

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: December 10, 2020

CASE NUMBER: ZAP1051TH20 – Thermal House, LLC (Representative: Fullerton Architects)

APPROVING JURISDICTION: Riverside County

JURISDICTION CASE NO: BRS2002282 (Building Permit)

LAND USE PLAN: 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (last amended in 2006)

Airport Influence Area: Jacqueline Cochran Regional Airport

Land Use Policy: Zone C

Noise Levels: Below 55 CNEL from aircraft

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the Commission find the Building Permit **CONSISTENT**, subject to the conditions included herein.

PROJECT DESCRIPTION: The applicant proposes to construct a 624 square foot rooftop solar panel system on a proposed single family residence located at 86814 Newton Way within the Thermal Motorclub.

The previous proposal (ZAP1017TH10) to construct and operate the motorsports race track, as well the creation of 254 private/member garages (one for each founder lot) was found consistent by the Commission on October 14, 2010.

PROJECT LOCATION: The project site is located at 86814 Newton Way within the Thermal Motorclub, located northerly of 62nd Avenue, westerly of Polk Street, easterly of Tyler Street, and southerly of Avenue 60, approximately 5,200 feet southeasterly of the southerly terminus of Runway 17-35 at Jacqueline Cochran Regional Airport.

BACKGROUND:

Residential Density: Pursuant to the Airport Land Use Compatibility Plan for the Jacqueline Cochran Regional Airport, the site is located within Compatibility Zone C, which restricts residential density to a maximum of 0.2 dwelling units per acre. The proposed rooftop solar panels will not generate any occupancy.

Flight Hazard Issues: Structure height, electrical interference, and reflectivity/glare are among the issues that solar panels in the airport influence area must address. The project's 624 square foot rooftop solar panel system on a proposed single family residence is located within Compatibility Zone C.

Glint and Glare/Reflectivity

Based on the Federal Aviation Administration's Interim Policy for Review of Solar Energy System Projects on Federally Obligated Airports, no glare potential or low potential for temporary after-image ("green" level) are acceptable levels of glare on final approach (within 2 miles from end of runway) for solar facilities located on airport property. However, potential for temporary after-image" ("yellow" level) and potential for permanent eye damage ("red" level) are not acceptable levels of glare on final approach. No glare is permitted at air traffic control towers.

The project proposes 624 square feet of solar panels on a single family residence rooftop with a fixed tilt of 8 degrees with no rotation, and an orientation of 165 degrees. The applicant has submitted a glare analysis utilizing the web-based Forge Solar, a copy of which is attached hereto. The analysis was based on a 2 mile straight in approach (as per FAA Interim Policy standards) to runways 17 and 35, and runways 12 and 30. Jacqueline Cochran Regional Airport does not have an air traffic control tower.

The analysis concluded that some potential glare would occur within the 2 mile approach to runway 30. Evaluation of the approach indicate that the panels would result in low potential for temporary after-image ("green" level glare), totaling annually 761 minutes of "green" level glare, lasting up to 10 minutes a day between March and May, and August and October from 5:30 p.m. to 6:30 p.m. (pacific daylight time). Overall, less than one percent of annual daylight time would be affected.

Electrical and Communication Interference

The applicant has indicated that they do not plan to utilize equipment that would interfere with aircraft communications. The PV panels themselves present little risk of interfering with radar transmission due to their low profiles. In addition, solar panels do not emit electromagnetic waves over distances that could interfere with radar signal transmissions, and any electrical facilities that do carry concentrated current will be buried beneath the ground and away from any signal transmission. There are no radar transmission or receiving facilities within the site.

Prohibited and Discouraged Uses: Glare from solar panels could potentially constitute a hazard to flight. However, based on the solar glare hazard analysis provided, the glare experienced would result in a low potential for temporary after-image (“green” level) which has been determined by the Federal Aviation Administration (FAA) to be an acceptable level for solar facilities on airports. Therefore, the hazard potential is low. Staff has included conditions to remedy unanticipated situations.

Noise: The Jacqueline Cochran Regional Airport Land Use Compatibility Plan depicts the site as being located below the 55 CNEL contour range from aircraft noise. As a non-noise sensitive use, no mitigation measures are necessary.

Part 77: The elevation of Runway 17-35 at its southerly terminus is 137.5 feet below mean sea level (-137.5 feet above mean sea level [AMSL]). At a distance of approximately 5,200 feet from the southerly terminus of the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding -85.5 feet AMSL. The site elevation is -148 feet AMSL and the proposed building height (with rooftop solar panels) is 40 feet, for a top point elevation of -108 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is not required.

