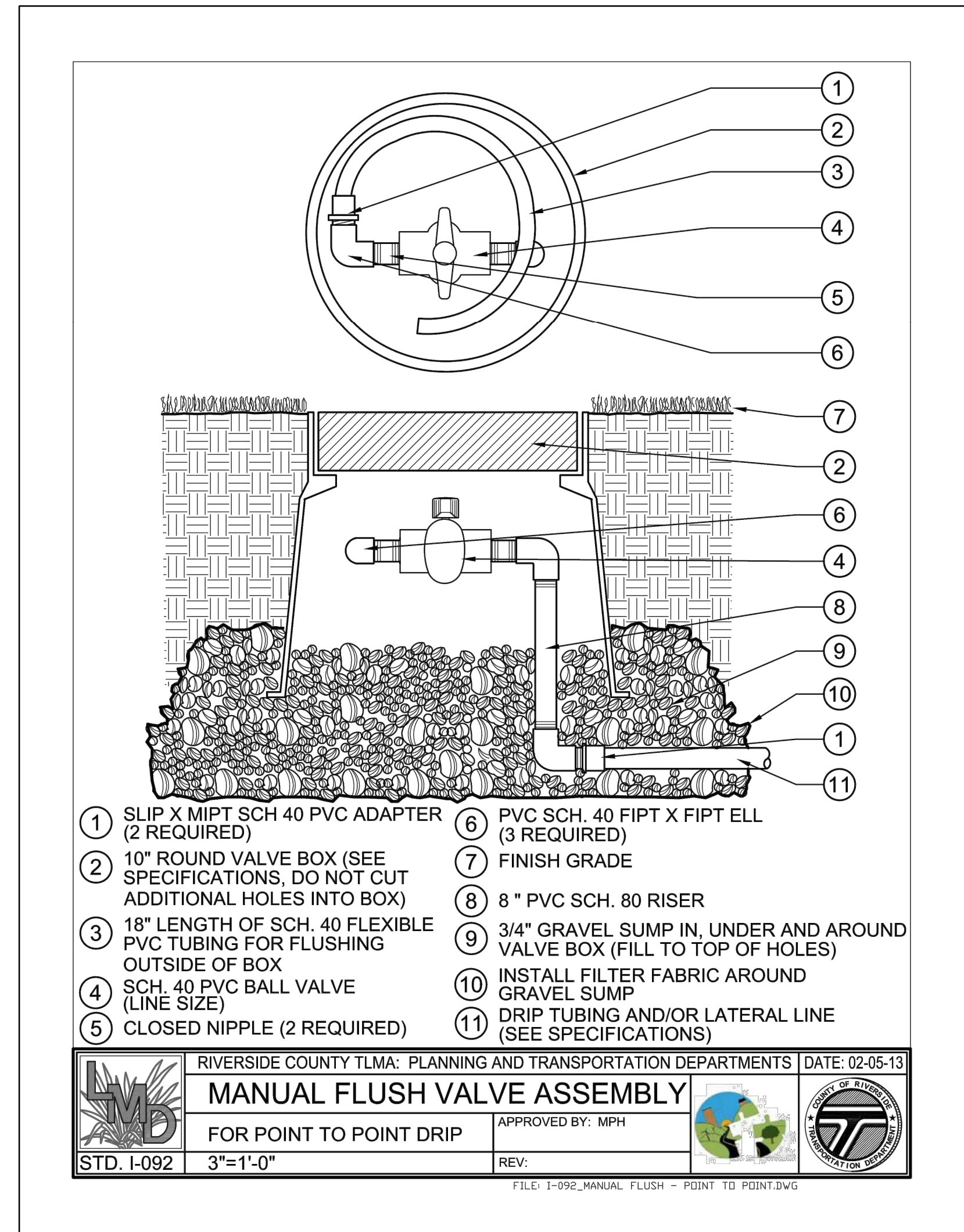
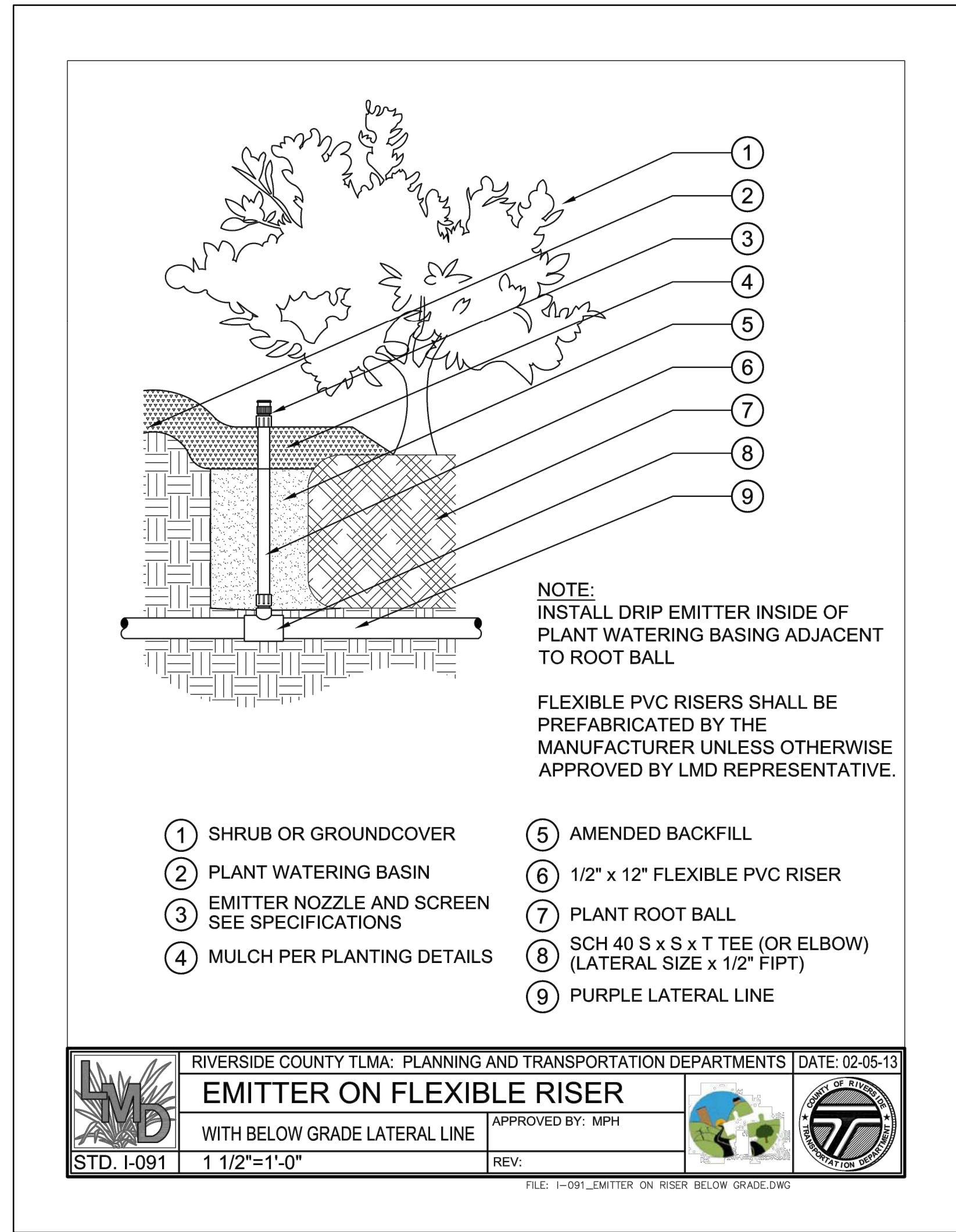
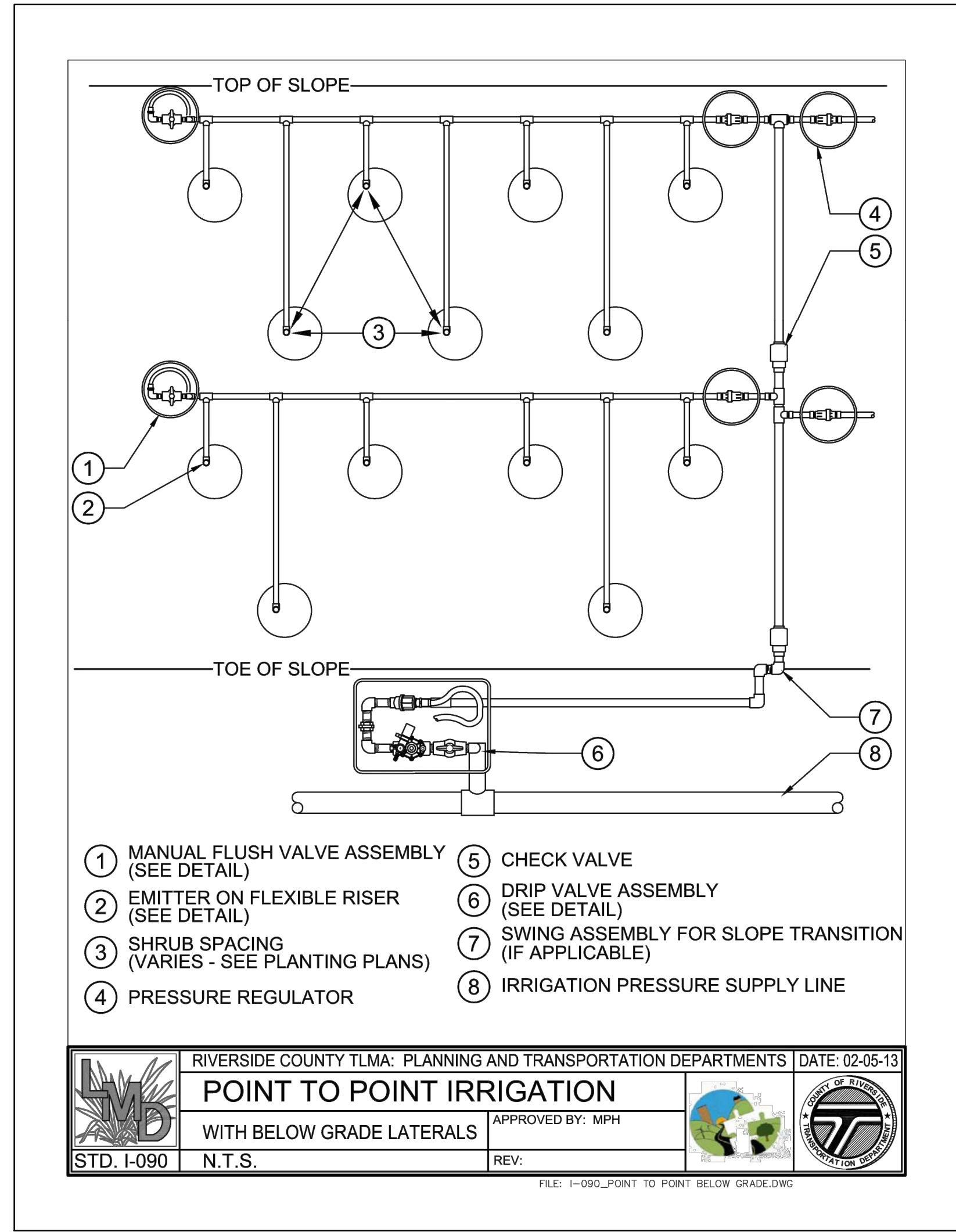
Vincent DiDante
 CERT NO. 2017, EXP 09/2021

DATE: 6-26-20

FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968-HH

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-4

JUSTICE INSURANCE BUILDING
 AULD ROAD AND SKY CANYON ROAD
 DETAILS 4 OF 5 SHEETS



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK DESCRIPTION LOCATION

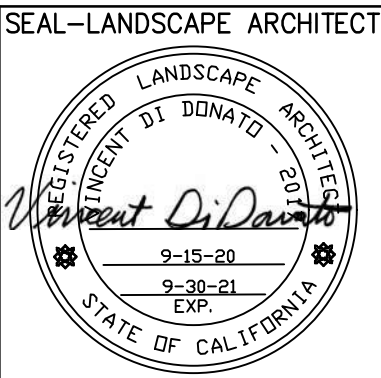
VERTICAL DATUM HORIZONTAL DATUM

MARK BY DATE

ENGINEER

REVISIONS

APPR. DATE COUNTY



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante 9-15-20
CERT NO. 2017, EXP 09/2021 DATE

PP26047/CUP190019 LSP20015/IP190035 SHEET NO. L-5

COUNTY OF RIVERSIDE
JUSTICE INSURANCE BUILDING
AULD ROAD AND SKY CANYON ROAD
COUNTY DETAILS

FOR: JUSTICE INSURANCE CO. W.O. COUNTY FILE NO. 968 - HH

5 OF 6 SHTS

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER CID 69924	DATE SIGNED 11/18/2020	ORD. 859 VERSION ORD 859.3
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER CID 69924	DATE SIGNED 11/18/2020	ORD. 859 VERSION ORD 859.3
TENTATIVE APP PP#	REGISTRATION NUMBER CID 69924	DATE SIGNED 11/18/2020	ORD. 859 VERSION ORD 859.3

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

IRRIGATION

- INTENT - TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM, READY FOR USE, WITH ALL WORK AND MATERIAL CONFORMING TO GOVERNING CODES.
- ALL DIMENSIONS AND LOCATIONS SHOWN ARE DIAGRAM SITE CONDITIONS AND SHALL BE VERIFIED BEFORE INITIATING WORK.
- ALL WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER WITHOUT INTERFERING WITH EXISTING OR PROPOSED PLANTING OR OTHER WORK AND UTILITY LINES.
- IRRIGATION MATERIALS
VALVE BOXES: PLASTIC BOXES SIZES AS REQUIRED.
PLASTIC PIPING: ALL PRESSURE PIPE, SCHEDULE 40 PVC SOLVENT WELD TYPE, OR BETTER. NON-PRESSURE PIPE, CLASS 200 PVC SOLVENT WELD TYPE, OR BETTER.
PLASTIC FITTINGS: TYPE I, SCHEDULE 80 PVC.
POLYETHYLENE: MOLDED, 85 P.S.I.
BALL VALVES: PLASTIC BODIED, 125 P.S.I. MINIMUM, HEAVY DUTY TYPE, FEDERAL SPEC, CROSS HANDLE.
DRIP EMITTERS: OF MODEL AND TYPE SHOWN ON PLANS.
CONTROL WIRE: DIRECT BURIAL, UL APPROVED; WHITE FOR COMMON, BLACK FOR CONTROL; 12 GAUGE MINIMUM SIZE COMMON, 14 GAUGE MINIMUM SIZE CONTROL WIRE. 2-WIRE SYSTEM
QUICK COUPLING VALVES: SINGLE LUG, TWO PIECE; PER LEGEND.
EXTRA STOCK: SUPPLY OWNER WITH VALVE KEYS, EXTRA EMITTERS, TWO QUICK COUPLING HOSE BIBS, AND MANUALS FOR EQUIPMENT USED.
- EXCAVATION
TRENCHES SHALL BE CUT TO FOLLOWING REQUIRED GRADES:
PRESSURE PIPE AT (18") MIN. COVER; ALL NON-PRESSURE PIPE @ (12") MIN. COVER; EXCEPT BLU-LOCK @ (2") MIN. COVER.
- PIPE FITTING AND LAYOUT
JOIN AND INSTALL PIPING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDE. INSTALL LINES AWAY FROM FIXED IMPROVEMENTS AND ALONG EDGE OF PLANTING AREAS.
- EQUIPMENT AND INSTALLATION
SET ALL EQUIPMENT TRUE, PLUMB, SECURE, AND ACCESSIBLE FOR OPERATION AND SERVICING PER MANUFACTURER'S RECOMMENDATIONS AND PER DETAILS SHOWN.
- BACKFILLING
MATERIAL: SUITABLE FILL SOIL FREE OF LARGE ROCKS AND CLODS.
BACKFILL: TRENCHES SHALL BE COMPACTED TO AT LEAST 85% OF THE MAX. RELATIVE DENSITY AS DETERMINED BY THE ASTM D-1557 EXCEPT BACKFILL IN TRENCHES LOCATED UNDER A.C. PAVED AREAS AND/OR ANY TRAFFIC AREAS IN WHICH CASE TRENCHES SHALL BE COMPACTED TO 90%. BACKFILL SHALL BE SUBJECT TO TESTING BY THE SOILS ENGINEER.
SETTLING: PROPERLY WETTED AND TAMPED TO A FIRM FINISH GRADE WITH NO FUTURE SETTLING.
- TESTING AND ADJUSTING
PRESSURE TEST: PRESSURE LINES AT 150 P.S.I. FOR 2 HOURS AND NON-PRESSURE LINES AT EXISTING STATIC LINE PRESSURE FOR 2 HOURS. LINES SHALL BE WATERTIGHT WITH NO LEAKAGE.
COVERAGE TEST: ADJUST AND POSITION EMITTERS FOR COMPLETE COVERAGE OF ALL PLANTING AREAS.
- RECORD PRINTS
MAINTAIN A SET OF PRINTS DELINEATING AND DIMENSIONING LOCATIONS AND DEPTHS OF ALL PRESSURE PIPING, VALVES, AND GATE VALVES AS WORK IS COMPLETED. RECORD PRINTS SHALL REMAIN ON THE JOB SITE THROUGHOUT CONSTRUCTION. A LEGIBLE REDUCED LAMINATED SET SHALL BE PREPARED AND SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

- INSTALLATION
ALL AREAS TO BE HYDROSEEDING SHALL BE WATERED TO A DEPTH OF SIX INCHES (6") PRIOR TO HYDROSEEDING.
USE HYDRAULIC EQUIPMENT WITH BUILT-IN AGITATION SYSTEM STANDARD TO THE INDUSTRY.
USING HYDROMULCH PULP AS A GUIDE, SPRAY THE SOIL WITH A UNIFORM VISIBLE COAT OF SLURRY UNTIL A COMPLETE EVEN COVERAGE OF THE AREA IS ACHIEVED.
SOIL PREPARATION AND PLANTING
1. ALL PLANTING LOCATIONS SHOWN AND MEASUREMENTS SCALED FROM THE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE PROTECTED FROM EXCESSIVE WIND, SUN, AND ALL OTHER DAMAGE.
3. MATERIALS:
TOPSOIL: APPROVED CLEAN SANDY LOAM AND/OR LOAM SOIL, OR APPROVED EQUAL.
SOIL CONDITIONER
NITROLIZED SHAVINGS, TERRA BLEND OR APPROVED EQUAL.
GYPSUM: BEN FRANKLIN AGRICULTURAL GYPSUM, OR EQUAL.
PRE-PLANT FERTILIZER: COMMERCIAL (6-20-20) OR EQUAL.
POST-PLANT FERTILIZER: COMMERCIAL (16-8-8) OR EQUAL.
PLANTING TABLETS: AGRIFORM (20-10-5) BLUE CHIP TABLETS.
PLANTING BACKFILL: TWO (2) PARTS EXCAVATED SOIL BLENDED WITH ONE (1) PART SOIL CONDITIONER.
MULCH: SHREDDED, CLEAN GROUND FIR OR PINE WOOD MULCH.
TREE STAKES: TWO INCH (2") BY TEN FOOT (10') LONG SOUND LODGE POLE PINE STAKES, POINTED ONE END ONLY.
TREE TIES: BLACK VINYL CINCH-TIES BY BORDEN OR EQUAL.
PLANT MATERIALS: PER THE CALIFORNIA STATE DEPARTMENT OF AGRICULTURE'S REGULATIONS FOR NURSERY INSPECTIONS OF RULES AND GRADING. PLANTS SHALL BE SOUND AND HEALTHY, FREE OF DISEASE AND DEFECTS, WELL DEVELOPED OF SIZE NORMAL FOR CONTAINER SIZE AND NOT ROOT-BOUND. UNSATISFACTORY AND UNDER-SIZED PLANTS WILL BE REJECTED. PROTECT PLANTS AT ALL TIMES ACCORDING TO SPECIES.
- SOIL PREPARATION AND GRADING
ROUGH GRADES AND ROCK PLACEMENT: ESTABLISHED BY OTHER SECTIONS.
SOIL CONDITIONING: THOROUGHLY INCORPORATE THE FOLLOWING INTO THE PLANT BACKFILL MIX TYPICAL.
SOIL CONDITIONER - PER SOIL TEST
PRE-PLANT FERTILIZER - PER SOIL TEST
GYPSUM-PER SOIL TEST
WETTING AGENT - PER SOIL TEST
DEEP WATERING: DEEP WATERING LEACH ALL PLANTING AREAS TO EIGHT (8) INCHES MINIMUM DEPTH.
FINAL GRADING: ENSURE POSITIVE DRAINAGE OF PROJECT AREA WITH ALL AREAS LEFT SMOOTH AND EVEN AND FREE OF ROCKS, CLODS AND DEBRIS. FINISH GRADE SHALL BE ONE INCH (1") BELOW ADJACENT FLATWORK AND CURBS EXCEPT LAWNS SHALL BE FLUSH.
- PLANTING INSTALLATION
LAYOUT: PER PLANS WITH FINAL REVIEW AND APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT.
EXCAVATION: PLANTING HOLES SHALL BE AS SHOWN ON DETAILS.

PLANTING TABLETS: SET THREE INCHES (3") BELOW GRADE:

1-5 GRAM PER FLAT PLANT AND/OR CUTTING
1-21 GRAM PER 1 GALLON
3-21 GRAM PER 5 GALLON
5-21 GRAM PER 15 GALLON
1-21 GRAM PER EACH 2 INCH BOX SIZE

SETTING: SET PLANTS SLIGHTLY HIGHER THAN FINISH GRADE AND THOROUGHLY WATER IN.

STAKING AND GUYING: TO INSURE SAFETY AND PROPER HEALTH OF TREE. TIE WITH TIES PER DETAILS.

WATER BASINS: AS REQUIRED TO ADEQUATELY WATER TREES AND SHRUBS.

LEVELING: ALL PLANTING AREAS SHALL BE LEFT SMOOTH AND EVEN.

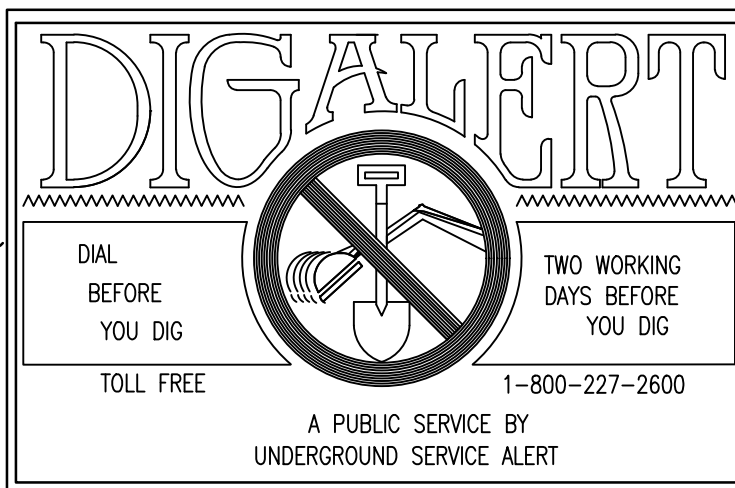
MULCHING: NOTED AREAS SHALL RECEIVE EVEN THREE INCH (3") LAYER OF WOOD MULCH IN ALL PLANTING AREAS EXCEPT FUEL MODIFICATION AREAS WITH NO MULCH TYP.

- MAINTENANCE
PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER (EXCEPT INITIAL WATERING OF PLANTS) WEEDING, CARING FOR PLANTS, AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK:
THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (60) CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
THE ENTIRE PROJECT SHALL BE CARED FOR SO THAT A NEAT AND DURING THE FINAL (60) CALENDAR DAY PERIOD ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES. WEEDS, DALLAS, JOHNSON, AND BERMUDA GRASS SHALL BE REMOVED.
CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND WORKMEN SHALL NOT BE ALLOWED TO WALK ON SHRUB AREAS UNNECESSARILY BEFORE, DURING OR AFTER PLANTING. DAMAGED OR COMPACTED SHRUB AREAS SHALL BE RE-PLANTED AT THE CONTRACTOR'S EXPENSE.
IN ORDER TO EXPEDITE THE PLANT ESTABLISHMENT WORK, ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED AND FROM THE TIME ANY PLANTING IS DONE UNTIL THE END OF THE FINAL (60) CALENDAR DAY PERIOD.
THE CONTRACTOR MAY BE RELIEVED FROM MAINTENANCE WORK WHEN THE FINAL (60) CALENDAR DAY MAINTENANCE WORK HAS BEEN SATISFACTORILY COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
DAMAGE TO PLANTING AREAS SHALL BE REPLACED IMMEDIATELY.
(1) DEPRESSIONS CAUSED BY VEHICLES, BICYCLES, OR FOOT TRAFFIC TO BE FILLED WITH TOPSOILS AND LEVELED. REPLANT DAMAGED AREAS.
(2) EXTERMINATE GOPHERS AND MOLES AND REPAIR DAMAGE, AS ABOVE.
8. GUARANTEE AND REPLACEMENTS
ALL SHRUBS AND GROUND COVER SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL TREES UP TO 5 GALLON SIZE SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF SIX MONTHS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. TREES IN 15 GALLON, OR LARGER, AND ALL FIELD GROWN SPECIMENS SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
9. CLEAN-UP
UPON COMPLETION OF WORK OF THIS SECTION, REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM OPERATION. REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE, AND LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, WITH ALL PAVING, WALKS AND OTHER CONSTRUCTION WASHED-DOWN AND FREE OF ALL DIRT AND DEBRIS.

SPECIAL CONDITIONS

ALL PROVISIONS OF THE GENERAL CONDITIONS OF THE CONTRACT SHALL APPLY TO THE WORK AS IF HEREIN WRITTEN.

- ALL EXISTING UTILITY LINES AND IMPROVEMENTS SHALL BE LOCATED PRIOR TO WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES TO COMPLETE WORK.
- CONTRACTOR SHALL BE INSURED FOR LIABILITY AND PROPERTY DAMAGE.
- CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PROPERTY.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR. (EXCEPT AS NOTED)
- ALL MATERIALS SHALL BE OF STANDARD, APPROVED, AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION.
- WORK SHALL BE PERFORMED WHEN WEATHER CONDITIONS PERMIT SATISFACTORY RESULTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPROVED METHODS AND STANDARDS AS SET FORTH BY THE CALIFORNIA COUNCIL OF LANDSCAPE CONTRACTORS, UNLESS OTHERWISE INDICATED OR SHOWN.
- ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS.
- ALL AREAS SHALL BE LEFT CLEAN, FREE OF DEBRIS AND WASHED DOWN.
- LANDSCAPE ARCHITECT RETAINS OPTION TO REQUIRE THAT CONTRACTOR RECEIVE A FIELD OBSERVATION OF EACH OPERATION AND MATERIAL PRIOR TO INCORPORATION INTO THE WORK.
- CONTRACTOR SHALL USE ANY MEANS NECESSARY TO PROTECT ALL PLANTED AREAS FROM FOOT TRAFFIC INCLUDING BUT NOT LIMITED TO STAKES & WARNING TAPE.



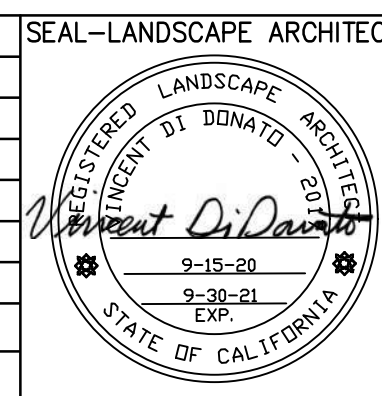
NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

BENCH MARK DESCRIPTION					
LOCATION					
VERTICAL DATUM	NAD 83				
HORIZONTAL DATUM	NAD 83				

MARK	BY	DATE	REVISIONS	APPR.	DATE



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
41635 Enterprise Circle North, Suite C
Temecula, CA 92590
(951) 296-6802 AG# 14-121

Vincent DiDante
9-15-20
CERT NO. 2017, EXP 09/2021

PP26047/CUP190019	LSP20015/IP190035	SHEET NO. L-6
COUNTY OF RIVERSIDE JUSTICE INSURANCE BUILDING AULD ROAD AND SKY CANYON ROAD SPECIFICATIONS		
FOR: JUSTICE INSURANCE CO.	W.O.	COUNTY FILE NO. 968 - HH

Plot Date: 16 Sep 20 - 9:45 am

An aerial photograph of a suburban neighborhood in French Valley, California. The image shows a dense residential area with many houses, streets, and some commercial buildings. In the background, there are rolling hills and mountains under a clear sky. The overall tone is somewhat muted, with a dark overlay on the bottom half of the image.

Commercial Cannabis Retail Request for Proposal

**Unincorporated Riverside County
Murrieta (French Valley)**

GENERAL APPLICATION INFO

Proposer/Organization Name: Fausto Atilano

Owner: Fausto Atilano

Operator #1: Fausto Atilano

Interested Party Pre-Registration Form Owner/Operator: Fausto Atilano

Project's Name/Location: 30375 Auld Rd. Murrieta, CA 92563 (French Valley)

Project's Square Footage - 2658

Proposal Category: Storefront w/delivery



Business Plan

French Valley Dispensary

Murrieta California

The Business plan that follows outlines the operational policies and procedures of the cannabis business (“Dispensary”) in the County of Riverside (the “County” or “local”). We are extremely experienced in the intricacies associated with legally operating a Dispensary and are highly educated in the laws, regulations, and ordinances of the County, the State, and the California Bureau of Cannabis Control (the “Bureau”) within the California Department of Consumer Affairs

A. Property Description

The company has secured a property suitable for the operation of a cannabis dispensary, located at 30375 Auld Rd. Murrieta CA 92563. The square footage of the building will be 2,658.

The company will occupy a facility that complies with all applicable state and local laws, regulations, ordinances, and other requirements based on the building requirement of Riverside County.

The facility is equipped with land, infrastructure, and will be equipped with equipment that is, at a minimum, sufficient for high-quality retail operations. The Company and its premises will comply with all relevant fire codes and local land use regulations. The facility will be outfitted with adequate lighting, ventilation, and temperature and humidity control equipment. Minimally, The Company and will ensure adequate lighting in all handwashing, dressing, and toilet areas, in addition to all areas where cannabis goods are examined or stored.

B. Day-To-Day Operations

1 Hour Prior to Opening: The manager and security personnel arrive on premises, enter Dispensary, secure alarm system and unlock vaults. The computer system (inventory management, track, and trace Blaze) is accessed, and GPS tracking is engaged for delivery. Inventory (stored from the prior day at closing) is removed from the vault and displayed in appropriate secured locations for retail. Cash draws are reconciled for the start of the business day.

30 Minutes Prior to Opening: Budtenders and Shift Supervisors begin their workday. The online ordering system is reviewed for all orders placed during non-operational hours. Inventory to fulfill the orders is gathered, entered into Blaze Retail and Trace-and Trace, and packed for delivery. Budtenders assist management with loading floor displays with cannabis products brought from the vault.

Opening: No sooner than the statutory time of 6:00 A.M. will the doors be unlocked, and the store opened for operations. Customers waiting to enter will be allowed into the secured waiting room, where identification will be checked, and their customer profile consulted by security and a staff member. Individually, a budtender will escort each waiting customer into the Dispensary to assist with any desired purchases, providing education and assistance on each product available. As items are selected, the budtender will finalize the sale, providing all required receipts and products in compliant exit packaging. Customer will be escorted to the exit.

An appropriate staff member packs orders placed online for pickup and delivery. Delivery drivers log all inventory packed for delivery in Blaze Retail and depart the facility with initial orders. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of The Company's state and local cannabis licenses, delivery request receipts, and Trip Plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and The Company's-provided employee identification card on his or her person throughout the delivery process. Upon return to the facility, the delivery driver will log all cash received, and inventory all un-delivered products in the appropriate systems.

Inventory Deliveries: Management schedules all deliveries in advance. Prior to order placement, licensing is verified by management to ensure that the distributor has all appropriate licenses. As the products are delivered, security and management receive them, and immediately they are scanned into Track-and-Trace and Blaze Retail. Delivery manifests are consulted for accuracy and testing/packaging compliance confirmed. Inventory needed for the floor is immediately displayed, while excess product is stored in the appropriate vault.

Closing: 9:15 P.M. marks the deadline for all delivery orders leaving the property, within a 30-minute delivery radius marked by GPS. At 9:50 P.M. each day, security personnel notify any customers who enters the waiting area that no additional sales will be made, to ensure a closing time in compliance with local and State regulations. Inside the Dispensary and showroom, management and budtenders will remove all product from the displays and secure the inventory in the appropriate vault.

Delivery vehicles are returned to the property, all product removed is returned to the inventory by the delivery driver, and all cash turned over to management. Management reconciles all cash received, and places it in the appropriate vault until picked up by the armored truck company. Janitorial staff enters the facility after closing for thorough cleaning. Prior to leaving the licensed premises for delivery, the delivery employee will be responsible for ensuring the vehicle contains a copy of its vehicle registration, insurance, and copies of The Company's state and local cannabis licenses, delivery request receipts, and Trip Plans in an easily accessible location. Additionally, the delivery employee will carry his or her driver's license and The Company's-provided employee identification card on his or her person throughout the delivery process.

C. STATE LICENSING REQUIREMENTS

We have studied the regulations as they have been drafted, revised, and finalized. The Company has a vast legal team comprised of General Counsel, Corporate Counsel, and Cannabis Counsel. As additional legal resources are required, competent legal staff is acquired. We spare no expense when it comes to legal compliance.

The Company is applying for an Adult-Use and Medical Storefront Retailer License at this time. The corresponding State license is the State License type 10, which is issued pursuant to California Business and Professions Code §§ 19300.7 and 26050(a). In order to qualify for the annual State Type 10 license, we will have to provide the State with a full and complete application, including proper contact information, declarations, ownership list, entity documentation, disclosure of non-owners with a financial interest, fee determination, FBN info, compliance with the Compassionate Use Act, plus the following documents:

- BCC-LIC-011 Premises Diagram
- BCC-LIC-013 Financial Information Form
- BCC-LIC-015 Transportation Procedures
- BCC-LIC-016 Inventory Procedures
- BCC-LIC-017 Non-Laboratory Quality Control Procedures
- BCC-LIC-018 Security Procedures
- BCC-LIC-020 Delivery Procedures
- CEQA Compliance Records
- Labor Peace Agreement (if applicable)
- Surety Bond

In addition to the above, The Company will also register with the California Department of Tax and Fee Administration (CDTFA) for a seller's permit and regularly file sales and use tax returns. The Company will create an account with the Franchise Tax Board to obtain an SEIN as well as obtain a Federal tax identification number (EIN). The Company is fully aware that we cannot operate a legal cannabis business within the State of California absent a temporary, provisional or annual license from both the County and the State.

D. HOURS OF OPERATION

In compliance with Riverside County Ordinance No. 348 §19.505 (I) and MAUSCRA §5403, The Company will only operate the Dispensary and Delivery business seven (7) days a week, between the hours of 6:00 A.M. and 10:00 P.M. In strict compliance with the ordinance, our Dispensary doors will be locked at 9:50 P.M. each day to ensure that all sales have concluded by 10:00 P.M. As we utilize GPS for all deliveries, we will only deliver orders received by 9:15 P.M. if delivery can occur within 30 minutes of receipt. The Company will conspicuously post the hours of operation at all public entrances to the Dispensary.

Whenever the Dispensary will not be open for retail sales, The Company will ensure that the premises will be securely locked with commercial-grade, non-residential door locks and will be equipped with an active alarm system. All cannabis goods will be stored in a locked safe at the Dispensary and only authorized employees and contractors of The Company will be allowed to enter the premises after hours.

E. PRODUCT PROCUREMENT

The Company intends to procure a wide variety of Adult-Use cannabis goods, with a particular focus on those with demonstrable medicinal properties, including but not limited to:

- Dried flower of many varieties.
- Edibles infused with cannabis.
- Concentrated forms of cannabis.
- Topicals infused with cannabis.
- Tinctures of distilled and concentrated cannabis oils.

Where feasible, The Company will procure manufactured cannabis goods from licensed facilities, with particular preference given to products manufactured by those with valid County commercial cannabis business licenses. Secondly, we will consider procuring products from licensed facilities deemed “small” in nature and located in areas suffering from the highest rates of poverty. Our decision-making process also includes consideration for those businesses who employ persons from diverse backgrounds.

Regardless of the location of procurement, The Company conducts high levels of due diligence prior to placing any product orders or placing products for retail sale. Our due diligence process includes the following steps: Products will be analyzed for potency, presence of pesticides, presence of mold, presence of bacteria, and other contaminants regulated under local, State, or Federal law. In the event that analyzed cannabis goods are found to have any such contaminants, they will be returned or destroyed according to the destruction policy outlined below. Additionally, all products will be thoroughly analyzed to ensure compliance with current packaging and labeling regulations, including indication of dosage, ingredients, and testing results. Upon confirmation of the above listed information, the product is properly recorded in our inventory management system, track-and-trace, and only then offered for retail. The Company intends to procure and provide a wide variety of ancillary related items including but not limited to:

- Consumption devices & accessories for cannabis goods.
- Clothing and wearable items.

The Company will procure quantities consistent with the needs presented by the customers. The Company desires to maintain inventory levels of sufficient quantity to supply the requisite demand, with focus on ensuring that inventory levels do not exceed what is immediately necessary, so as to minimize the amount of excess inventory being stored and secured at the location at any particular time.

F. STATE AND LOCAL COMPLIANCE

The Company takes compliance with both local and State law very seriously. Aside from employing a robust legal staff, all management undergoes extensive training on regulations pertinent to the particular business location and type. Continuing education is a requirement of

employment, and The Company provides such training as new regulations are released. Non-managerial employees will be provided with summary sheets to include compliance related topics for educational purposes. All staff training events will take place when necessary to ensure that the entire team understands the importance of regulatory compliance, and to address any issues or questions that may be present. During our employee training for our Riverside County businesses, Ordinance No. 348 as well as the final California cannabis regulations will be reviewed at great length.

G. TRACKING OF CANNABIS PRODUCTS

Inventory Tracking System

Two inventory tracking systems will be employed in concert to maintain an accurate accounting of the status, location, movement, and ultimate disposition of all cannabis inventory that comes into the licensed Dispensary. These electronic accounts of inventory will be reconciled daily and confirmed periodically with physical inventory counts to ensure no inventory discrepancy goes unnoticed. Inventory discrepancies will be promptly investigated and, when appropriate, reported to relevant authorities as described in this narrative.

A seed-to-sale methodology will be utilized by The Company that is METRC compliant, at all times. The GM, will train all personnel to adhere to a seed-to-sale tracking methodology and will monitor implementation. If the team encounters difficulty remaining in compliance with inventory policies and procedures, or when any flaw in the existing procedures is discovered, the Dispensary Manager will evaluate the issue, determine the steps for correction, and, as necessary, amend the procedures and re-train personnel. It is the responsibility of each employee to comply with the inventory procedures and all state and local requirements as instructed in training.

Tracking Equipment

The Company's inventory will be tracked with the use of two systems: the statewide track and trace system and The Company's selected third-party seed-to-sale system, Blaze Retail. The Company will utilize electronic equipment that may include, at a minimum, the following:

- Radio-Frequency Identification Devices.
- Bar code identifiers.
- Scanning equipment and software.
- Cash registers. • Desktop computers.
- Mobile devices.
- Cloud-based technologies that manage all aspects of the cannabis life cycle from seed to sale.

Third-Party Seed-To-Sale System

A Bureau-approved inventory seed-to-sale system will be The Company's primary virtual system to track cannabis product inventory. The seed-to-sale system will include data points for the different stages of commercial activity, including, but not limited to, acquisition, inventory, and sale. The Company will ensure that each day's beginning inventory, acquisitions, sales, disbursements, disposal of unusable cannabis products, and ending inventory are documented in the statewide track and trace system, as well as the third-party seed-to-sale system. This system will be METRC compliant.