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. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (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 climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low (“green”) level.
 - (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.

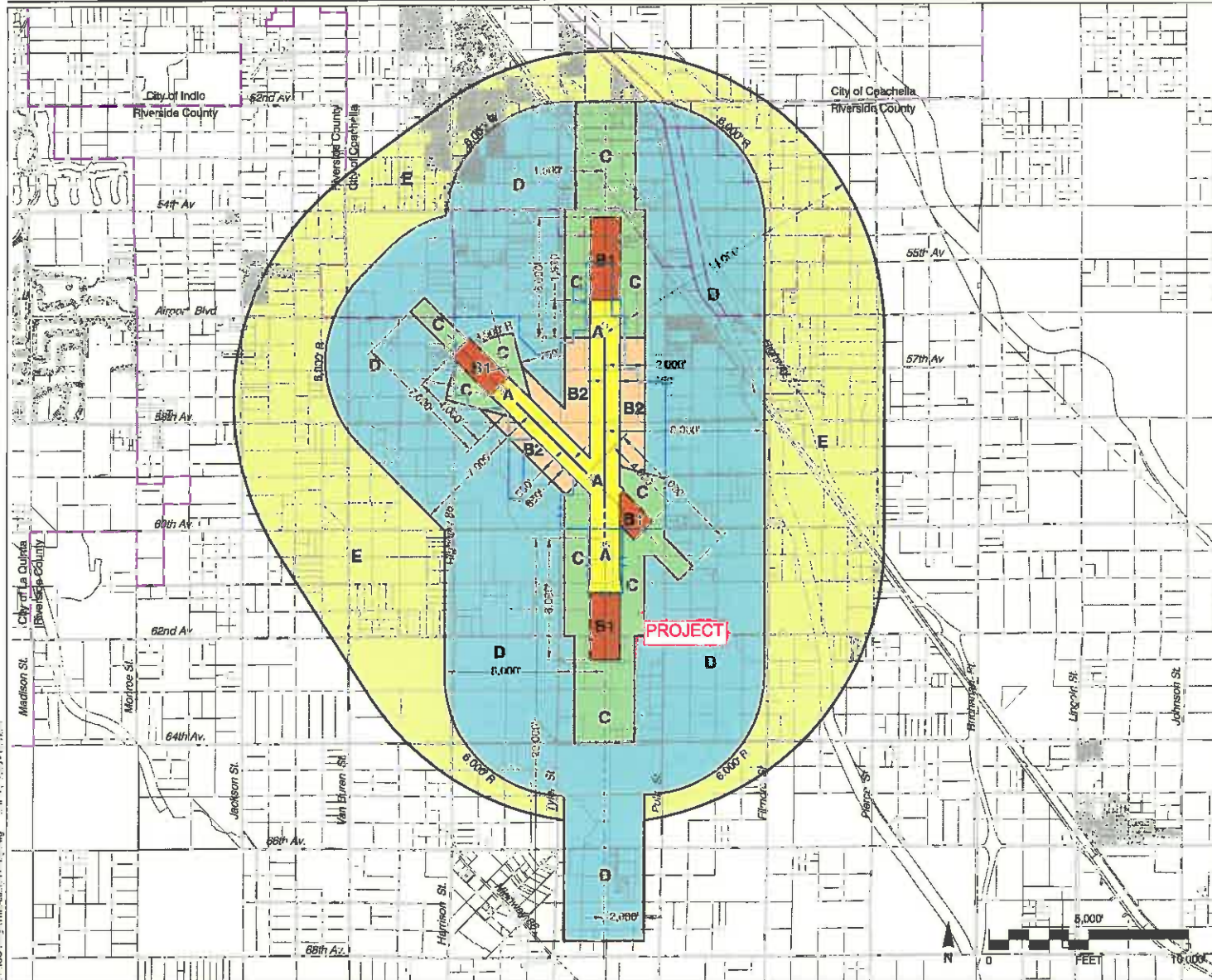
- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, and building with more than three aboveground habitable floors.
 - (f) Highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.
 4. All solar arrays installed on the project site shall consist of smooth glass with anti-reflective coating, a fixed tilt of 8.0 degrees and orientation of 165 degrees. Solar panels shall be limited to a total of 624 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in tilt or orientation, shall require a new solar glare analysis to ensure that the amended project does not result in any glare impacting the air traffic control tower or creation of any "yellow" or "red" level glare in the flight paths, and shall require review by the Airport Land Use Commission.
 5. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
 6. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport

operator states in writing that the situation has been remediated to the airport operator's satisfaction.