Blaze Retail will be the The Company's third-party seed-to sale inventory tracking and internal production recordkeeping system. The system will function as a virtual system for tracking cannabis product inventory as well as recording and tracking other data points of interest to The Company.

The system will be used in conjunction with the statewide track-and-trace system to help The Company comply with inventory tracking requirements established under the state's track and trace system. Once the statewide system supports interoperability with third-party systems via a bi-directional application programming interface ("API") and Blaze Retail obtains the necessary approvals for integration, Blaze will be the sole point of required data entry into the statewide track and trace system. The Company's equipment will be fully integrated to process and maintain data. At minimum, the statewide track and trace system and Blaze will be utilized to do the following:

- Monitor business activities, inventories, delivery, and sales transactions.
- Record details about the retail process and inventory management activities in accordance with internal company policy.
- Enter required information regarding acquisition, inventory management, and sale in the statewide track and trace system in accordance with applicable statutes and regulations.
- Maintain date indicative of receipt of goods, the type and amount of goods received, the party who holds title to the goods and the UIDs or lot number of the goods.
- Access an electronic history of production, quality assurance, and distribution for each batch or lot and inventory transfers or sales between licensees and locations.
- Produce labeling for batches or lots in each stage of the retail process.
- Produce finished product labeling for all nonmanufactured cannabis products to be packaged and labeled on site.
- Generate reports on demand.
- Track the date of sale, type of goods purchased and quality of each, related sales prices.

H. COMMUNITY INTEGRATION

Neighborhood Integration Plan: It is no secret that the legalization of commercial cannabis businesses has brought some concern to hosting communities. As experienced cannabis business owners, The Company's ownership team has reached expert status in locating and launching new facilities. When opening a new business, we utilize the following steps to ensure a seamless opening.

- Upon locating a suitable building, conduct an inspection of the surrounding neighborhood to identify any cultural, structural, or architectural themes.
- Conduct research to identify any guidelines for operation outlined in a specific community or neighborhood plan.
- Meet and confer with local government officials and planning divisions to collaboratively finalize all launch plans.
-

Neighborhood Outreach: We offer the community multiple opportunities to contribute to our business plan in the following ways.

Schedule an Open House: The open house will give neighbors both residential and commercial in nature, an opportunity to come to our business location (or a location more appropriate for the event) and ask questions, discuss concerns, discuss our security plan, and learn what our business has to offer.

Door to Door Canvassing: The Company will personally attempt to meet neighbors surrounding our business location. Neighbors will be provided with information about our Open House as a means to engage and open a direct line of communication.

Open Door Policy: The Company has an open-door policy. We encourage all neighbors who feel negatively affected by our operations to reach out to a Manager, discuss their concerns, and follow up will occur within a reasonable timeframe.

Sourcing Locally: Effective community integration also includes The Company providing support to other local businesses. In order to accomplish this, we research local businesses who may be able to provide us with services, prior to considering businesses located outside of the community. Services may include: accounting, marketing, uniform supply, payroll/HR services, party supplies, food services, janitorial services, security services, vehicle leasing, insurance services, equipment rental, contractor services, etc.

Business-to-Business Partnerships: To show additional support and spark economic growth, we have developed a discount program that caters to local business partnerships.

While the program varies by location, we identify businesses such as restaurants, theaters, hotels, retail locations and museums, and offer a store discount for all receipts of purchase shown related to a partnering business.

Entertainment: Reading Cinemas, Siler Gallery, Temecula Valley Museum, Wings and Rotors Air Museum

Restaurants: Nonno’s Ristorante, Calhoun’s Family Texas Barbeque, DownTown Public House

Hospitality: Residence Inn by Marriott, Courtyard by Marriott, Hampton Inn & Suites, Comfort Inn & Suites.

I. START-UP SCHEDULE

(Post CUP & State Licensing) (Construction & Improvements)

A. Construction Timeline

a. The proposed construction is expected to be completed within 26 weeks.

- Week 1: Plan check and pull permits
- Week 2-5: Grading of land
- Week 4-5: Utilities lines pulled
- Week 6-11: Utility layout out and foundation poured
- Week 11-15: Framing then rough in electrical, framing, landscape of property begins
- Week 15-17: Low voltage pre-wiring: panic buttons, alarm and fire alert system
- Week 18-20: Interior drywall, begin exterior façade cameras and painting
- Week 20-22: Trim out electrical, interior and exterior lighting and outlets
- Week 22-24: Paint and flooring
- Week 24-26: Install all interior components: furniture, cabinetry, digital menus and cameras

b. The construction will begin with land grading and utility pulled and placed properly.

c. The proposed construction activities include the addition of a new building.

d. Interior floor-to-ceiling walls will be constructed to create an entrance room, sales room, managers office, safe/vault and storage rooms.

e. Exterior surfacing of building including new stucco, paint and wooden façade to be added

f. New asphalt pavement of the current parking lot

g. All landscaping will all be from the Friendly plant list and as well as up-kept by a company.

h. New flooring, display cases, and fixtures will be installed in the sales room. Access to all sensitive areas, where product and/or cash will be present, will be controlled through mag lock system that only employees and security personnel can direct. A lighting plan will be developed and permits for Mechanical, Electrical, and Plumbing will be pulled to accommodate the new store layout.

i. ADA Compliance

i. Through the course of above-mentioned construction improvements, all areas of and requirements pertaining to disabled access pursuant to Title 24 of the State of California Code of Regulations and the federally mandated American’s with Disabilities Act will be completed by

duly licensed contractors to ensure both compliance with the letter and the spirit of the law. It is Applicant' intention to ensure that no physical barriers exist that would minimize the access to or jeopardize the safety of all disabled customers.

B. Getting business operational

a. Week 22-24

i. Prior to construction being complete, the General Manager, will start the hiring process and will open a 2- week window for Riverside County residents to apply

ii. Applicant will endeavor to fill all open positions with Riverside County applicants

b. Week 22-26

i. Following the 2-week window, the General Manager will open up the application process to all persons over the age of twenty-one (21)

ii. All employees will undergo a minimum of 1 week of paid training in the business location going over all standard business practices as described in the "Day-to-Day Operations"

iii. Have the store ready to open and have a soft opening for two days to have staff ready for grand opening

c. Week 26: Open to Public

K. CUSTOMER EDUCATION & IMPAIRMENT PLAN

CANNABIS EDUCATION

The Company's leadership team prioritizes the development and delivery of quality cannabis education for both employees and customers.

Customer Education

While some customers may be experienced in cannabis purchasing, with the growth of the recreational market, many are new and inexperienced. Whether an expert or a novice, we feel it is our duty to ensure that all who enter our establishment are provided with full educational opportunities on the products we offer, potency of each product, effects one may experience during consumption, etc. Providing education and support to customers is essential to achieving overall safe use and decreasing impairment. With our in-depth education and support program, each customer will be provided with the most up-to-date information on the products we retail.

Employee Education

As a customer enters our retail establishment, their first interaction is with a member of our staff. The only way to provide customers with high quality education and information on products we retail, is to first ensure that all employees are provided top-notch training. To accomplish this, we will provide employees with access to the exact same educational tools as are seen by customers. Familiarity of the materials is key to reducing potential customer impairment issues and safety concerns.

Education Methods

The Company will provide cannabis research and product information directly to the customer in multiple easy to access methods. We do not believe that all customers process information alike, and as such, we will offer multiple platforms for customers to gain access to quality cannabis information. In today's market, customers are data driven. Health conscious decisions play a big role in purchasing choices, and it is our goal to provide a number of resources to aide customers in their decision-making process.

Customers will be provided with the following educational opportunities:

- **In-Person Consultation:** Provided by trained staff members (occurs during 1st visit to Dispensary)
- **Electronic Preloaded Tablets:** Tablets will be stationed throughout the Dispensary for hands on access to customers. All tablets will be preloaded with detailed information on products being sold, effects of use, price, and consumer reviews.
- **Website/App:** Includes an extensive educational portal identifying products retailed in the Dispensary, effects of use, consumer reviews, general safety guidelines for use, reliable research on cannabis strains, etc.

- **Consumer Reviews:** These have proven to be a powerful tool for consumers education on retailed products. Our website will have a comment/customer review section for consumers to permanently post their experience using products we retail.

IMPAIRMENT POLICY

In the event that a customer does find himself in a state of impairment, The Company's staff will be trained in the following Impairment Policy to safely handle any impairment situation that may arise. Policy: Employees selling cannabis products will at all times, be aware of the level of intoxication reached (to the extent possible) by a customer. Employees have the right to refuse cannabis products to customers who appear to be excessively intoxicated, in a polite and professional manner. Management will assist in handling any situations that falls into this category.

Procedure:

- Employees will report to management any customer exhibiting severe signs of intoxication. Common signs may include: - Slurred or indistinct speech pattern; - Lack of coordination while walking (absent those with a medical condition); - Slow verbal response time when asked questions.
- If the customer attempts to purchase further products, after having been identified as intoxicated, employees will politely take the order and inform the management before finalizing a sale.
- Management will exhaust all means where consumers will not be served further cannabis products. This can be done by engaging the customer in a conversation or by simply telling the consumer that the sale is not possible.
- Employee will discretely inform all colleagues that the customer has been informed that they are no longer eligible for purchases at this time.
- Prior to allowing a customer to leave the Dispensary, employees will further assess the level of intoxication to determine if the customer should be provided with transportation home. If it is determined that the customer is too intoxicated to operate a vehicle, bicycle or other mode of transportation, the employee will contact Uber, Lyft or the pre-designated cab partner to ensure the safe transportation of the customer to their home.
- The Company reserve the right to ask any customer who appears to be intoxicated, or is behaving in a manner which is threatening, harassing, aggressive, or causing concern to other patrons, to leave the premises.

L. LOCAL HIRE PROGRAM

The Company has typically taken a unique approach to our hiring process. First and foremost, as indicated below, we focus our hiring process on local candidates, creating economic growth within the community. Secondly, we focus on hiring individuals who may have difficulty obtaining employment in other common businesses. We are committed to hiring those who have faced issues with cannabis convictions in the past, so long as local regulations allow. Third, we will make a concerted effort to hire those from more diverse and economically disadvantaged backgrounds. While we do not intend to ask potential candidates about their background specifically, our job postings will encourage diverse groups to apply. We will offer a safe working environment for all people, with a zero-tolerance policy for vice offenses (drug and alcohol intoxication, sexual harassment) and bullying. The Company will be a source of economic opportunity and social growth for residents of the County and offer new hope to those who have faced narrower career avenues.

Local Job Creation: One of the most immediate benefits that our business can bring to the County is economic opportunities in the form of job creation.

Recruitment Plan: The Company will hire between 90- 100% of their employees from the local community. In order to attract and locate local talent, we will attend job fairs and Job postings will be disseminated through local employment agencies with a specific mention in the postings of desiring candidates that live in the local community. We will post our positions on <https://www.valleyresourcecenter.org>, Cal WORKs GAIN, Riverside County Work Force, <https://business.murrietachamber.org/jobs> a division of the Murrieta Chamber of Commerce and other like minded organizations within the community.

Above Living Wage: The present minimum wage in Riverside County is \$15.50 per hour. The current Living Wage is \$18.86 per hour. Our minimum starting wage for any employee is \$20.00 This exceeds the minimum wage by 1.5 times.

Estimated Number of Employees: The following indicates the estimated number of full time and part time employees we intend to hire each of our first five years in operation.

Year 1: 12 employees with 4 being full time and 8 being part time

Year 2: 15 employees with 5 being full time and 10 being part time

Year 3: 22 employees with 7 being full time and 15 being part time

Year 4: 25 employees with 7 being full time and 18 being part time

Year 5: 25 employees with 7 being full time and 18 being part time

Employee Advancement Opportunities:

The Company delights in the opportunity to promote within. Any position openly available is first offered to current employees. So long as an employee has been continually employed with the company for 6 months, they may apply for advancement opportunities. It is not uncommon for our employees to quickly advance. We reward excellence, passion, motivation and loyalty.

M. LOCAL OWNERSHIP

Fausto Atilano is 100% owner of the business and owner of the property located at 30195 Auld Rd. Murrieta, CA 92563. He has been a resident of Riverside County for nearly 30 years, living in the Lake Elsinore area since 1990. Aside of living locally, Mr. Atilano has owned and operated “Fausto’s Bail Bonds” with locations in downtown Riverside, Murrieta, and Banning.



City of Arts & Innovation

CITY OF RIVERSIDE
 3800 MAIN STREET
 RIVERSIDE, CA 92522
 PHONE: (951) 928-5485 • FAX: (951) 928-2358

PUBLIC INFORMATION RECORD

DBA:	Fausto's Bail Bonds, Inc.		
Business Name:			
Location Address:	4117 MAIN ST RIVERSIDE, CA 92501-3576		
Mail Attention:			
Mailing Address:	4117 MAIN ST RIVERSIDE, CA 92501-3876		
Phone:	(951) 787-1800		
Ownership:	Corporation		
Account No.:	1253518	License No.:	1253518
License Issued:	3/14/2019	License Expires:	03/31/2020
Business Status:	Open	License Status:	To Be Printed
Start Date:	03/14/2019	Close Date:	
Location:	Inside	Location Type:	Commercial
Rate Type (STD):	Tax Free	Rate Type (D):	Downtown - D
Business Type:	AGENCY APPOINTED AGENT		
NAIC Description:	All Other Personal Services		
SIC Description:			
Owner:	Fausto's Bail Bonds, Inc.	TITLE:	

BUSINESS TAX CERTIFICATE		CITY OF BANNING							
The issuance of this Business Tax Certificate does not allow you to occupy the building. Do not occupy the building until you receive a "Certificate of Occupancy" from the city.									
BUSINESS NAME:	Fausto's Bail Bonds	RATE:	General Service Business						
BUSINESS LOCATION:	422 E Ramsey St Banning, CA 92220	DESCRIPTION:	Bail Bonds						
BUSINESS OWNER:	Fausto Atilano	<table border="1"> <tr> <td>Account Number:</td> <td>024000</td> </tr> <tr> <td>Effective Date:</td> <td>July 02, 2018</td> </tr> <tr> <td>Expiration Date:</td> <td>July 28, 2019</td> </tr> </table>		Account Number:	024000	Effective Date:	July 02, 2018	Expiration Date:	July 28, 2019
Account Number:	024000								
Effective Date:	July 02, 2018								
Expiration Date:	July 28, 2019								
<table border="1"> <tr> <td> FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683 </td> </tr> </table>		FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683	By: <u>V. Martin</u> Business License Officer						
FAUSTO'S BAIL BONDS 30195 AULD RD MURRIETA, CA 92683									
TO BE POSTED IN A CONSPICUOUS PLACE		NOT VALID UNLESS SIGNED BY CITY OF BANNING BUSINESS LICENSE OFFICER. NOT TRANSFERABLE							

N. LABOR: COMPETITIVE COMPENSATION

Above Average Pay Rate: According to the website www.payscale.com, an Operations Manager currently earns between \$51,000 and \$97,000 with the median being \$69,965. Our Operations Manager will be paid \$75,000. A bartender in California averages \$11.93 per hour, where we pay \$16.50 per hour. www.indeed.com lists an Inventory Associate's salary as \$18.19 per hour. Our Inventory Manager will be paid \$25.00.

Wages Exceed Minimum Wage: The present minimum wage in the County is \$15.50 per hour. Our lowest paid employee earns \$18.86, which is 1.5 times the minimum wage.

Compensation Package: Aside of fair wages, The Company intends to offer the following benefits to employees.

- Medical and dental insurance;
- Sick and vacation leave that accrues at the standard rate (1 hour per 30 hours worked);
- Maternity leave of at least 12 paid weeks off;
- Educational subsidization and assistance in subject
-

Labor Peace Agreement

The Company intends to enter into a Labor Peace Agreement with a bona fide labor organization when our staff exceeds 20 qualifying employees. The Company is an Equal Opportunity Employer and does not condone any hiring practices that discriminate based on race, color, religion, creed, sex, sexual orientation, gender identity, national origin, ancestry, age, veteran status, disability unrelated to job requirements, genetic information, military service, or other protected status. The Company is committed to creating a work environment that is focused on safety first. The Company intends to offer medical care benefits and is committed to educational and work-growth opportunities for all dispensary employees.

O. COMMUNITY INVOLVEMENT (OWNERS AND/OR OPERATORS)

Mr. Atilano is a true philanthropist. He has an extensive history of giving back to the local community. Specifically, Mr. Atilano has given to Cops for Kids in Lake Elsinore, Riverside County Sheriffs, Children’s Miracle Network Hospitals, Temecula Valley Pop Warner, Animal Friends of the Valley, and Chaparral High School Basketball in Temecula, just to name a few. He is most excited to execute the Community Calendar provided for in Section 18: Neighborhood Compatibility and for the possibility of supporting Riverside County’s law enforcement and beautification under our Additional Benefits as shown in Section 12: Additional Benefits of this application.



SENSITIVE USE ZONING CONFIRMATION

To the best of our knowledge, the lot location secured above for use as a Retail Sales Cannabis Business is not located within 1,000 feet (when measured from the nearest point of the respective lot lines using a direct straight-line measurement), from any:

1. Child Day Care Centers,
2. K-12 Schools,
3. Public Parks,
4. Youth Centers.

NEIGHBORHOOD COMPATIBILITY PLAN

NEIGHBORHOOD OUTREACH As is shown in Sub-Section H of our Business Plan (Section 4), we've spent a great deal of time focusing on community outreach. Our outreach is two-fold. First, we have a steady outreach plan to ensure that our integration into a community is seamless when opening a new business. Second, we have an outreach plan focused on giving back to the community as is exhibited in the Community Calendar below and Section 12: Additional Benefits. Our mission is to gain the trust of the neighboring businesses and residents by providing ample opportunities to "get to know" our business and staff. We have a true open-door policy where communications are concerned and welcome all members of the community to express any thoughts or concerns with us.

Recent Neighborhood Outreach Conducted In an effort to get a feel for the neighborhood where we intend to locate our dispensary, we have reached out to all neighbors within a 1000 ft. radius of the location. We sent each address within this area a letter expressing who we are, what we are hoping to do, and provided a contact email for any concerns to be expressed.

Plan to Address Concerns: Upon receiving any emails, which we have not at this time, we will immediately send a response to the sender offering them an opportunity to speak with us in person. A list of any expressed concerns will be drafted and placed on our schedule to be discussed at the next owners' meeting. Our intent is to adjust our business plan to reflect solutions to the concerns raised. We intend to repeat this process multiple times throughout the next several months. Our open-door policy should provide a sense of community and comfort for all involved.

Our property is designed with the community and safety at the forefront. Our location will have a front entrance that will lead directly into a designated reception area. In the reception area, a receptionist will greet the customer and confirm age restrictions. The reception area is separate from the showroom floor with the only means of access to the showroom, through a secure door. The purpose of the separation is to ensure that only customers of age are permitted access, and to control the flow of access for heightened safety and security. Our showroom floor is not flooded with cases and equipment, but rather open to allow for the smooth flow of traffic. Just off the showroom is our office and an emergency exit. Within the office, there is secured and controlled access to the 'vault' or inventory storage area, where all products sold on the floor are managed. In some cases, we are able to provide a restroom for public use, but where the restroom flows from the office, for security reasons, it is only accessible by staff. If space permits, we will also include rest space for employees and additional non-secure storage space.

Exterior Areas/Surrounding Public Areas

While cannabis dispensaries are becoming more common in neighboring communities, resistance can still be felt from time to time. In an effort to reduce any feelings of discomfort as we enter a community, we always take into consideration the surrounding landscape. Just as we use neutral colors inside of our locations, we do the same on the exterior. We do not use neon signs or large green crosses. Any logos and designs are tasteful, and our signage always confirms to the local signage plans.

Security

Every exposed side of the subject property will be outfitted with surveillance cameras and lighting so as to provide a clear view during the day and night. The cameras and lighting will provide customers and the community with a safe and visible area around the subject premises. Lighting will follow all applicable County of Riverside and State laws so as to be compliant and not cause excessive light pollution. Surveillance cameras will be recording 24/7 and outside signage will notify people in the area. Once construction begins, security of the premise becomes a focal point. Security will be 24 hours a day on site. This is to ensure no trespassing or theft of the property will happen while construction is occurring. Security guards will perform random perimeter sweeps to ensure subject area and local premises are free of any security concerns.

Contrary to initial concerns, the establishment of marijuana facilities have been shown to actually deter crime in the surrounding community due to the significant investment in security personnel and infrastructure. Several studies have concluded that marijuana facilities do not lead to increased crime in their communities.

In late 2010, the Denver Police Department analyzed crime rates in areas in and around dispensaries. The Department found that crime was down 8.2% in 2010 when compared with the same period in 2009, and as compared to an 8.8% drop in crime for the city overall. In a June 2011 Regent University study, researcher Maura Scherrer found that most crimes,

including robbery, vandalism, and disorderly conduct increased in Denver from 2008 to 2009. However, in areas within 1,000 feet of a dispensary, rates were down for most types of crime (including a 27.5% reduction in disorderly conduct citations). She concluded, “it appears that crime around the medical marijuana centers is considerably lower than citywide crime rates; a much different depiction than originally perceived.”

A March 2014 study by researchers at the Program in Criminology at the University of Texas at Dallas analyzed the FBI’s Uniform Crime Report Data for states across the country between 1990 and 2006 and found that medical marijuana laws were not proven to have a crime exacerbating effect on any of the seven crime types they analyzed (homicide, forcible rape, robbery, aggravated assault, burglary, larceny, and auto theft). Additionally, they found that medical marijuana laws preceded reductions in homicide and assault.

The establishment of this business will not only create new jobs in the neighborhood but will add an increased security presence around the facility and will have a significant positive impact on the entire neighborhood. The property will have a multi-tiered and sophisticated security system, with layers of surveillance cameras used both inside and outside the premises, and security guards employed to ensure safety. Our company’s presence will serve as a general deterrent to criminal activity and other problems on the street, thereby ensuring a safe environment not only for members and staff but also for neighbors and businesses in the surrounding areas.

COMMITMENT TO THE COMMUNITY

Our application has exhibited our commitment to enhancing the community in several places. Our owners and operators are all heavily involved with philanthropic endeavors. We have a designated multiple ways in which we intend to give. Aside of these, we have designed a unique Community Calendar designed specifically to serve this very community through volunteer hours, donations, in-kind donations, drives and lecture series.

JANUARY

Community/Nonprofit Partnership: SHAPE Riverside County The Company. believes in the importance of health and wellness and as such, will support SHAPE. SHAPE’s mission is to create healthy communities and promote health awareness and behaviors. The Company will make a financial contribution to SHAPE or an affiliate to further their mission.

Monthly Focus: Mental Wellness Lecture Series: Cannabis Alternative Remedies to Promote a Healthy Mind Community Event Participation: Volunteer Orientation/ Homelessness Resource Committee Meeting Giving Goal: Monetary donation to SHAPE Riverside County or an affiliate.

FEBRUARY

Community/Nonprofit Partnership: Black History Month Parade Celebrating diversity and inclusiveness, The Company has selected the Riverside County Black History Parade Celebration as our monthly focus. The parade and expo celebrated 40 years in 2019, and The Company looks forward to contributing to the 41st celebration.

Monthly Focus: Black History Month Lecture Series: ACLU Diversity Awareness (Presented by a member of the ACLU) Community Event Participation: Black History Month Parade and Expo Giving Goal: Volunteer hours, in-kind or monetary donation to the Reception.

MARCH

Community/Nonprofit Partnership: Murrieta Dollars for Scholars The Company is excited to partner with Murrieta Dollars for Scholars because it provides an opportunity to support the advancement of education while celebrating diversity. Dollars for Scholars has provided over 2.3 million in scholarships to Murrieta students over the past 24 years. provides numerous scholarship opportunities to students in the county, helping build bridges for disadvantaged students.

Monthly Focus: Advancing Education Lecture Series: Navigating College Admissions (Speaker from Scholarship Committee) Community Event Participation: Dollars for Scholars fundraising event Giving Goal: Make a donation to the Dollars for Scholars scholarship fund

APRIL

Community/Nonprofit Partnership: American Heart Association The Company will work with the American Heart Association to fund research programs and grants and will participate in the Southwest Riverside County Heart Walk to support research, prevention initiatives, and provide better patient care for cardiovascular disease.

Monthly Focus: Heart Health Lecture Series: Living a Heart Healthy Life (Guest Speaker from AHA) Community Event Participation: Southwest Riverside County Heart Walk

MAY

Community/Nonprofit Partnership: Path of Life Ministries The Company aims to improve the lives of those living in poverty and suffering from economic insecurity. Understanding that affording even the basic essentials such as food, clothing and housing can be a struggle, we have selected the Path of Life Ministries as our March focus. Path of Life Ministries supports 10 shelters throughout the county and supports the needs of the homeless through their mission to rescue, restore and rebuild.

Monthly Focus: Ending Homelessness Lecture Series: Career Opportunities in the Cannabis Industry Community Event Participation: Volunteer with Path of Life Ministries Giving Goal: Participate in the Sponsor-a-night program with a monetary donation

JUNE

Community/Nonprofit Partnership: Murrieta Senior Center The Murrieta Senior Center helps older adults enrich and empower their lives. The Center provides opportunities for social interaction, recreation, basic support services, and education for the seniors in Murrieta. Recognizing the value of seniors in our community, The Company is eager to volunteer with the Murrieta Senior Center and engage with the seniors it serves.

Monthly Focus: Celebrating Seniors Lecture Series: Cannabis Uses for Seniors Community Event Participation: Volunteer service at the Senior Center for events or meal service Giving Goal: 4 volunteer hours per staff member at the Banning Senior Activity Center and sponsor an event for the month

JULY

Community/Nonprofit Partnership: The Arc of Riverside County The Arc of Riverside County is a nonprofit organization who has provided valuable services and care to people who suffer from a wide range of disabilities since 1953. The Company will work with The Arc to provide volunteer assistance and financial support for its career training, after school, and social recreation programs.

Monthly Focus: Disability Awareness & Acceptance Lecture Series: Looking Beyond Disabilities (The Arc Speaker) Community Event Participation: Annual Awards Banquet Giving Goal: In-kind or monetary donation to support the Annual Awards Banquet

AUGUST

Community/Nonprofit Partnership: Truevolution TruEvolution is a community-based response to the unique health disparities and social inequities experienced by LGBTQ youth in Riverside County. Over the last ten years, TruEvolution has expanded its reach and focused its programs on advocacy efforts and direct social services.

Monthly Focus: LGBTQ Pride and Acceptance Lecture Series: Community Panel on Understanding Diversity Community Event Participation: Volunteer on committee for Riverside Pride celebrations. Giving Goal: Volunteer hours, in-kind or monetary donation to TruEvolution

SEPTEMBER

Community/Nonprofit Partnership: Murrieta Arts Council The Company will partner with the Murrieta Arts Council whose goals are to enrich the community through arts and culture. The Murrieta Arts Council hosts several community events throughout the year and The Company will promote and provide volunteer assistance for the Murrieta Arts Council's events.

Monthly Focus: Appreciation of the Arts Lecture Series: Promoting Arts in the Community (Banning Cultural Alliance Guest Speaker) Community Event Participation: Annual Fundraiser Giving Goal: Financial & volunteer contribution to the annual fundraiser

OCTOBER

Community/Nonprofit Partnership: Race for the Cure Inland Empire The 21st Komen race for the cure in Inland Empire takes place in 2019 and The Company looks forward to supporting the Komen Foundation with breast Cancer research.

Monthly Focus: Breast Cancer Prevention & Recovery Lecture Series: Guest speaker from the Susan G. Komen race team Community Event Participation: Susan G Komen Race for the Cure Inland Empire Giving Goal: Support a team participating in the Race for the Cure event

NOVEMBER

Community/Nonprofit Partnership: Reaching New Heights Foundation, Inc. RNHFI networks and collaborates with America's Job Centers within the community as well as partnering with other local Veterans Affairs and veteran organizations and state and local agencies that provide veteran job fairs and workshops. RNHFI also offers psychological therapy, counseling, job training, and resources to help veterans prepare to join the workforce.

Monthly Focus: Celebrating Veterans Lecture Series: Cannabis Career Coaching for Veterans Community Event Participation: Attend American Legion 852 Meeting Community Give: Sponsor Scholarship for Boys State through American Legion Post 852

DECEMBER

Community/Nonprofit Partnership: Community Food Pantry of Murrieta The Company believes that all people should have access to food and shelter. By joining forces with the Community Food Pantry of Murrieta, The Company can not only help organize and distribute food to those in need, they can also engage with the community at large and get to know individuals in the community around them.

Monthly Focus: Ending Hunger Lecture Series: Promoting Arts in Education (CFPM Guest Speaker) Community Event Participation: Host a food donation drive Giving Goal: 4 volunteer hours per staff member at the food pantry and donation of food goods for the month of December

PRELIMINARY SAFETY & SECURITY

SAFETY PLAN

Fire Procedures and Prevention System

Fire prevention, suppression, alarm, and life safety systems which conform to, at a minimum, the required State and City regulations will be installed and maintained. In addition to a twenty-four (24) hour centrally monitored fire alarm, Applicant will, where required and where feasible, install fire suppression systems consisting of sprinkler systems, fire alarm systems, fire extinguishers, and gas detection systems. Applicant will obtain all necessary permits for any fire prevention systems, installed at the premises, from the Riverside County Fire Department.

Minimally, Applicant will maintain a minimum of a one (1) hour fire barrier between the premises and the adjacent business(es) not engaged in commercial cannabis activities. Additionally, all doors will be “fire-rated.”

All locked areas will be readily and easily opened from the inside to prevent entrapment. If a fire does not present an immediate danger to personal safety, one (1) employee will try to extinguish the fire. If a fire presents an immediate danger to personal safety, 911 will be called immediately and the building will immediately be evacuated.

Odor Filtration

If the current odor filtration system is found to be insufficient, Applicant will contract with a duly licensed HVAC company with experience in odor elimination/control to install and maintain a HEPA and carbon filtration system. Applicant will ensure that it possesses a ventilation and odor-control filtration measures sufficient to prevent odors from inside the Facility from being detected outside the Facility. The system will help to ensure odors are unable to escape from building by creating a negative pressure environment through the use of exhaust fans pulling air through carbon filtration.

- Applicant will contract with the licensed professional engineer to secure a certification that the system is capable of preventing odors from inside the Facility from being detected outside the Facility. The design of the ventilation and filtration system will be based on industry-specific best-control technologies and best-management practices to effectively mitigate cannabis odors. The system will use a range of odor-mitigation practices to control odor-emitting activities, sources, and locations.
- Applicant personnel will be responsible for regular maintenance to ensure that the ventilation and filtration system remains functional and the Dispensary Manager will implement staff training procedures regarding use and maintenance of the system.

- All records relating to the installation and/or maintenance of the odor management system will be made available upon verbal or written request of the City Health Officer and will include, but not be limited to:
- Odor complaints received, actions taken by the business, and responses to the complaint.
- System installation, maintenance, and any equipment malfunctions. Fire and Burglar Alarm Applicant contract to have a commercial-grade burglar alarm

Fire and Burglar Alarm

Applicant contract to have a commercial-grade burglar alarm system installed which adheres to the Riverside County Code requirements and the stated objectives of the Security Plan. The system is monitored continuously remotely by AA Security 150 Pacific Coast Hwy #200, Long Beach, CA 90804

SECURITY PLAN

SECURITY OVERVIEW Applicant will have comprehensive security policies and procedures that will pertain to all aspects of retail and delivery operations that are developed to compliant with the regulations set forth by the City of California City (“the City”), the California Bureau of Cannabis Control (the “Bureau”) within the California Department of Consumer Affairs and all applicable state and local laws, regulations, ordinances, and other standards. All Cannabis stored on the premises will be stored in the vault and no storage will be outside.

The Dispensary Manager will be responsible for ensuring all employees follow policies and procedures regarding the security of the Facility. The Dispensary Manager will implement and maintain employee training policies and procedures for security training. All employees will aid in the security of the Facility through prevention, awareness, reporting, and responsible incident management. As such, all employees will be required to immediately report security breaches and incidents of non-compliance to their supervisor.

The Dispensary Manager is also responsible for contacting the City Manager and local law enforcement in the event of intruders, loiterers, or any other security breach endangering the Facility, employees, consumers or patients. The Dispensary Manager will be responsible for working with the contracted Security Officer to identify potential areas of security risk, to ensure all employees have had sufficient training in Applicant’s security policies and procedures, and for regularly checking the operation and function of the digital video recording device. The Dispensary Manager will meet periodically with state and local law enforcement to discuss alarm response, criminal activity statistics, patrol frequency and other pertinent matters.

SECURITY PERSONNEL

Applicant employs security guards through a State of California (the “State”) and City licensed Private Patrol Operator (“PPO”) (the “Security Officers”). The primary focus of these Security Officers is to control the ingress and egress, monitor consumer and patient behavior, conduct continuous threat assessments, and assist the dispensary staff with security concerns as they arise. Security Officers will regularly monitor the perimeter of the building through video surveillance and by making regular “rounds”, twenty-four (24) hours per day and seven (7) days per week. Regardless of whether employed directly through a third-party contractor, all Security Officers must be at least twenty-one (21) years of age and will comply with Chapters 11.4 and 11.5 of Division 3 of the California Business and Professions Code (“BPC”).

Applicant must meet all of the requirements of a proprietary private security employer which includes, without limitation:

- Maintain a current registration with the Department of Consumer Affairs as a proprietary private security employer.
- Maintaining an accurate and current record of each Security Officers name, address, commencing date of employment, position, and, if applicable, date of termination.
- Maintaining an accurate and current record of proof of completion of the mandatory Security Officer skills training or reason for exemption from the training.

Applicant has and will continue to have under contract with a private patrol operator who will furnish armed and unarmed Security Officers to secure and protect the Dispensary operation. The private patrol operator and its Security Officers must comply with all applicable provisions of Chapter 11.5, Division 3 of the California Business and Professions Code (BPC). This includes, without limitation, compliance with the following:

- The private patrol operator must be appropriately licensed by the Bureau of Security and Investigative Services (BSIS) within the California Department of Consumer Affairs and must provide a verifiable copy of that license to Applicant before a contract for security services is signed.
- The private patrol operator must also be insured as required under BPC 7583.39 and 7583.40.
- The private patrol operator must meet the minimum qualifications and licensing requirements for a private patrol operator, and operate in compliance with Article 4, Chapter 11.5, Division 3 of the BPC and all other applicable state and local laws and regulations.
- All Security Officers must be employed and vetted by the private patrol operator
- The private patrol operator is responsible for ensuring that all Security Officers that provide security services for Applicant are registered with the BSIS, complete mandatory training, and

comply with all other requirements for Security Officers as described in Article 4, Chapter 11.5, Division 3 of the BPC and all other applicable state and local laws and regulations.

- Any Security Officer employed by the private patrol operator who will carry a firearm while providing contract security services for Applicant must hold a valid firearm qualification card and have completed the mandatory course in the carrying and use of firearms. Applicant will require evidence of the valid firearm qualification card before the Security Officer begins carrying a firearm on Applicant’s licensed premises.
- Any Security Officer employed by the private patrol operator who will carry a baton while providing security services for Applicant must possess a valid baton certificate and carry a copy at all times when carrying the baton on Applicant’s premises. Applicant will verify the baton certificate before any Security Officer may carry a baton on site.
- Any Security Officer employed by the private patrol operator who will carry a non-lethal chemical agent, such as tear gas, while providing security services for Applicant must possess proof of completion of a statemandated course in the carrying and use of tear gas or any other non-lethal chemical agent. The private patrol operator will be required to provide proof of completion before any a Security Officer may carry a non-lethal chemical agent may be carried on Applicant’s premises.

With the exception of Applicant’s Security Officer(s) carrying a firearm in the course of their duties, weapons and firearms are prohibited on the premises of the Adult-Use Cannabis Dispensary.

ALARM SYSTEM

Applicant will have a professionally monitored security alarm system installed at the Facility. The alarm system will be monitored by AA Security and responded to by Warner Safe Guard, Inc., both staffed twenty-four (24) hours a day, seven (7) days a week. The provider of the alarm system and monitoring service will be licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services. Applicant will notify the Bureau of any intent to change its security alarm service provider.

The alarm system will, at a minimum, consist of the following:

- Appropriate equipment, including sensors, necessary to monitor activity inside and outside the Facility, including:
 - o Perimeter of facility.
 - o All entrances and exits.
 - o Roof hatches or skylights.
 - o Rooms with exterior windows.
 - o Rooms with exterior walls or walls shared with other building tenants.

- o Rooms containing cannabis and cannabis products.
- o Rooms containing safes.

- Applicant shall obtain a security alarm system permit in accordance with Chapter of the City's Municipal Code.
- A Security Surveillance Equipment Room where main system operating equipment will be kept.
- All telephone junction boxes or rooms where alarm telephone circuits terminate will be locked, tamper protected, and all labels or tags identifying these alarm circuits will be removed

Alarm System Communication

The alarm system will include an automatic voice dialer, which means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio, or other communication system, to a law enforcement, public safety, or emergency services agency requesting dispatch. In addition, the alarm system will be equipped with a failure notification system that notifies the alarm monitoring service provider of the system failure via audio, text, visual, or audiovisual message, within a maximum of five (5) minutes of such failure.

Alarm System Testing

Applicant will conduct an annual onsite inspection and test of the entire alarm system in the presence of the alarm system service provider to determine needed repairs and adjustments.

Alarm System Records

Applicant will keep and maintain alarm system records at the Facility. Upon request, Applicant will make all information related to the alarm system, monitoring and alarm activity available to the Bureau. At a minimum these records will include the following:

- The name of the alarm installation and monitoring service provider.
- Copies of service contracts.
- A map of the Facility showing the location and operation of each alarm system component including alarm telephone circuits.
- A list of users authorized to access the alarm system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents triggering an alarm.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

SURVEILLANCE SYSTEM

Applicant will have a fully operational electronic video surveillance system installed at its Facility that complies with the rules set forth by the Bureau and all applicable state and local laws, regulations, ordinances, and other requirements. The provider of the surveillance system equipment will be approved by the Bureau and Applicant will notify the Bureau of the intent to make any changes to the surveillance system. The surveillance system will, at a minimum, consist of the following:

- Appropriate equipment necessary to video record activity inside and outside the entire Facility to capture a clear and certain identification of any person entering or exiting the Facility, which will be appropriate for the normal lighting conditions of the area under surveillance.
- Each camera shall be permanently mounted and in a fixed location and, to the extent reasonably possible, shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling the camera. Appropriate equipment to record keycard entry and exit activity of all Applicant employees and visitors.
- A backup battery system that immediately provides sufficient power to support a minimum of four (4) hours of recording in the event of a power outage.
- A dedicated locked safe room to store all entry/exit records and video recordings in the Security Surveillance Equipment Room.
- A Security Surveillance Equipment Room where all main system operating equipment will be kept.
- A surveillance-system storage device or cameras that will be transmission control protocol/ TCP/capable of being accessed through the internet.
- The ability to provide a direct feed and login capabilities to the Bureau to allow for real- time access and monitoring of the Facility via the live video surveillance recording system.

The surveillance system will be monitored twenty-four (24) hours a day, seven (7) days a week by Applicant's Security Department. The system will remain operational while the Facility will be closed and will collect and store video surveillance on a twenty-four (24) hour basis and at a minimum of fifteen (15) frames per second. Applicant will cooperate with the Bureau if, at any time and without notice, Applicant's surveillance system, and its component parts, will be subjected to testing by the Bureau.

Video Surveillance Equipment

All video surveillance cameras will:

- Be permanently mounted in a fixed location that prevents intentional obstruction, tampering with, and/or disabling the camera.
- Record a minimum fifteen (15) frames per second.
- Have a minimum resolution of 2 megapixels. - Have infrared capabilities to capture images in low or no lighting conditions. - The ability to identify activity occurring within twenty feet (20') from all points of entry and exits into and out of the exterior of the Facility.

The video surveillance system will also include a digital archiving device and monitors that will each be at least nineteen (19) inches or greater that will be connected to the electronic recording security system at all times. There will be a twenty-four (24) hour live feed with motion-activated recording capabilities from all video cameras, which Applicant will make available for immediate viewing by the Bureau, upon request.