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

Note

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

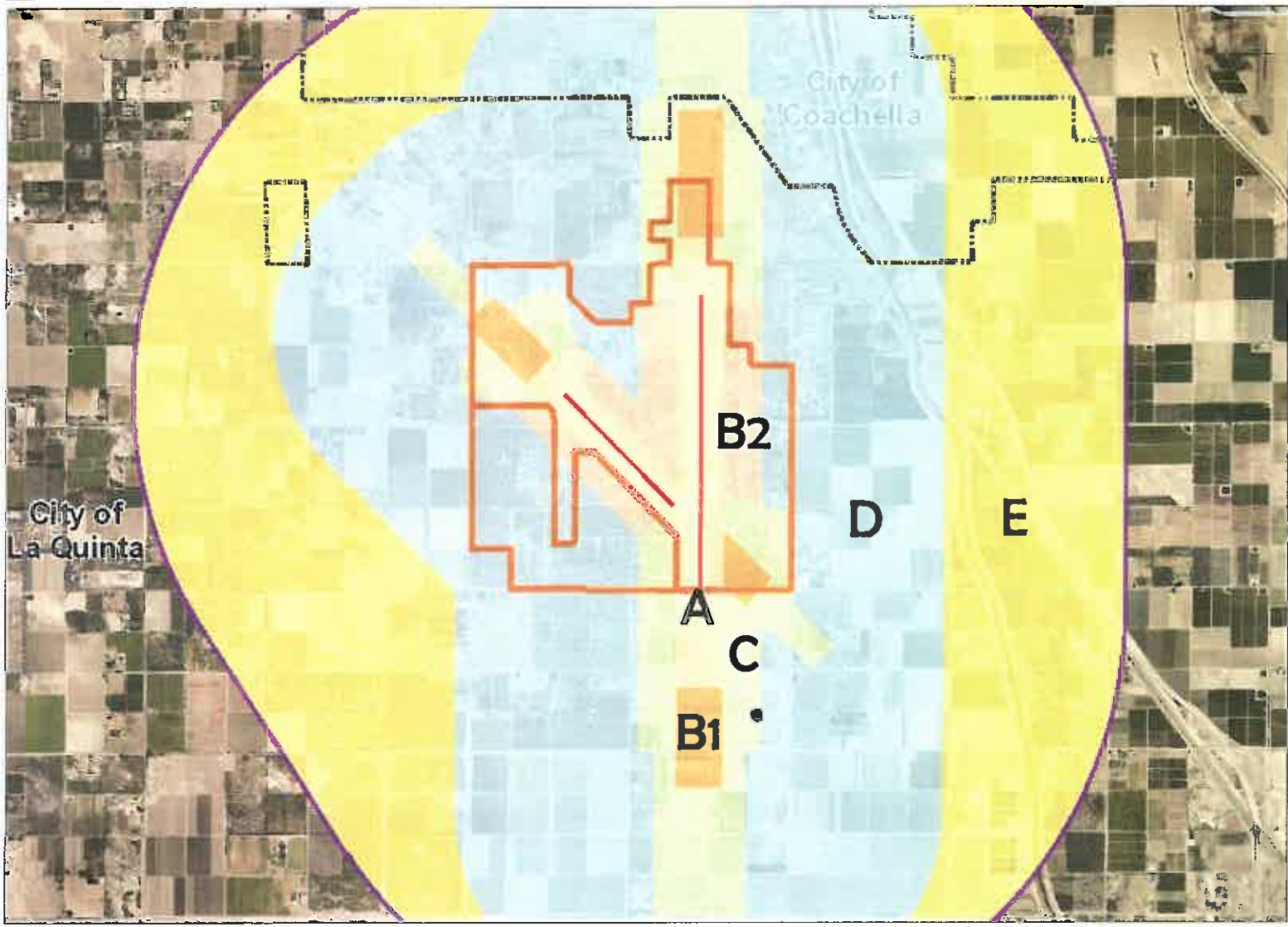
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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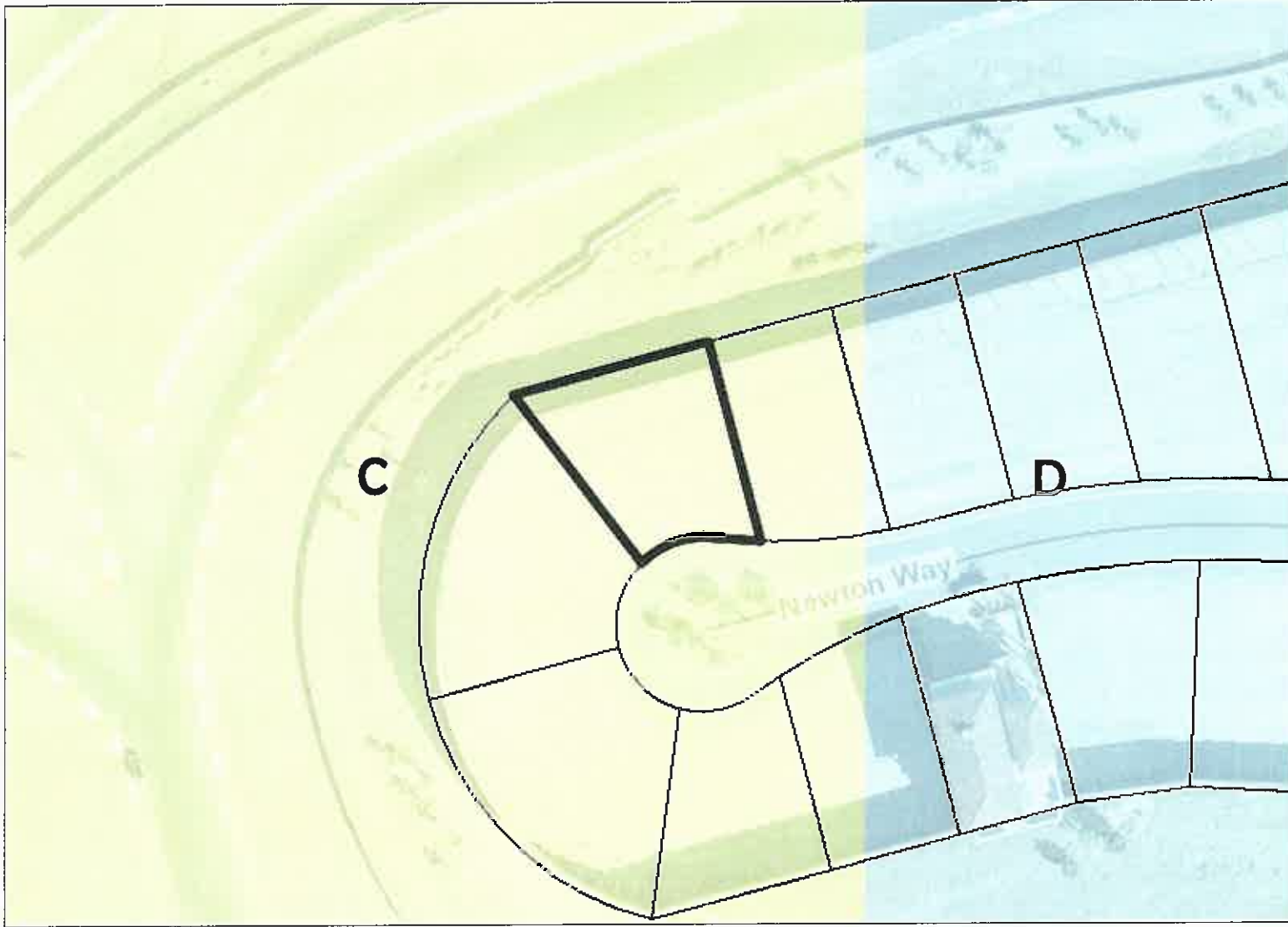