The system will have the ability to immediately produce a clear color still photo that will be a minimum of 9600 dpi from any camera image, either live or recorded. A date and time stamp will be embedded on all recordings and will be synchronized, set correctly and not significantly obscure the picture. Time will be measured in accordance with the United States National Institute Standards and Technology standards.

The system will allow for the exporting of still images in an industry standard image format, including .jpg, .bmp and .gif. Exported video will have the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no tampering or alteration of the recorded image has taken place. Exported video will also have the ability to be saved in an industry standard file format that can be played on a standard computer operating system.

Camera Coverage and Placement Cameras will be installed in a manner that will prevent them from being readily obstructed, tampered with, or disabled. Cameras will be placed in a location that allows for the clear and certain identification of any person and activities in all areas required to be filmed and will ensure visibility of activities will not be obstructed by lighting equipment covers, fixtures, or other equipment. Each surveillance camera will be programmed with a defined home position that remains consistent when the surveillance system will be restarted. The defined home position feature will remain enabled at all times and allow for automatic return to the home position. Cameras will be calibrated and focused to maximize the quality of the recorded image. Cameras will not be installed in bathrooms or locker rooms or any other area where a legitimate expectation of privacy exists.

Applicant will install security cameras to monitor and record all areas of the Facility including, at a minimum:

- Gated parking lot entrance, if applicable.
- All entrances and exits into and out of the exterior of the Facility, including both indoor and outdoor vantage points.
- Outdoor trash receptacles.
- Roof hatches or skylights.
- Rooms with exterior windows.
- Rooms with exterior walls or walls shared with other building tenants.
- Rooms containing safes approved.
- All entrances and exits of limited access areas and inside limited access areas.
- All areas where cannabis or cannabis products will be present, including where cannabis goods will be weighed, packed, stored, quarantined, loaded unloaded, prepared or moved within the premises.
- Loading/unloading areas.
- All areas where cash will be counted, transferred, or stored.
- All areas where records will be stored.
- Areas where cannabis will be destroyed.
- Security rooms.
- Areas storing a surveillance-system storage device with at least one camera recording the access points to the area.
- Point-of-sale areas and areas where cannabis goods will be displayed for sale.

At each point of sale location, camera placement will allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity. o At each point of sale location, camera placement will allow for the recording of the computer monitors used for the sale.

Notice Given Applicant will cause to be installed a sign posted in a conspicuous place near each monitored location on the interior or exterior of the premises which shall be not less than twelve (12) inches wide and twelve (12) inches long, composed of letters not less than one (1) inch in height stating: "All Activities Monitored by Video Camera".

Surveillance Communication

The surveillance system will include a failure notification system that alerts the Dispensary Manager of any interruption in surveillance and/or the complete failure of the monitoring system. within a maximum of five (5) minutes of such failure via audio, text, visual, or audiovisual message. Additionally, an alarm will signal the Security Officer on duty whenever an

unauthorized entry is attempted with the picture ID of the individual attempting entry shown on the access control monitor.

Surveillance System Access Procedure

All video surveillance recordings will be easily accessible and will be stored on a DVR that will be server-based with storage as required to meet recording rate and retention. This system will be password-protected and separate from any other equipment in the Facility.

The Dispensary Manager must be notified immediately for surveillance access. The surveillance system may only be accessed if authorized by the General Manager. The following procedures apply to management:

- When a visitor requests surveillance system access, ask for the visitor's identification, have the visitor fill out the Dispensary Visitor Log, and provide a visitor badge. Visitors must visibly display a visitor badge at all times while on the licensed premises;
- Determine the visitor's reason for accessing the surveillance system;
- If applicable, request official documentation of any records and recordings requested, the name of the requesting agency or body, and agency contact information. Make copies of any official documentation for internal recordkeeping purposes. Only City and law enforcement officials and those individuals specifically designated by the Applicant may have requests for records and recordings approved;
- Once sufficient information and documentation has been received, unlock the surveillance room and escort the approved visitor(s) inside;
- Before the DVR box may be unlocked, all individuals present (including the Dispensary Manager) must fill out the Surveillance System Access Log;
- Once the "Surveillance System Access Log" has been filled out, open the DVR lockbox.
 - If records or recordings must be provided:
 - o Plug in keyboard and enter username and password to access the DVR records and recordings;
 - o Use the remote to navigate the DVR;
 - o Locate any requested records and make records available in the requested format;
 - o If proper format cannot be accessed from the Facility, contact the designed surveillance monitoring company; •
 - Once the reason for the visit has been fulfilled, lock the DVR lockbox and escort the visitor out of the surveillance room; and
 - Document the visitor's time of departure on the Dispensary Visitor Log and retrieve the visitor badge.

Surveillance Testing & Maintenance

All security equipment will be kept in good working order and be inspected and tested at regular intervals, not to exceed thirty (30) calendar days from the previous inspection and test. Applicant will ensure that the surveillance system will be properly maintained for playback quality so that images can be seen and the identity of all individuals and activity in surveillance areas will be captured. Applicant will regularly schedule and oversee all required maintenance of surveillance equipment in accordance with manufacturer recommendations. Any equipment failure identified will be corrected as soon as possible. Applicant will repair or replace any failed component of the video surveillance recording system within twenty-four (24) hours, unless notice will be provided to the Bureau and an extension will be approved. On an annual basis, all security equipment will be inspected, and all devices tested by a vendor approved by the Bureau. Only authorized managers may access the surveillance room and DVR lockbox

Surveillance System Records and Recordings

Applicant will keep and maintain surveillance system records and recordings in the Facility and copies stored on a secure cloud storage. These records will include, at a minimum, the following:

- The name of the surveillance equipment installation service provider and all equipment manufacturers.
- Copies of any service contracts.
- A map of the Facility showing the location and operation of each surveillance system component, including the direction of camera coverage.
- A list of users authorized to access the surveillance system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents of unauthorized entry.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

All surveillance records will be made available for inspection, upon request, by authorized representatives of the City Manager, Bureau, and other government officials when necessary to perform their official duties. Applicant will send, or otherwise provide, copies of the recordings immediately upon verbal request or within a time specified by the City Manager. Applicant will retain the recordings for at least ninety (90) days and on an IP-configurable Digital Video Recorder (DVR) capable of producing an exportable still photograph, in TIFF, BMP, or JPG format, in color and from any live or recorded camera image. After the expiration of the retention period, and before selling or closing Applicant, the surveillance video recordings will be erased or destroyed prior to disposal. If Applicant is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a recording may contain relevant information, Applicant will retain an unaltered copy of the recording until the investigation or proceeding will be closed or the entity conducting the investigation or proceeding notifies Applicant that it will not be necessary to retain the recording.

To prevent tampering or theft, all surveillance recordings and monitoring equipment will be kept in a secure limited access area of the Applicant premises. The video surveillance recordings, including unaltered copies of such recordings will be made available for inspection, upon request, by authorized representatives of the City, the Bureau, and other government officials when necessary to perform their official duties.

Panic buttons

Panic buttons will be installed and connected through the alarm systems to directly call 911. These will only be operated in a direct emergency.

Panic buttons will be installed at:

- Reception location
- At each register on sales floor
- Manger office
- Storage room

Panic buttons will be tested monthly through the security company to insure they work properly.

Window Security

If any exterior windows are in need of bars, bars will be placed inside the interior side and will not be visible to the exterior.

Entry and Exit Points

All doors are built of burglary-resistant material, with commercial grade, non-residential locks. Additionally, exterior doors, as well as restricted and limited access area entries, will be automatic locking and equipped with electronic keycard access hardware. Minimally, all entrance doors to all limited-access areas will remain locked and closed when not in use during regular business hours.

The Facility's main entrance vestibule will include a mantrap to control passage from the public access area to the limited access area. Applicant uses Atrium Access Control's CDV1 A22, an Underwriter's Lab (UL) approved lock, which is rated as burglary resistant. Local alarms or hardwired day annunciation contact switches will be installed on all fire exits and other perimeter doors not authorized for employee or visitor use

Applicant will ensure that trees, bushes and other foliage outside of the premises do not allow people to conceal themselves from sight. The surveillance system's cameras will be capable of identifying persons, license plates, vehicles, the immediate surrounding areas, any activities occurring within the premises and within twenty feet (20') of all entry and exit points of the premises.

The Facility will have the ability to remain operational during a power outage. Applicant will ensure that all access doors will not be solely controlled by an electronic access panel so that locks will not be released during a power outage. Surveillance System Records and Recordings Applicant will keep and maintain surveillance system records and recordings in the Facility and copies stored on a secure cloud storage. These records will include, at a minimum, the following:

- The name of the surveillance equipment installation service provider and all equipment manufacturers.
- Copies of any service contracts.
- A map of the Facility showing the location and operation of each surveillance system component, including the direction of camera coverage.
- A list of users authorized to access the surveillance system.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents of unauthorized entry.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

All surveillance records will be made available for inspection, upon request, by authorized representatives of the City Manager, Bureau, and other government officials when necessary to perform their official duties. Applicant will send, or otherwise provide, copies of the recordings immediately upon verbal request or within a time specified by the City Manager.

Applicant will retain the recordings for at least ninety (90) days and on an IP-configurable Digital Video Recorder (DVR) capable of producing an exportable still photograph, in TIFF, BMP, or JPG format, in color and from any live or recorded camera image. After the expiration of the retention period, and before selling or closing Applicant, the surveillance video recordings will be erased or destroyed prior to disposal. If Applicant is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a recording may contain relevant information, Applicant will retain an unaltered copy of the recording until the investigation or proceeding will be closed or the entity conducting the investigation or proceeding notifies Applicant that it will not be necessary to retain the recording.

To prevent tampering or theft, all surveillance recordings and monitoring equipment will be kept in a secure limited access area of the Applicant premises. The video surveillance recordings, including unaltered copies of such recordings will be made available for inspection, upon request, by authorized representatives of the City, the Bureau, and other government officials when necessary to perform their official duties

INCIDENT RESPONSE

Applicant will establish incident response procedures addressing any incident that may occur, including natural disaster, unauthorized access, theft, or IT security breach. Procedures will be in accordance with the rules set forth by the Bureau and all applicable state and local laws, regulations, ordinances, and other requirements. Procedures for general emergency and incident management, containment, and corrective measures will be thoroughly detailed. The Dispensary Manager will be responsible for ensuring the appropriate response procedures will be followed. All employees will receive incident response training annually. All employees will be trained to monitor for suspicious recommendations, unusual usage, or questionable disposition of cannabis.

The Dispensary Manager will notify the City Manager and appropriate law enforcement authorities and the Bureau as soon as possible and not more than twenty-four (24) hours after the discovery of a reportable incident as defined by the Bureau, state and local laws, regulations, ordinances, and other requirements.

Reportable incidents include, but will not be limited to

- Theft or physical loss of cannabis and cannabis products
- Theft, physical loss, or any other criminal activity pertaining to the operations of the licensee
- The licensee discovers diversion, theft, loss, or any other criminal activity by an agent or employee of the licensee
- Significant discrepancies identified during inventory. A significant discrepancy in inventory of cannabis goods means a difference in actual inventory compared to records pertaining to inventory of at least \$5,000 or two percent (2%) of the average monthly sales of the licensee, whichever is less.
- Loss or unauthorized alteration of records related to cannabis and cannabis products, registered qualifying consumer, patients, primary caregivers, or employees or agents.
- Any other crime related to cannabis and cannabis products.
- Any suspicious act involving the sale or distribution of cannabis and cannabis products by any person.
- Sale to minors.
- Unauthorized destruction of cannabis and cannabis products.
- An alarm activation or other event that requires a response by public safety personnel.
- Integrity of the inventory tracking system compromised.
- Breach of Applicant's network servers.
- Robbery or unauthorized entry in the Facility.
- Threats of violence to the Facility, employees, or visitors.
- Any other breach of security.
- Other incidents may include, but will not be limited to: Bomb threats.
 - Civil disturbances.
 - Hazardous chemical spill.
 - Infectious disease epidemic.
 - Serious accidents.
 - Fires.
 - Earthquakes.

- Floods.
- Windstorms or tornadoes.
- Other acts of God.

ILLEGAL, CRIMINAL, OR NUISANCE ACTIVITIES

Applicant will take reasonable steps to discourage persons on the premises, and within any parking areas under the control of Applicant, from engaging in illegal, criminal, or nuisance activities. For purposes of this Section, “illegal, criminal, or nuisance activities” includes, but is not limited to, disturbances of the peace, public intoxication, drinking alcoholic beverages in public or on the site of the permitted premises, smoking or ingesting cannabis goods in public or on the premises, illegal drug activity, vandalism, obstruction of the operation of a another business, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, excessive loud noise, or any other behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, or businesses.

Loitering

Loitering is against the law and Applicant policy. The Dispensary Manager or on-duty Security Officer must give a verbal warning to all loiterers that it is unlawful to occupy the property and ask them to leave immediately. If loiterers do not comply and continue to occupy the property, the Dispensary Manager must contact the on-duty Security Officer. The Dispensary Manager must contact the contracted security company if loiterers do not respond to the first verbal warning.

Property Maintenance

Applicant will ensure that the Facility, premises, and all associated parking areas, sidewalks and alleys, including any adjacent areas under Applicant’s control, are maintained in an attractive condition and kept free of obstruction, trash, litter, and debris.

Graffiti

Applicant will remove any graffiti from any walls constituted or considered to be that of Applicant premises within forty-eight (48) hours of its occurrence.

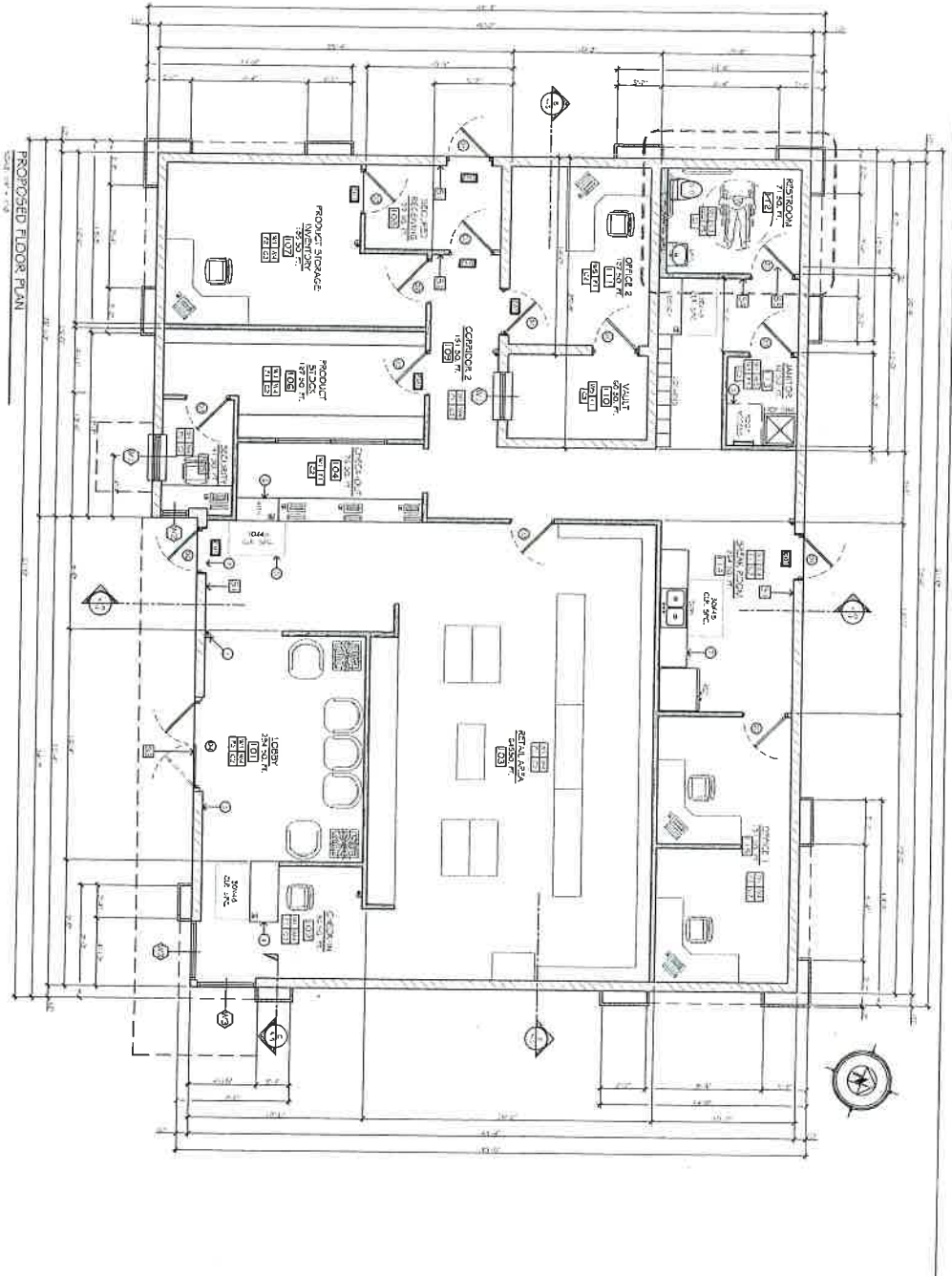
Nuisances

Applicant commercial cannabis activities will not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, vibration, or other negative impacts, and will not be hazardous due to use or storage of materials, processes, products, chemicals, or wastes. Applicant commercial cannabis activities will not adversely affect health, safety, or welfare of any persons engaged in the operation of the Adult-Use Cannabis Dispensary

24 HOUR CONTACT INFORMATION

Fausto Atilano (951)538-7861

Nicole Gasco (619)251-5209



Consumer safety is at the forefront of The Company's business operations. As such, we do not have a single policy that addresses enhanced product safety, but rather, draft all of our operational procedures, policies, and plans with product safety as the baseline.

Employee Training:

The Company spends a considerable amount of time training our employees. Employees deal directly with consumers, and therefore must be well versed on products as well as our company policies. Aside of the initial training at hire, The Company conducts periodic trainings to update employees on new law and company policies and procedures.

Legal Compliance Policy:

The Company strictly complies with all local and State regulations. Products retailed through our establishment have been thoroughly vetted and run through a rigorous check list of legal compliance, confirming proper testing, packaging (according to Cal. Bus. & Prof. Code Section 19347), labeling, tracking, etc.

Product Procurement Policy:

Guaranteeing safe products begins with a detailed Product Procurement Plan, and the selection of only the highest quality of products. The Company has a detailed Product Procurement Plan in place as we do not simply purchase products because they are popular or affordable. Our product selection process is conducted with multiple levels of due diligence to ensure that only the highest of quality products are retailed through our establishments. Our detailed Product Procurement Procedure can be reviewed in our Business Plan (Section E) of this application.

Track and Trace Operating Procedure:

Enforcing a strict Track and Trace SOP ensures that each product put into the stream of commerce is tracked from seed to sale. While it is true that this is a policy required by the State of CA, the enforcement of this policy is paramount in guaranteeing that only products produced by licensed cannabis companies enters the stream of commerce. This is the first line of defense in providing enhanced product safety.

Testing Operating Procedure:

The Company's Testing SOP leaves no room for error where the testing of cannabis products is concerned. Our procedure has a multi-step process to confirm and reconfirm whether cannabis products retailed in our location have undergone (and met) the State mandated testing requirements. Products that do not pass our inspection or have not been properly tested or tagged following testing, are not sold...period. While we as a retailer are not responsible for conducting testing, we are responsible for ensuring that proper testing has taken place in each step of the production process, and we take this responsibility seriously.

Product Recall Procedure:

All products recalled by a distributor, manufacturer, a governing body or other entity, or those which have received too many negative consumer reviews, will be immediately pulled from our

inventory and disposed of according to law. The Company does not retail products that are deemed unsafe and/or not recommended for human consumption.

ENHANCED PRODUCT SAFETY

Impairment Policy:

The Company does not retail products to individuals who are visibly impaired from the use of a controlled substance. Our Impairment SOP (as shown in our Business Plan (Section K) of this application) provides staff with a clear understanding of how to handle customers who may be impaired upon entering our establishment. With kindness and respect, we arrange for safe transportation for the customer, and decline any sales to impaired individuals.