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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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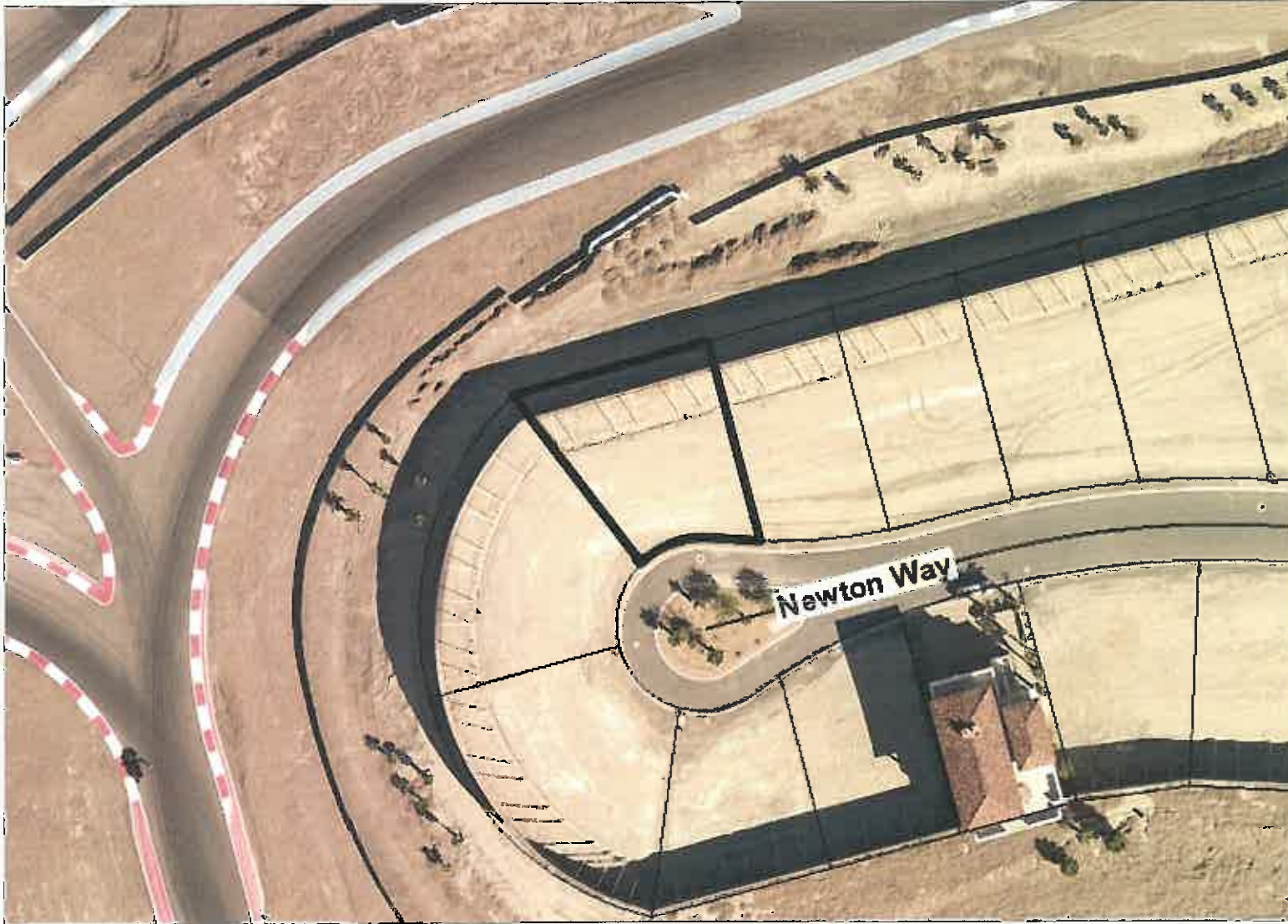


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Notes

Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blue line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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Map My County Map



Legend

- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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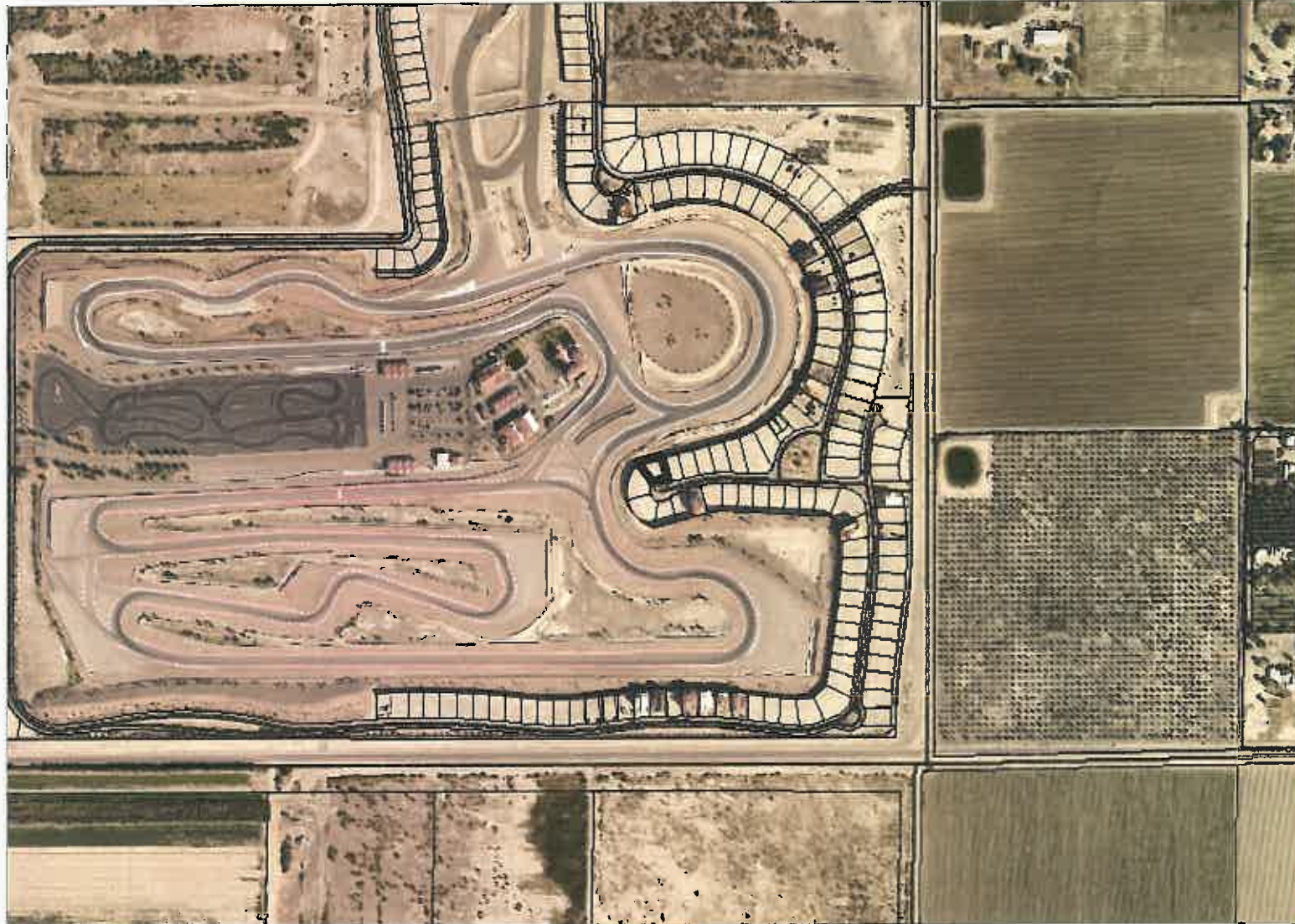