Customer Education:

Just as a pharmacy is required to provide customers with an explanation of uses and side effects associated with prescribed medications, all of our customers will be given an explanation of each product when purchased. Every cannabis product has a Certificate of Analysis which shows the amount of cannabis in each product. This label will be explained to the consumer to ensure they know the amount of cannabis they will be consuming. Edible products are broken up into 10 milligrams of THC with a maximum total amount of 100 milligrams of THC. The sales associate will explain the product details to each consumer at the time of purchase as each product varies in size and THC amount.

Legally Compliant Packaging:

Products are packaged in such a way that children cannot access the internal contents. Products are individually wrapped at the point of preparation as is outlined by the new regulations issued by California. Each product that enters the dispensary will also have the California State Marijuana Label on it to show it contains marijuana. Products that contain nuts or other allergens will be labeled accordingly. The weight of cannabis used in the product, date of manufacturing, and a 'keep away from children' note, are all labeled accordingly. Per Cal. Code of Regs. Section 5307, all cannabis-based products are required to have a Certificate of Analysis, no more than 12 months old, with the package contents and results reflected clearly.

By making safety the focus of all of our operations and holding our staff accountable for implementing of each policy and procedure, we are able to protect our customers and exceed all local and State safety guidelines and regulations.

APPLICABLE LAW

California: Cal. Code Regs., tit. 24 (CALGreen); Cal. Code Regs., tit. 16 § 5002, § 5010; Cal. Code Regs. tit.14, § 17850; Cal. Bus. & Prof. Code § 26055(h), 26070.1; Division 13 of the Public Resources Code, California Environmental Quality Act (CEQA).

ENVIRONMENTAL IMPACT ON THE COUNTY

Under the most recently drafted California Cannabis Regulations, all cannabis businesses (absent an exemption) are required to conduct a California Environmental Quality and Safety Report in compliance with CEQA. Alongside the State’s stance, counties and cities promote environmental sustainability through the implementation of Climate Action Plans. The Company commits to help preserve the environment of Riverside County through sustainable business practices. To better understand the most important environmental goals of the County, we thoroughly reviewed the 2018 County of Riverside Climate Action Plan. The County identified the following actions as major contributors to the reduction of greenhouse gas emissions: 1) Energy Efficiency; 2) Harnessing Renewable Energy; 3) Recycling Waste; 4) Conserving/Recycling Water; 5) Access to Sustainable Transportation Modes.

Understanding the importance of protecting our environment, The Company will implement the following General Business Practices as well as Climate Plan Procedures as a means to protect the environment, reduce carbon footprint, and contribute to meeting the County’s 2018 Climate Action Plan goals

In structuring our site/floor plans for our retail location, we referenced both the Green Building Standards and CALGreen Building Code. As we are leasing existing properties (as opposed to building from the ground up), we are somewhat limited in structural changes. To the extent that lumber is utilized, it will be sourced from sustainable sources. Additionally, we will utilize biodegradable cleaning supplies for all cleaning purposes. The Company understands that to be effective in our efforts, our entire team must be a united front. As such, our employee training includes energy efficiency training and education, focusing on proper conservation efforts and implementation of this plan.

CLIMATE PLAN SUPPORT PROCEDURES:

Energy Efficiency

The Company will work directly with Riverside Public Utility, Southern California Edison or other public utility companies to ensure the most efficient and cost-effective means of providing electricity to the facility, while considering the cost and benefits of energy efficient technology as well as federal and state tax credits. Specifically, within our facility all lighting, heating and cooling will comply with California energy commission 2019 building energy efficiency standards. We will use LED light bulbs and motion sensors for activation and automatic shut off. Our ultimate goal is to become a zero net energy building, extracting no energy from the grid.

ENVIRONMENTAL BENEFITS

Harnessing Renewable Energy

Renewable energy sources are found in sunlight, in the air, deep underground and in our oceans. Due to locality, the most practical contribution The Company can incorporate into our build-out plans, with the cooperation of the land owner, is installation of solar technology. We have begun the process of investigating use and engaging the landowner in conversation. Additionally, where feasible, we will utilize natural gas over other energy sources.

Recycling Waste (Waste Reduction)

In compliance with Cal. Bus. & Prof. Code § 26070.1, all purchased cannabis products will leave the facility in a child-proof opaque package, designed utilizing the highest percentages of recyclable materials as possible. To encourage our customers to contribute to our recycling efforts, we will offer a Recycling Reward Program. Discounts on future purchases can be accrued in exchange for returning packaging to our store for proper recycling. As employees will also generate waste, proper recycling receptacles will be placed throughout the facility for easy access. In regard to Waste Management, all waste leaving our facility will be properly sorted and disposed of in a legal and environmentally safe manner. We are engaging with cannabis waste management companies to service our facility at this time.

Conserving/Recycling Water

As a retail location, The Company will not require copious amounts of water use. However, our water conservation and reuse efforts include installing water efficiency upgrades to the building such as, dual flush toilets and low flow faucets. Any upgrades to existing landscaping will only include drought resistant plants and shrubbery

Sustainable Transportation

The Company will reward customers who utilize public transportation, non-motorized transportation, or who carpool to our facilities through our Customer Transportation Reward Program, which offers discounts on purchases. Parking will be reserved for rideshare and carpool vehicles as well as bicycles and scooters. If feasible, a charging station will be installed for electric vehicles. Employees who are willing to utilize public transportation will be provided with a monthly stipend to assist with costs. Those who rideshare, carpool, or use non-motorized transportation (as well as those using public transportation) will be rewarded through the Employee Transportation Reward Program.

ADDITIONAL PUBLIC BENEFITS

In compliance with Board Policy B-9, The Company is prepared to give \$16.00 for every square foot of our retail space as a Community Benefit. Understanding that there are a multitude of additional ways to positively impact the community where we wish to locate, we have devised the following plans to cover all additional contributions we wish to make, above and beyond the County's designated Public Benefit.

Community Calendar

Providing for the community in a variety of ways, is a practice very familiar to The Company's owners and operators. Upon choosing where to locate our cannabis businesses, we spend copious amounts of time researching information related to the local area including nonprofits, community organizations, civic organizations, and governmental organizations most in need. Once identified, we design a community calendar incorporating volunteer hours, giving goals, and a public lecture series based around the organizations with whom we wish to partner. (See our Community Calendar in the Community Compatibility Plan in this application).

Equitable Community Hiring

The Company sees equitable community hiring as one of the most important benefits we can provide Riverside County. Aside of our commitment to hiring locally as described previously in this application, we also are committed to hiring those who have faced issues with cannabis convictions in the past. Our job postings will note that those who have cannabis convictions are encouraged to and should not hesitate to apply. We will also make a concerted effort to hire from individuals from diverse and economically disadvantaged backgrounds. While we do not intend to ask potential candidates about their specific background, our job postings will encourage these groups to apply.

Supporting Local Law Enforcement

The rapidly growing rate of legal and public acceptance for marijuana use is fundamentally changing the way law enforcement measures are executed and the implementation of best practices among the varying law enforcement entities. The law enforcement community and the marijuana community are no longer at odds, eliminating the adversarial relationship that has defined their interaction for the past century. The Company has great interest in supporting local law enforcement and we have made this our focus for our additional community benefit.

Hosted Collaborative Educational Events & Seminars

As public safety is among our top priorities, through what we hope is a collaborative and deliberative process, The Company would be honored to host a joint sponsorship of educational events and seminars with local law enforcement. We must work to tear down the

unfair and misunderstood barriers that have been entrenched over the decades between law enforcement and underprivileged communities.

Monetary Donations

In addition to the many philanthropic efforts described above, The Company is also prepared to make monetary donations in the following amounts to the following divisions of Riverside County

The Public Benefit amount in compliance with Board Policy B-9 for this property is \$22,400. Our total intended donation to support Additional Public Benefits is \$77,600 per year (which is more than 3 times the suggested amount) or 6% of Gross, whichever is greater. This will be an ongoing benefit that will continue over time. With the donated funds, we enthusiastically support the following projects.

- Paving of dirt roads
- Funding for Enhanced Code Enforcement
- Funding for Enhanced Law Enforcement services (Sheriff patrol/CHP patrol)

STATEMENT OF QUALIFICATION

Fausto Atilano has been a resident of Riverside County for nearly 30 years. He has lived in the Lake Elsinore area since 1990. Since 1998, Mr. Atilano has been the owner and operator of “Fausto’s Bail Bonds”, with locations in downtown Riverside, Murrieta, and Banning. Mr. Atilano “Fausto’s Bail Bonds” has been a pillar of the Riverside community, providing vital services to low income individuals. Mr. Atilano understands the need for flexibility and is sympathetic to the realities of desperate families and individuals in difficult situations. Mr. Atilano has been involved with the criminal justice system nearly his entire adult life. In the 1980s, he worked as a peace officer at the California Men’s Colony in San Luis Obispo. He then later worked as a guard at the California Institute for Men in Chino. He saw firsthand many of the injustices associated with the War on Drugs and how people of color and impoverished backgrounds were frequently disproportionately affected.

As a self-made business owner, Fausto is aware of the hardwork and determination associated with building a business from the ground up. He will bring that same mentality and positivity to a licensed cannabis dispensary. Mr. Atilano has an extensive history of giving back to the local community that has given so much to him. He has been involved in donating time and resources to the following charities: Cops for Kids in Lake Elsinore, Riverside County Sheriffs, Children’s Miracle Network Hospitals, Temecula Valley Pop Warner, Animal Friends of the Valley, and Chaparral High School basketball in Temecula. This list is not exhaustive and Mr. Atilano has donated his time and resources to many more charities in the County of Riverside. Mr. Atilano is the proud father of three boys. He is frequently involved in extracurricular activities including field trips and athletics. His primary concern is that a licensed cannabis dispensary is operated in a safe manner, with a primary emphasis on education and alleviating any fears the local community may have with licensed cannabis. Mr. Atilano has adequate financial resources to fund this business as is shown in the documents to follow.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



04/16/24, 10:05 am

CUP220038

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP220038. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 220038 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 220038 (CUP220038) is a proposal to construct a 2,658 square foot structure to operate a retail cannabis storefront. The retailer would operate seven days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one accessible space for persons with disabilities, three EV spaces, two motorcycle parking spaces, and bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed.

The Project site is within the Southwest Area Plan and the Highway 79 Policy Area. The Project is located at the north-east corner of Auld Road and Sky Canyon Drive.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 2/8/24
- Exhibit B (Floor Plans & Elevations), dated 7/7/23
- Exhibit C (Radius Map), dated 1/24/24
- Exhibit D (Business Operations Plan), dated 12/14/23
- Exhibit L (Conceptual Landscaping and Irrigation Plans)

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code requirements
 - California State Cannabis laws and regulations
 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION.

To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You. (Selvana Guirguis, Riverside County Building and Safety, (951) 955-1871)

ACCESSIBLE PATH OF TRAVEL: Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure, or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info: Plans prepared, stamped, and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH Hazmat

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at (951) 766-6524 for any questions.

E Health. 2 DEH Water and Sewer

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste or commercial waste related to cannabis processing, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

E Health. 3 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

4. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

5. Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC and Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.

6. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

7. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

8. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

Flood

Flood. 1 FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 220038 is a proposal to construct a 2,658 square foot building to operate as a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

retail cannabis facility. The site has been graded per permit BGR1900079, and parking, curbing flatwork, building pad, and drainage existing on-site is to remain. The project site is near the southeast corner of Sky Canyon Drive and Auld Road.

The site is not within a 100-year mapped floodplain. The site is within a FEMA Flood Zone D as shown on Panel No. 06065C2710G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The topography of the site consists of a mild south to northwesterly slope.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development could generate an increase in peak flow rates and adversely impact water quality and affect the downstream property owners, therefore mitigation will be required to offset such impacts. New construction should comply with all applicable ordinances.

This project is not associated with any existing or proposed District maintained facility; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

This site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal, or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern. for which the District will recommend conditions of approval. However, if during further review of the site, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Daniel Aguirre at 951.955.1348 or danaguir@rivco.org.

Planning

Planning. 1 ALUC Conditions

The Riverside County Airport Land Use Commission (ALUC) found the Project to be CONSISTENT with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

1) Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

2) The following uses/activities shall be prohibited at this site:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight limb following takeoff or towards an aircraft engaged in straight final approach towards a landing at an airport

(c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation

3) Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such easement has been previously conveyed.

4) The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building

5) The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor non-residential uses; and hazards to flight

6) The proposed water quality control basins shall comply with the following specifications:

(a) The basins shall be designed to provide a 48-hour drawdown time during a 24-hour rainfall event (The project engineer shall submit a letter of verification prior to issuance of a building permit. The basins shall be designed and maintained to provide for a max 48-hour detention period following the design storm, and remain totally dry between rainfalls)

(b) The edges of the basins will be at a 2:1 slope

(c) Plantings around the proposed basins shall comply with ALUC's landscaping brochure recommendations

(d) Regular maintenance will be conducted to eliminate any seeding or other unsuitable vegetation that may get started

(e) A notice sign shall be permanently affixed to each basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes. The sign will also include the name, phone, or other contact info of the person or entity responsible to monitor the stormwater basin."

7) The proposed structure shall not exceed a max elevation at top point (including all roof-mounted equipment) of 1,356 feet above mean sea level

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

8) Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL

Planning. 2 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

(c) to be detrimental to the public health, safety, or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 4 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

Planning. 5 Comply With Ord./Codes

The development of these premises shall comply with the standards of Specific Plan No. 265 (Boreal Airpark Center), Article XIXh (Commercial Cannabis Activities) of Ordinance No. 348, and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on the approved Exhibits, unless otherwise amended by these conditions of approval.

Planning. 6 General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application.

Planning. 7 General - B. State License Required

The applicant or owner of the approved Commercial Cannabis Activity shall file for the required State license within 60 days after obtaining final project approval by the County. Furthermore, the applicant or owner of the approved Commercial Cannabis Activity shall demonstrate that the required State license has been obtained, prior to the County issuing a certificate of occupancy. The State license shall be maintained

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 General - B. State License Required (cont.)

throughout the operating life of the approved Commercial Cannabis Activity

Planning. 8 General - C. Suspension, Revocation, or Termination of State License

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Any operator or applicant of a Commercial Cannabis Activity shall provide written notice to the County of any suspension, revocation, or termination of any State license for Commercial Cannabis Activity within 48 hours of such suspension, revocation, or termination.

Planning. 9 General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh.

Planning. 10 General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 11 General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 **General - F. Nuisance Odors (cont.)**

externally;

2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

Planning. 12 **General - G. Commercial Cannabis Activity Operator Qualifications**

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.

2. Operators shall be subject to background checks.

3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.

4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article. Ord. 348 Article XIXh

Planning. 13 **General - H. Relocation of a Permitted Commercial Cannabis Activity**

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

Planning. 14 **General - I. Hours of Operation**

The retail operations for this CUP would operate 7 days a week between the hours of 6:00 A.M. to 10:00 P.M., and mobile deliveries would occur 7 days a week between the hours of 6:00 A.M. to 9:00 P.M.

Planning. 15 **General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

Planning. 16 **General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements. Ord. 348 Article XIXh

Planning. 17 **General - L. Restriction on Alcohol and Tobacco Sales or Consumption**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

General - N. Security (cont.)

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

15. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Ord. 348 Article XIXh

Planning. 20

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

Planning. 21

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21

General - P. Signage (cont.)

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Ord. 348 Article XIXh

Planning. 22

General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents, and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 **General - Q. Records (cont.)**

Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.
Ord. 348 Article XIXh

Planning. 23 **General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.
Ord. 348 Article XIXh

Planning. 24 **General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 25 **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

Planning. 26 **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

Planning. 27 **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

Planning. 28 **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 **General - W. Compliance with Local and State Laws and Regulations (cont.)**

457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 29 **General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited to a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

Planning. 30 **Hood/Direct Lighting**

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

Planning. 31 **Landscape Requirement**

This condition applies to both onsite and offsite (ROW) landscaping -- The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 Landscape Requirement (cont.)

available.

- 2) Ensure that landscaping, irrigation, and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease, and pests.

Planning. 32 LCP Landscape Concept Plan

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes, and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 33 Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 34 Permit Expiration

Pursuant to Ord. 348 Section 19.507 on Permit Expiration: All conditional use permits granted for a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 34 Permit Expiration (cont.)

Commercial Cannabis Activity shall expire and become null and void provided in each permit's conditions of approval and development agreement.

The following are the conditions applicable to the expiration of the entitlement:

A. The applicant or owner of the approved Commercial Cannabis Activity shall file for the required State license within 60 days after obtaining final project approval by the County. Furthermore, the applicant or owner of the approved Commercial Cannabis Activity shall demonstrate that the required State license has been obtained, prior to the County issuing a certificate of occupancy. The State license shall be maintained throughout the operating life of the approved Commercial Cannabis Activity.

B. The entitlement is set to expire within ten (10) years of the effective date of DA2300009, unless the term is modified or extended for additional time.

C. No less than six (6) months from the expiration date, the permittee may request the conditional use permit to be renewed as provided in the development agreement. Any request for renewal shall be in writing to the Planning Department and in conjunction with a revised permit application. The renewal request and revised permit application shall be processed in accordance with the procedures for processing the original permit, including any requirements for public hearing, notice of hearing and all rights of appeal. If all obligations detailed within the development agreement associated with the permit are not met, the revised permit application and renewal request will be recommended for denial. If a request for renewal is not requested or is not granted the conditional use permit shall be deemed expired on the date set forth in the permit's conditions of approval and development agreement.

D. If modified by subsequent amendments to Ordinance No. 348, those modifications shall apply to any timeline to obtain a license

Planning. 35 Retail Operational Requirements

Cannabis Retailers are subject to the following operational standards of business:

1. All Cannabis Retailers must conduct their operations within a permanent structure. Non-storefront Cannabis Retailers are authorized to conduct Cannabis Deliveries only and shall be closed to the public.

2. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

3. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

4. A Cannabis Retailer may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 35

Retail Operational Requirements (cont.)

5. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours
6. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area
7. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods
8. Restroom facilities shall be locked and under the control of the Cannabis Retailer
9. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations
10. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and, in a tamper-evident package, in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.
11. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot
12. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.
13. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle
14. Cannabis Retailers shall not include a drive-in, drive-through or walk-up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle

Planning. 36

Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

Planning-CUL

Planning-CUL. 1

IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO200021 Accepted

County Geologic Report GEO No. 200021, submitted for the project CUP190019, was prepared by GeoSoils, Inc. (GSI), and is titled; "Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, CUP190019 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California," dated March 25, 2020. In addition, GSI has also submitted the following reports:

"Update Seismic and Preliminary Foundation Design Recommendations, Proposed Fausto's Bail Bonds Office Building, Plot Plan No. 26047 (APN 963-030-005), 30175 Auld Road, Murrieta Area, Riverside County, California, W.O. 7720-A-SC", dated May 7, 2018. "Preliminary Geotechnical Evaluation and Infiltration Testing, Proposed Office Building, APN 963-030-005, French Valley Area, Riverside County, California", dated April 22, 2008. (County Geologic Report No. 2508).

GEO200021 concluded:

1. Based on our review, it is our opinion that the subject site appears suitable for the proposed commercial development, provided the recommendations contained herein, and within the referenced reports by GSI (2020, 2018, and 2008) are properly implemented.
2. It is our understanding that the proposed commercial structure will now utilize a typical footings with

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200021 Accepted (cont.)

- slab-on-grade construction or a post-tension/mat foundation system, instead of a modular office building.
3. The foundation systems should be designed and constructed in accordance with guidelines presented in the 2019 CBC.
 4. It is anticipated that the expansive qualities of onsite soils will generally be low to medium (E.I. 21 to 90)

GEO200021 recommended:

1. For preliminary planning purposes, removal depths are estimated to generally range from ± 2 to ± 4 feet across the site, with localized deeper removals possible, if not removed by planned cuts.
2. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
3. Removals should extend at least 5 feet laterally beyond the footing limits where possible.
4. Static settlement is calculated to be less than approximately 1.00 inch, and static differential settlement can be expected to be about 0.50 inches over a horizontal distance of approximately 30 feet.