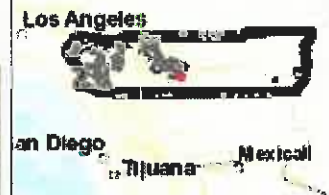


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Notes

Map My County Map



Legend

-  Parcels
-  County Centerlines
-  Streams
-  City Areas
-  World Street Map



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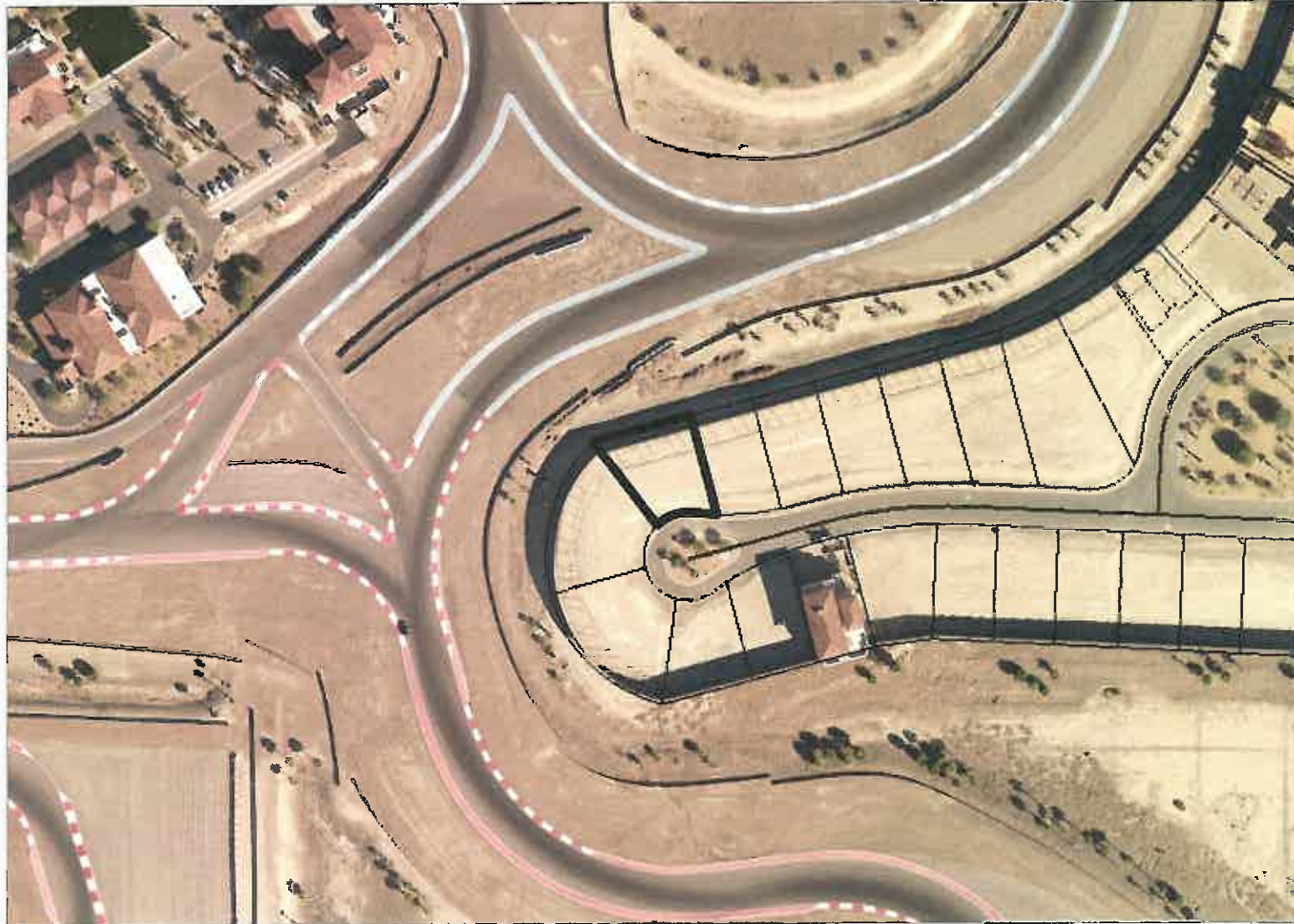


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Notes

Map My County Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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Notes



FORGESOLAR GLARE ANALYSIS

Project: Riverside Co Residential

Four rooftop PV arrays near KTRM airport, Thermal CA

Site configuration: **All 4 homes**

Analysis conducted by Dave Belote (dave@darestrategies.com) at 18:15 on 09 Oct, 2020.

U.S. FAA 2013 Policy Adherence

The following table summarizes the policy adherence of the glare analysis based on the 2013 U.S. Federal Aviation Administration Interim Policy 78 FR 63276. This policy requires the following criteria be met for solar energy systems on airport property:

- No "yellow" glare (potential for after-image) for any flight path from threshold to 2 miles
- No glare of any kind for Air Traffic Control Tower(s) ("ATCT") at cab height.
- Default analysis and observer characteristics (see list below)

ForgeSolar does not represent or speak officially for the FAA and cannot approve or deny projects. Results are informational only.

COMPONENT	STATUS	DESCRIPTION
Analysis parameters	PASS	Analysis time interval and eye characteristics used are acceptable
2-mile flight path(s)	PASS	Flight path receptor(s) do not receive yellow glare
ATCT(s)	N/A	No ATCT receptors designated

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

FAA Policy 78 FR 63276 can be read at <https://www.federalregister.gov/d/2013-24729>

SITE CONFIGURATION

Analysis Parameters

DNI: peaks at 1,000.0 W/m²
Time interval: 1 min
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad
Site Config ID: 44224.8001



PV Array(s)

Name: 61197 Goodwood
Axis tracking: Fixed (no rotation)
Tilt: 7.0°
Orientation: 168.0°
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.604671	-116.150223	-146.89	32.75	-114.14
2	33.604697	-116.150088	-145.49	32.75	-112.74
3	33.604640	-116.150073	-144.68	32.75	-111.93
4	33.604617	-116.150217	-146.61	32.75	-113.86

Name: 61198 Goodwood

Axis tracking: Fixed (no rotation)

Tilt: 7.0°

Orientation: 186.0°

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.605040	-116.149252	-145.53	28.42	-117.11
2	33.605130	-116.149232	-146.16	28.42	-117.74
3	33.605116	-116.149150	-147.62	28.42	-119.20
4	33.605024	-116.149169	-146.80	28.42	-118.38

Name: 86804 Rogers Way

Axis tracking: Fixed (no rotation)