GEO No. 200021 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200021 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

11. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 DEH- Health Clearance Not Satisfied

Prior to grading permit issuance, any existing onsite wastewater treatments systems or found water wells shall be properly destroyed under permit with DEH Land use. Application fees apply. Letter of nonexistence can be provided by a Riverside County DEH registered QSP or Water Well driller for clearance.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Fee Balance Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 Grading Plan Compliance Review Not Satisfied
Prior to issuance of a grading permit, Planning will review the proposed plans for compliance with the approved entitlement.

060 - Planning. 3 SKR Fee Condition Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.71 acres for Conditional Use Permit No. 220038. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. Description of the proposed site and planned grading operations.
3. Description of the level of monitoring required for all earth-moving activities in the project area.
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Plan: CUP220038

Parcel: 963030005

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation. If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP Not Satisfied

WQMP was approved under PP26047. However, the previously approved WQMP does not completely match the site plan that was included in the submittal for CUP220038. So an updated WQMP that matches the grading/building permit is required.

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

from the Soils Engineer (registered geologist or certified geologist, civil engineer, or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health. Provide proof of established sewer and water service from the municipal purveyor. Application fees apply.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 2 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)

2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 3 Prior to permit Not Satisfied

Business Plan Request: Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 4 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)

2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek / Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Conform to Elevations & Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

080 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Fee Balance (cont.) Not Satisfied
 applicant/developer.

080 - Planning. 3 Plot Plan for Sign Program Not Satisfied

Any signage for a proposed entitlement project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only for a signage program) of Ordinance No. 348. This includes any signage for buildings or structures, monument signs, pylon signs, and any other signage that may be proposed for a given entitlement project.

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to provide for a 39 foot half-width dedicated right-of-way per County Standard No. 111, Ordinance 461.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall: In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside’s California Friendly Plant List when making plant selections. Use of plant material with a “low” or “very low” water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping
2. Streetlights
3. Street sweeping

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application.
2. Appropriate fees for annexation.
3. Two (2) sets of street lighting plans approved by Transportation Department.
4. Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - Landscaping Design Plans (cont.) Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 6 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 RCTD - Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP Not Satisfied

WQMP was approved under PP26047. However, the previously approved WQMP does not completely match the site plan that was included in the submittal for CUP220038. So an updated WQMP that matches the grading/building permit is required.

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

080 - Transportation. 9 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

Plan: CUP220038

Parcel: 963030005

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for 3 bins (trash, recyclable materials, and organics) and have adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six-inch-high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer, or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 DA Funding - Prior to Certificate of Occupancy Issuance Not Satisfied

Prior to issuance of the Certificate of Occupancy, for all Development Agreements regarding Commercial Cannabis, funds must be paid in accordance to the DA adopted for the project. This condition of approval cannot be deferred.

090 - Planning. 2 Obtain State License Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 3 Planning - Site Inspection Not Satisfied

Prior to permit final & utility release, the applicant shall request a planning inspection to verify the retail store complies with the prior to final conditions of approval of the Conditional Use Permit.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 5 Planning-USE - TRASH ENCLOSURES Not Satisfied

The trash enclosures are existing on-site. The trash area is located at the rear of the building and will be behind a 6-foot-tall metal gate. Due to its location on the site, and the screening to be installed around the trash receptacles, these structures will not be visible from a public street or adjacent parcel

Staff will verify that the enclosure is adequate and is located as shown on the APPROVED EXHIBIT A.

090 - Planning. 6 Planning-USE- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 6 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on the APPROVED Site Plan exhibit. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval and shall be installed in accordance with those plans.

090 - Planning. 7 Sheriff's Signage for No Loitering Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" sign from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff's Department to assist, as needed on site.

090 - Planning. 8 USE - ORD NO. 659 (DIF) Not Satisfied

If applicable, Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 220038 has been calculated to be 0.71 acres.

090 - Planning. 9 USE - COMPLY W/ LANDSCAPING Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 USE - COMPLY W/ LANDSCAPING (cont.) Not Satisfied
 approved Landscaping, Irrigation, and Shading Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 10 USE - INSTALL AND MAINTAIN LANDSCAPE Not Satisfied
 Prior to Building Final Inspection, irrigation and landscaping shall be installed and maintained in accordance with APPROVED Landscape Plans for this conditional use permit.

090 - Planning. 11 USE - ORD 810 O S FEE (MSHCP) Not Satisfied
 If applicable, prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 220038 is calculated to be 0.71 acres.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied
 This condition applies to both onsite and offsite (ROW) landscaping. The developer/ permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits, and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied
 Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - Existing Maintained Not Satisfied

Auld Road along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and the shall be improved with 6 inch concrete curb and gutter located 32 feet from centerline to curb line and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half width dedicated right of way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right of way from 50 feet to 44 feet.)

NOTES:

1. A 6 foot sidewalk shall be constructed adjacent to the curb-line within the 12 foot parkway.
2. Driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.
3. Driveway shall be right in and right out only and raised curbed median (at the centerline of Auld Road) or pork-chop shall be constructed to restrict the left out and left in traffic movements as directed by the Director of Transportation. If a pork-chop design is utilized it shall be submitted to the Fire Department for review and approval.
4. A transition AC pavement tapering lane shall be improved along the east project boundary on Auld Road as directed by the Director of Transportation.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Auld Road and Sky Canyon Drive.

090 - Transportation. 5 RCTD - Part-width Improvement Not Satisfied

Sky Canyon Road along project boundary is a paved County maintained road designated INDUSTRIAL COLLECTOR STREET, and said road shall be improved with 6 inch concrete curb and gutter (project side), 46 feet part width AC pavement (28 feet on the project side and 18 feet on opposite side of the centerline), and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 60 foot part width dedicated right of way at a minimum (39 feet on the project side and 21 feet on the other side of the centerline) in accordance with County Standard No. 111, Ordinance 461.

NOTES:

1. A 6 foot concrete sidewalk (project side) shall be constructed adjacent to the right of way line within the 11 foot parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. A transition AC pavement tapering lane shall be improved along the south project boundary on Sky Canyon Road per 40 m/h design speed limit.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District for a project gross acreage of 4.17 acres.

090 - Transportation. 7 RCTD - Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

Plan: CUP220038

Parcel: 963030005

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).

1 ORDINANCE NO. 664.105

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 APPROVING DEVELOPMENT AGREEMENT NO. 2300009

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Pursuant to Government Code Section 65867.5, Development Agreement
7 No. 2300009, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein
8 by reference, is hereby approved.

9 Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute
10 said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective
11 Date of this ordinance, provided that all owners listed in Development Agreement No. 2300009 have
12 executed said Development Agreement within thirty (30) days after adoption of this ordinance.

13 Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its
14 adoption.

15 BOARD OF SUPERVISORS OF THE COUNTY
16 OF RIVERSIDE, STATE OF CALIFORNIA

17 By: _____
Chairman, Board of Supervisors

18 ATTEST:
19 KIMBERLY RECTOR
20 Clerk of the Board

21 By: _____

22
23 (SEAL)

24
25 APPROVED AS TO FORM

26 May 8, 2024

27 By:  _____

28 AARON C. GETTIS
Chief Deputy County Counsel

Recorded at request of
Clerk, Board of Supervisors
County of Riverside

When recorded return to
Assistant TLMA Director – Planning and Land Use
4080 Lemon Street, 12th Floor
Riverside, CA 92501

DEVELOPMENT AGREEMENT NO. 2300009

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND

FAUSTO ATLIANO, JR., TRUSTEE OF THE FAUSTO 50 REVOCABLE TRUST DATED JULY 9, 2019

FVC RIVERSIDE, INC.

FAUSTO ATILANO, JR.

NICOLE GASCO

TABLE OF CONTENTS

RECITALS	1
COVENANTS	2
1. DEFINITIONS AND EXHIBITS	3
1.1 Definitions	3
1.1.1 “Agreement”	3
1.1.2 “Base Rate”	3
1.1.3 “Commercial Cannabis Activity”	3
1.1.4 “Conditional Use Permit”	3
1.1.5 “COUNTY”	3
1.1.6 “Development”	3
1.1.7 “Development Approvals”	3
1.1.8 “Development Exaction”	4
1.1.9 “Development Plan”	4
1.1.10 “Effective Date”	4
1.1.11 “Existing Development Approvals”	4
1.1.12 “Existing Land Use Regulations”	4
1.1.13 “Land Use Regulations”	4
1.1.14 “Mortgagee”	4
1.1.15 “OWNER”	5
1.1.16 “Project”	5
1.1.17 “Property”	5

1.1.18	“Reservations of Authority”	5
1.1.19	“Subsequent Development Approvals”	5
1.1.20	“Subsequent Land Use Regulations”	5
1.1.21	“Transfer”	5
1.2	Exhibits	5
2.	GENERAL PROVISIONS	6
2.1	Binding Effect of Agreement	6
2.2	Ownership of Property	6
2.3	Term	6
2.4	Transfer	6
2.4.1	Right to Transfer	6
2.4.2	Release of Transferring Owner	6
2.4.3	Subsequent Transfer	7
2.5	Amendment or Cancellation of Agreement	7
2.5.1	Amendment or Cancellation	7
2.5.2	Modification to Additional Annual Public Benefit.....	7
2.6	Termination	7
2.7	Notices	8
3.	DEVELOPMENT OF THE PROPERTY	10
3.1	Rights to Develop	10
3.2	Effect of Agreement on Land Use Regulations	10
3.3	Timing of Development	10
3.3.1	Timing Related to Building Permit.....	10

3.4	Changes and Amendments	11
3.5	Reservations of Authority	11
3.5.1	Limitations, Reservations and Exceptions	11
3.5.2	Subsequent Development Approvals	12
3.5.3	Modification or Suspension by State or Federal Law	12
3.5.4	Intent	12
3.5.5	Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities	12
3.6	Public Works	13
3.7	Provision of Real Property Interests by COUNTY	13
3.8	Regulation by Other Public Agencies	13
3.9	Tentative Tract Map Extension	13
3.10	Vesting Tentative Maps	14
4.	PUBLIC BENEFITS	14
4.1	Intent	14
4.2	Public Benefits for Commercial Cannabis Activities	14
4.2.1	Annual Public Benefit Base Payments	14
4.2.2	Subsequent Annual Base Payments	14
4.3	Annual Additional Public Benefits	14
4.3.1	Subsequent Annual Additional Public Benefits	15
4.4	Taxes	15
4.5	Assessments	15
4.6	New Taxes	15

4.7	Vote on Future Assessments and Fees	15
5.	FINANCING OF PUBLIC IMPROVEMENTS	15
6.	REVIEW FOR COMPLIANCE	16
6.1	Annual Review	16
6.2	Special Review	16
6.3	Property Inspection	16
6.4	Records Inspection	16
6.5	Procedure	17
6.6	Proceedings Upon Modification or Termination	17
6.7	Hearing on Modification or Termination	17
6.8	Certificate of Agreement Compliance	17
7.	INCORPORATION AND ANNEXATION	18
7.1	Intent	18
7.2	Incorporation	18
7.3	Annexation	18
8.	DEFAULT AND REMEDIES	18
8.1	Remedies in General	18
8.2	Specific Performance	19
8.3	General Release	19
8.4	Termination or Modification of Agreement for Default of OWNER	19
8.5	Termination of Agreement for Default of COUNTY	20
8.6	Attorneys' Fees	20
9.	THIRD PARTY LITIGATION	20

9.1	General Plan Litigation	20
9.2	Third Party Litigation Concerning Agreement	20
9.3	Indemnity	21
9.4	Environment Assurances	21
9.5	Reservation of Rights	21
9.6	Survival	21
10.	MORTGAGEE PROTECTION	21
11.	MISCELLANEOUS PROVISIONS	22
11.1	Recordation of Agreement	22
11.2	Entire Agreement	22
11.3	Severability	23
11.4	Interpretation and Governing Law	23
11.5	Section Headings	23
11.6	Gender and Number	23
11.7	Joint and Several Obligations	23
11.8	Time of Essence	23
11.9	Waiver	23
11.10	No Third Party Beneficiaries	23
11.11	Force Majeure	23
11.12	Mutual Covenants	24
11.13	Successors in Interest	24
11.14	Counterparts	24
11.15	Jurisdiction and Venue	24

11.16	Project as a Private Undertaking	24
11.17	Further Actions and Instruments	24
11.18	Eminent Domain	24
11.19	Agent for Service of Process	25
11.20	Designation of COUNTY Officials	25
11.21	Authority to Execute	25
SIGNATURES		26
Exhibits		28
	Exhibit “A” - Legal Description of the Property.	
	Exhibit “B” - Map of Property and Its Location.	
	Exhibit “C” - Existing Development Approvals.	
	Exhibit “D” - Existing Land Use Regulations.	
	Exhibit “E” – Commercial Cannabis Activity Site Plan and Description.	
	Exhibit “F” – Applicable Public Base Benefits Payments.	
	Exhibit “G” – Cannabis Area Calculation Exhibit.	
	Exhibit “H” – Commercial Cannabis Activity Public Benefit.	

DEVELOPMENT AGREEMENT NO. 2300009

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Fausto Atilano, Jr., Trustee of the Fausto 50 Revocable Trust dated July 9, 2019
FVC Riverside, Inc.
Fausto Atilano, Jr.
Nicole Gasco

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4978 (hereafter “Ordinance 348.4978”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County’s requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4978 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4978, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or reconstruction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;

- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- Exhibit “A” - Legal Description of the Property
- Exhibit “B” - Map Showing Property and Its Location
- Exhibit “C” - Existing Development Approvals
- Exhibit “D” - Existing Land Use Regulations
- Exhibit “E” - Commercial Cannabis Activity Site Plan & Description
- Exhibit “F” - Applicable Annual Public Benefits Base Payments
- Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit "H" - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460), or the OWNER may transfer the rights under the Agreement, to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) For an Assignment of Property rights, no transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, for either the transfer of the Property interest or any interests under this Agreement, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by

COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement.

2.5.1 Amendment or Cancellation. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.5.2 Modification to Additional Annual Public Benefit. At the time of the Agreement's Effective Date, Ordinance No. 348 requires a separation of 1,000 feet between cannabis retailers. In the event Ordinance No. 348 is amended and reduces the separation between cannabis retailers to less than 1,000 feet, the parties acknowledge that an amendment to the Agreement modifying the Additional Annual Public Benefit may be proposed by the OWNER and processed in accordance with Section 2.5.1 of this Agreement and the County's Procedures and Requirements for the Consideration of Development Agreements.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 220038) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 220038.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown

on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Fausto Atilano
30195 Auld Rd.
Murrieta, CA 92563

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.3.1 Timing Related to Building Permit. OWNER shall show substantial progress towards obtaining a building permit, as determined by the Planning Director, within two (2) years of the final approval of the conditional use permit. Subject to the Planning Director's discretion, if substantial progress has not occurred, the Agreement must return to the Board of Supervisors at a noticed public hearing where the Board of Supervisors has the discretion to cancel, modify, or extend the Agreement and/or the approved conditional use permit at that time.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
 - (b) Increase the density or intensity of use of the Property as a whole;
- or,
- (c) Increase the maximum height and size of permitted buildings or structures;
- or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
 - (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such

subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right

to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual Base Payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of issuance of the certificate of occupancy and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 5%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 5% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER’s ballot as affirmatively voting in favor of such assessment, fee or charge.

5. **FINANCING OF PUBLIC IMPROVEMENTS.** If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity

and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with the associated Conditional Use Permit and this Agreement.

6.4. Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, the applicable Conditional Use Permit, and consistency with the Request for Proposal Responses including, but not limited to, ownership of Property, local hiring, and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or

made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

FA

OWNER Initials

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

NG

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations

hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material

Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By: _____
Chuck Washington
Chairman, Board of Supervisors

ATTEST:

KIMBERLY RECTOR
Clerk of the Board


By: _____
Deputy
(SEAL)

FORM APPROVED COUNTY COUNSEL
BY: Ace 4-25-24
AARON C. GETTIS DATE

OWNER:

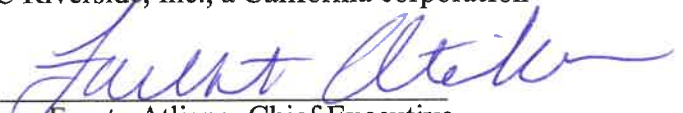
Fausto Atilano, Jr., Trustee of the Fausto 50
Revocable Trust dated July 9, 2019

Dated: 4/1/24


By: 
Fausto Atilano, Jr., Trustee

FVC Riverside, Inc., a California corporation

Dated: 4/1/24

By: 
Fausto Atilano, Chief Executive
Officer and Secretary

Dated: 4/1/24

By: 
Fausto Atilano, Jr.

Dated: 4/1/24

By: 
Nicole Gasco

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared FAUSTO ATILANO, JR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement NO 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: FAUSTO ATILANO, JR Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared FAUSTO ATILANO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vera Nedeljkovic
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement No. 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: FAUSTO ATILANO Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189



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 }
On 4/1/2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared FAUSTO ATILANO, JR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Development Agreement NO 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: FAUSTO ATILANO, JR Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 }
On April 1, 2024 before me, VERA NEDELJKOVIC, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared NICOLE GASCO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Agreement No 2300009
Document Date: April 1, 2024 Number of Pages: 37
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: NICOLE GASCO
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT "A"

Development Agreement No. 1900012

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Riverside, State of California, described as follows:

Being a portion of the North one half and the South one half of Government Lot 2, in the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, in the unincorporated territory of the County of Riverside, State of California, described as follows:

Beginning at the intersection of the Westerly line of that certain Parcel of land described in deed to the County of Riverside recorded July 2, 1986 as Instrument No. 154437 of Official Records of Riverside County, California, with the Southeasterly right of way line of Auld Road, as shown by map on file in Book 78, Pages 53 through 59, inclusive, of Records of Survey, Records of Riverside County, California, said point being on a non-tangent curve concave Northwesterly and having a radius of 2,030.00 feet, a radial to said point bears South 22°29'47" East; Thence on said Westerly line South 12°178'07" West, 413.31 feet to the Easterly line of Sky Canyon Drive as described in road easement to the County of Riverside, recorded January 29, 1992 as Instrument No. 31489 of Official Records of Riverside County, California, said point being on a non-tangent curve concave Westerly and having a radius of 1,038.00 feet, a radial to said point bears North 88°01'19" East; Thence, on the Easterly line of Sky Canyon Drive, Northwesterly on said curve through a central angle of 18°07'50" 328.46 feet; Thence North 20°06'31" West, 21.00 feet; Thence North 27°16'40" East, 33.97 feet; Thence North 20°06'31" West, 14.00 feet, to the Southeasterly right of way line of said Auld Road; Thence leaving the Easterly line of Sky Canyon Drive, on said right of way, North 69°53'29" West, 81.74 feet, to the beginning of a curve concave Northwesterly and having a radius of 2,030.00 feet; Thence Northeasterly on said curve, through a central angle of 02°23'16" 84.60 feet, to the Point of Beginning.

EXCEPTING THEREFROM that portion of the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, described in Inst. No. 57819, recorded Jan. 27, 2004 on file in the office of the County Recorder, County of Riverside, State of California, and as shown on Record of Survey filed in Book 120 of Records of Survey, Page 14, on file in the office of the County Recorder, more particularly described as follows:

Beginning at the most Northerly corner of the property described in said Inst. No. 57819, said corner being the beginning of a non-tangent curve and lying on the Southerly right of way line of Auld Road (30.00 foot half-width) as shown on said Record of Survey, said curve being concave Northerly having a radius of 2030.00 feet, a radial to said corner bears South 22°29'51" East; Thence Westerly along said curved right of way line, also being the Northerly line of said Inst. No. 57819, through a central angle of 02°24'39" and an arc length of 85.42 feet; Thence continuing along said right of way line and said Northerly line of Inst. No. 57819, South 69°54'48" West, 80.87 feet to an angle point therein; File No: 620650009

Thence along the Northwesterly line of said Inst. No. 57819, South 20°05'12" East, 14.00 feet to a line parallel with and distant 44.00 feet Southerly of, measured at right angles to the centerline of said Auld Road as shown on said Record of Survey, said point shall be referred to as point "A"; Thence North 69°54'48" East along said parallel line, 80.87 feet to the beginning of a tangent curve concave Northerly having a radius of 2044.00 feet, said curve lying 14.00 feet Southerly and concentric with the previously described curve; Thence Easterly along said curve through a central angle of 02°08'19" and an arc length of 76.30 feet to a point on the Easterly line of the property described in said Inst. No. 57819, a radial to said point bears South 22°13'31" East; Thence along said Easterly line on a non-tangent bearing, North 21°16'59" East, 17.02 feet to the point of beginning, for public road, drainage and utility purposes, granted to the County of Riverside on January 1, 2021 as Inst. No. 2021-0040731 of Official Records of said County and described as Parcel 1 of Exhibit A therein.

ALSO EXCEPTING THEREFROM that portion of the Northwest Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Base and Meridian, described in Inst. No. 57819, recorded Jan. 27, 2004 on file in the office of the County Recorder, County of Riverside, State of California, and as shown on Record of Survey filed in Book 120 of Records of Survey, Page 14, on file in the office of the County Recorder, more particularly described as follows:

Beginning at the most Southerly corner of the property described in said Inst. No. 57819, said corner being a point on the curved Easterly right of way line of Sky Canyon Drive (38.00 foot half width) as shown on said Record of Survey, said curve being concave Westerly having a radius of 1038.00 feet, a radial to said corner bears North 88°01'06" East; Thence Northerly along said curve right of way line through a central angle of 18°06'39" and an arc length of 328.11 feet as shown on said Record of Survey; Thence continuing along said right of way line, North 20°05'33" West, 21.33 feet; Thence continuing along said right of way line, North 27°17'46" East, 33.97 feet to said herein described Point "A"; Thence South 26°07'38" West, 33.24 feet to a line parallel with and 1.00 feet Easterly of said right of way line; Thence along said parallel line, South 20°05'33" East, 21.33 feet to the beginning of a tangent curve concave Westerly having a radius of 1039.00 feet, said curve being concentric with and 1.00 feet Easterly of the previously described curve; Thence Southerly along said curve through a central angle of 17°53'44" and an arc length of 324.52 feet, to a point on the Easterly boundary line of said property described in said Inst. No. 57819, a radial to said point bears North 87°48'11" East; Thence along said Easterly boundary line, South 12°16'59" West, 4.03 feet, to the point of beginning, granted to the County of Riverside on January 1, 2021 as Inst. No. 2021-0040731 of Official Records of said County and described as Parcel 1 of Exhibit A therein.

APN: 963-030-014 (formerly 963-030-005)

EXHIBIT "B"

Development Agreement No. 2300009

MAP OF PROPERTY AND ITS LOCATION

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP220038
VICINITY/POLICY AREAS

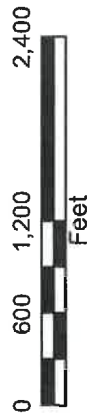
Supervisor: Washington
 District 3

Date Drawn: 07/31/2020
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for at least two designations for unincorporated Riverside County parcels. This new General Plan may provide a different type of land use than is provided for in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 965-8377 (Eastern County) or Website <http://www.rivco.ca.gov>

EXHIBIT "C"

Development Agreement No. 2300009

EXISTING DEVELOPMENT APPROVALS

Conditional Use Permit No. 220038

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 2300009

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2021-108
2. Ordinance No. 348 as amended through Ordinance No. 348.4997
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.106
5. Ordinance No. 458 as amended through Ordinance No. 458.17
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.11
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.7
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.22
16. Ordinance No. 673 as amended through Ordinance No. 673.7
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.6
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.10
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.3
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.17
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927.2
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2020-124 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 2300009

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, Conditional Use Permit No. 220038 permits a Cannabis Retail to operate with 2,658 square feet of retail within an existing building.

CONDITIONAL USE PERMIT NO. 220038 - SITE PLAN EXHIBIT

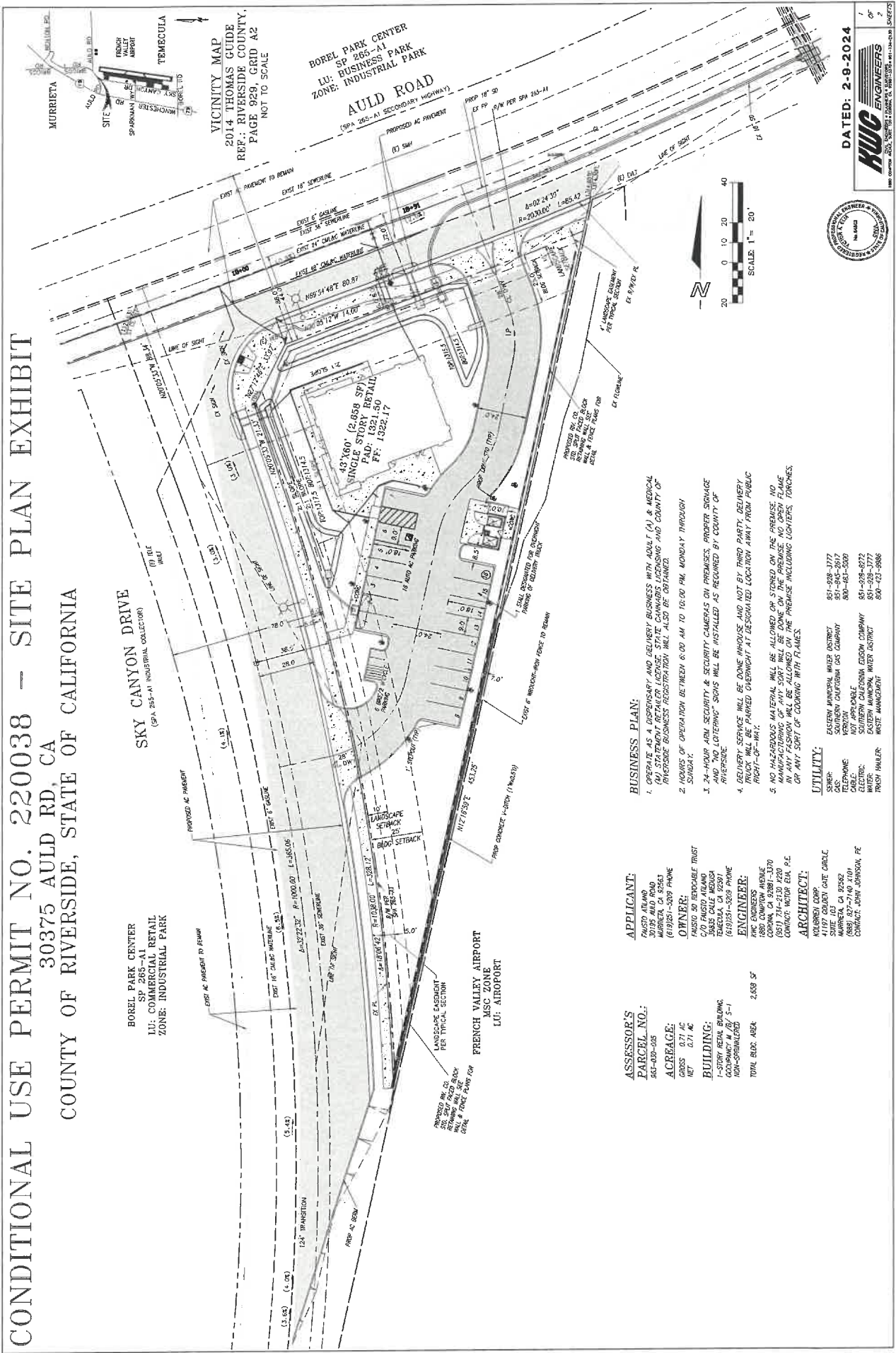
30375 AULD RD, CA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK



APPLICANT:
 FAUSTO REINO
 20135 AULD ROAD
 MURRIETA, CA 92563
 (619)551-3269 PHONE

OWNER:
 FAUSTO SO REDUCIBLE TRUST
 C/O FAUSTO REINO
 20135 AULD ROAD
 MURRIETA, CA 92563
 (619)551-3269 PHONE

ENGINEER:
 RMC CONSULTANTS
 680 COMPTON AVENUE
 CORONA, CA 92701-3170
 (951) 277-7140 FAX
 LOWRY: WALTER ELM, P.E.

ARCHITECT:
 KOLBEN CORP
 10000 HARBOR GATE CIRCLE
 SUITE 103
 MURRIETA, CA 92562
 (951) 277-7140 FAX
 CONTACT: JOHN JOHNSON, PE

ASSESSOR'S PARCEL NO.:
 563-009-005

ACCRAGE:
 GROSS 0.71 AC
 NET 0.71 AC

BUILDING:
 1-STORY RETAIL BUILDING
 OCCUPANCY M / U / S-1
 NON-SPRINKLERED
 TOTAL BLDG. AREA 2,658 SF

- BUSINESS PLAN:**
- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE. STATE CHAMBERS LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
 - HOURS OF OPERATION BETWEEN 6:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
 - 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES, PROPER STORAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
 - DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY. DELIVERY PICKUP WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
 - NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO HAZARDOUS WASTE WILL BE STORED ON THE PREMISE. ALL WASTE WILL BE REMOVED ON ANY FASHION WILL BE ALLOWED ON THE PREMISE INCLUDING LOGS, BRANCHES, OR ANY SORT OF COOKING WITH FLAMES.

- UTILITY:**
- SEWER: 851-928-1777
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY 800-451-5000
 - TELEPHONE: 800-451-5000
 - CABLE: NOT APPLICABLE
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY 861-599-8272
 - WATER: WATER DISTRICT 800-421-5986
 - TRASH HAULER: WASTE MANAGEMENT



DATED: 2-9-2024
RMC ENGINEERS
 17
 2
 2

R:\19128\PRELIM\SP1701.PLM\DATE\2023 12 05

EXHIBIT "F"

Development Agreement No. 2300009

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to Conditional Use Permit No. 220038 includes usable space as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot for retail. Therefore, the public base benefit payment will be \$47,844.00 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 2300009

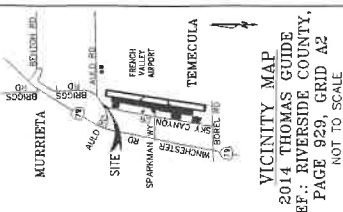
CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes a Cannabis Retailer to operate with 2,658 square feet of retail cannabis within an existing building. The Cannabis Retailer will only operate within the area as shown in Exhibit "E" and Exhibit "G".

CONDITIONAL USE PERMIT NO. 220038 - SITE PLAN EXHIBIT

30375 AULD RD, CA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
 2014 THOMAS GUIDE
 REF.: RIVERSIDE COUNTY,
 PAGE 929, GRID A2
 NOT TO SCALE

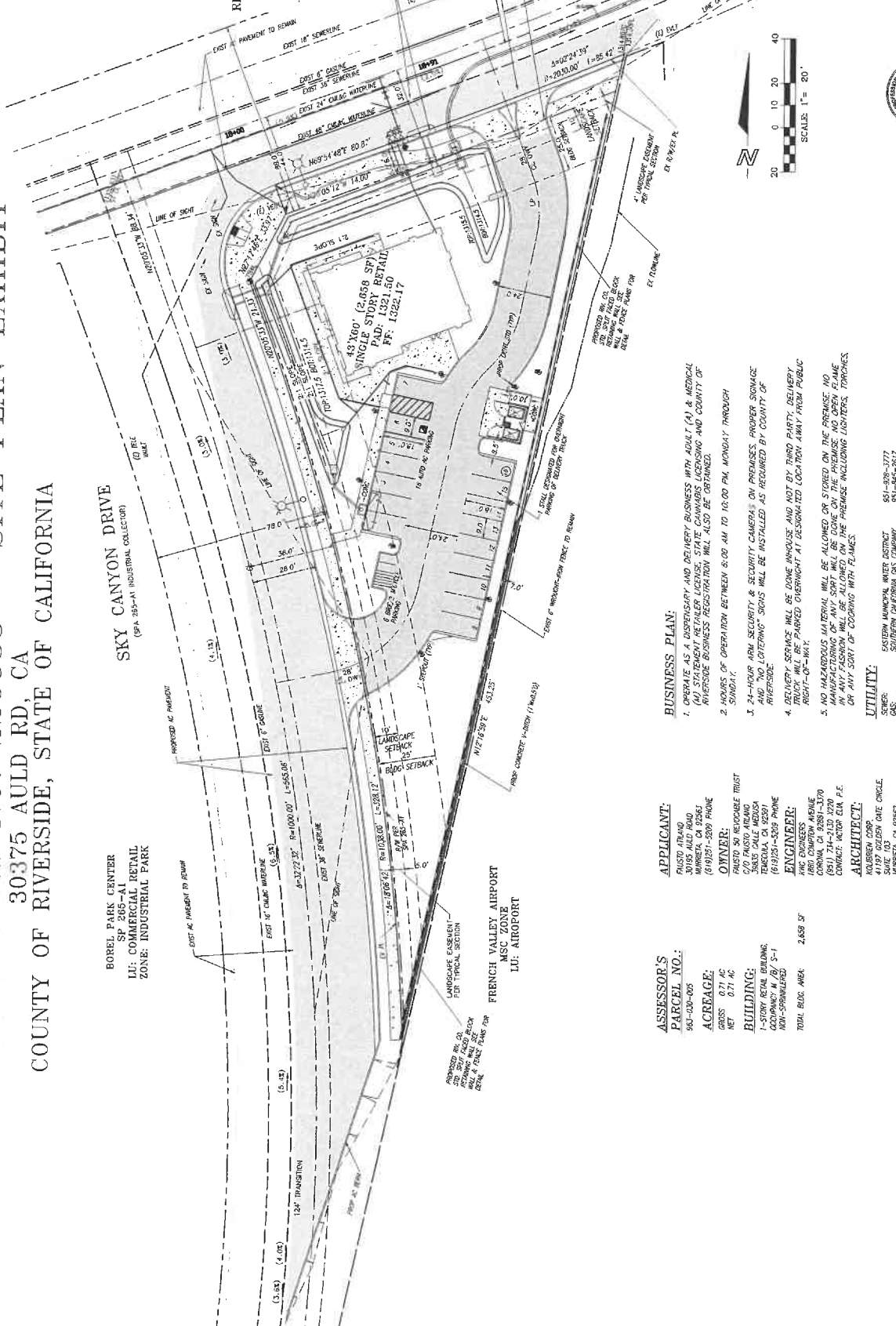
BOREL PARK CENTER
 SP 265-A1
 LU: BUSINESS PARK
 ZONE: INDUSTRIAL PARK

AULD ROAD
 (SPA 265-A1 SECONDARY HIGHWAY)

SKY CANYON DRIVE
 (SPA 355-A1 INDUSTRIAL COLLECTOR)

BOREL PARK CENTER
 SP 265-A1
 LU: COMMERCIAL RETAIL
 ZONE: INDUSTRIAL PARK

FRENCH VALLEY AIRPORT
 MSC ZONE
 LU: AIRPORT



APPLICANT:
 FUSCO TRADING
 30195 AULD ROAD
 MURRIETA, CA 92563
 (619) 251-2209 PHONE

OWNER:
 FUSCO 90 REVOCABLE TRUST
 C/O FUSCO TRADING
 30195 AULD ROAD
 MURRIETA, CA 92563
 (619) 251-2209 PHONE

ENGINEER:
 HWG ENGINEERS
 41127 GOLDEN GATE CIRCLE
 SUITE 103 CA 92562
 MURRIETA, CA 92563
 (619) 251-2209 PHONE
 CONTACT: VICTOR GUN P.E.

ARCHITECT:
 MURRIETA ARCHITECTS
 10801 15TH AVENUE
 SUITE 103 CA 92562
 MURRIETA, CA 92563
 (619) 251-2209 PHONE
 CONTACT: JOHN JOHNSON, P.E.

ASSESSOR'S PARCEL NO.:
 983-002-005

ACREAGE:
 GROSS 0.71 AC
 NET 0.71 AC

BUILDING:
 1-STORY RETAIL BUILDING
 OCCUPANCY: M / S / S-1
 NON-SMOKERED

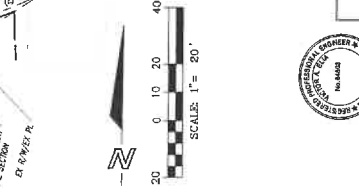
TOTAL BLDG. AREA 2,659 SF

BUSINESS PLAN:

- OPERATE AS A DISPENSARY AND DELIVERY BUSINESS WITH ADULT (A) & MEDICAL (M) STATEMENT RETAILER LICENSE. STATE CHAMBER LICENSING AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 8:00 AM TO 10:00 PM, MONDAY THROUGH SUNDAY.
- 24-HOUR ARM SECURITY & SECURITY CAMERAS ON PREMISES. PROPER SIGNAGE AND "NO LOITERING" SIGNS WILL BE INSTALLED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE INHOUSE AND NOT BY THIRD PARTY. DELIVERY TRUCK WILL BE PARKED OVERNIGHT AT DESIGNATED LOCATION AWAY FROM PUBLIC RIGHT-OF-WAY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISE. NO HAZARDOUS WASTE OR ANY SORT WILL BE DONE ON THE PREMISE. NO OPEN FLAME OR ANY FLAMMABLE LIQUID WILL BE STORED ON THE PREMISE INCLUDING LIGHTERS, TORCHES, OR ANY SORT OF COOKING WITH FLAMES.

UTILITY:

SEWER: EASTERN MUNICIPAL WATER DISTRICT
 WATER: EASTERN CALIFORNIA GAS COMPANY
 VERIZON
 TELEPHONE: 800-461-3000
 NOT APPLICABLE
 CABLE: SPECTRUM
 INTERNET: SPECTRUM
 WASTE: EASTERN MUNICIPAL WATER DISTRICT
 TRASH HAULER: WASTE MANAGEMENT
 800-423-2666



DATED: 2-9-2024

HWG ENGINEERS
 41127 GOLDEN GATE CIRCLE, SUITE 103, MURRIETA, CA 92562
 (619) 251-2209

EXHIBIT “H”

Development Agreement No. 2300009

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$77,600 with an annual increase of 5%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY’s Board of Supervisors. Additionally, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
21.3
(MT 24955)

MEETING DATE:
June 4, 2024

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 25, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 4, 2024 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 4, 2024
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Maomy Li* Deputy

AGENDA NO.
21.3

xc: Planning, COB

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
21.3
(MT 24955)

MEETING DATE:
June 4, 2024

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing **CONDITIONAL USE PERMIT NO. 220038, DEVELOPMENT AGREEMENT NO. 2300009, and Associated ORDINANCE NO. 664.105** - No Further Environmental Documentation is required, pursuant to State CEQA Guidelines Section 15162 – Applicant: FVC Riverside, c/o Fausto Atilano – Representative: 4M Engineering, c/o Kirk Medeiros – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Retail (CD:CR) – Location: Southeast of Auld Road and East of Sky Canyon Drive – 0.71 gross acres – Highway 79 Policy Area – Zoning: SP#265 (Boreal Airpark Center) – REQUEST: CUP220038 is a proposal to construct a 2,658 sq. ft structure to operate a retail cannabis storefront. The retailer would operate seven (7) days a week, between the hours of 6:00 a.m. to 10:00 p.m. The resulting building would consist of the following floor areas: a secure check-in area, lobby, cannabis sales area with check-out, employee offices and break room, product storage and inventory, a secured receiving/delivery room, and restroom. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 9:00 p.m. 16 vehicle parking spaces, including one (1) accessible space for persons with disabilities, three (3) EV spaces, two (2) motorcycle parking spaces, and six (6) bike racks are proposed to service operations. Landscaping and a trash enclosure are also proposed. DA2300009 is the associated development agreement to CUP220038 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2300009 and CUP220038 and will provide community benefits to the Southwest Area – APN: 963-030-014 – District 3, The Chairman called the matter for hearing.

John Hildebrand, Planning Department Staff, presented the matter.

The following people spoke on the matter:

Dana Mitcheliweiler.

Continued on Page 2