Tilt: 7.0°

Orientation: 270.0°

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.599143	-116.150041	-146.57	34.75	-111.81
2	33.599019	-116.150041	-147.30	34.75	-112.55
3	33.599020	-116.149994	-146.97	34.75	-112.22
4	33.599049	-116.149994	-146.59	34.75	-111.83
5	33.599048	-116.150009	-146.82	34.75	-112.06
6	33.599144	-116.150010	-145.99	34.75	-111.24



Name: 86814 Newton Way
Axis tracking: Fixed (no rotation)
Tilt: 8.0°
Orientation: 165.0°
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	33.601662	-116.150329	-148.16	37.42	-110.74
2	33.601700	-116.150146	-148.42	37.42	-111.00
3	33.601666	-116.150136	-149.52	37.42	-112.10
4	33.601627	-116.150317	-149.15	37.42	-111.73

Flight Path Receptor(s)

Name: Rwy 12
Description:
Threshold height: 50 ft
Direction: 135.0°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.630183	-116.171005	-117.94	50.00	-67.94
Two-mile	33.650628	-116.195587	-80.78	566.30	485.52

Name: Rwy 17

Description:

Threshold height: 50 ft

Direction: 180.2°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.639142	-116.156425	-115.33	50.00	-65.33
Two-mile	33.668054	-116.156286	-91.22	579.35	488.12

Name: Rwy 30

Description:

Threshold height: 50 ft

Direction: 315.0°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.620459	-116.159390	-132.30	50.00	-82.29
Two-mile	33.600014	-116.134810	-157.22	628.39	471.16

Name: Rwy 35

Description:

Threshold height: 50 ft

Direction: 0.2°

Glide slope: 3.0°

Pilot view restricted? Yes

Vertical view: 30.0°

Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	33.615802	-116.156431	-139.07	50.00	-89.06
Two-mile	33.586890	-116.156552	-156.01	620.40	464.39

GLARE ANALYSIS RESULTS

Summary of Glare

PV Array Name	Tilt	Orient	"Green" Glare	"Yellow" Glare	Energy
	(°)	(°)	min	min	kWh
61197 Goodwood	7.0	168.0	1,683	0	0
61198 Goodwood	7.0	186.0	1,718	0	0
86804 Rogers Way	7.0	270.0	0	0	0
86814 Newton Way	8.0	165.0	761	0	0

Total annual glare received by each receptor

Receptor	Annual Green Glare (min)	Annual Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	4162	0
Rwy 35	0	0

Results for: 61197 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1683	0
Rwy 35	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

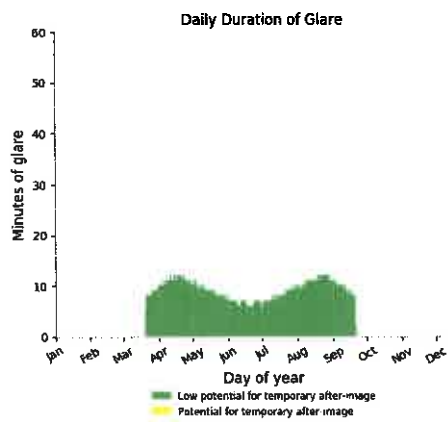
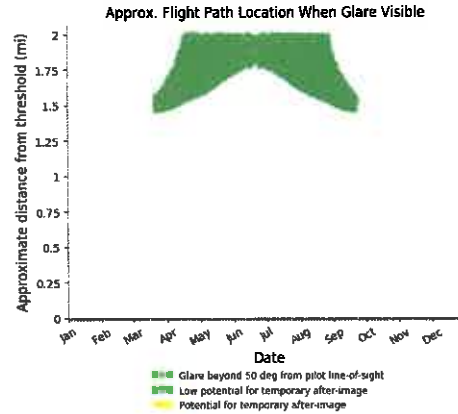
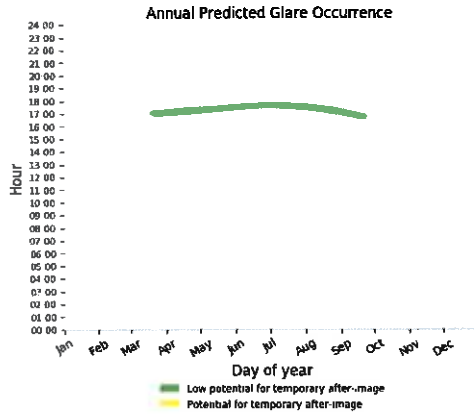
Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare

1683 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare

0 minutes of green glare

Results for: 61198 Goodwood

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	1718	0
Rwy 35	0	0

Flight Path: Rwy 12

0 minutes of yellow glare

0 minutes of green glare

Flight Path: Rwy 17

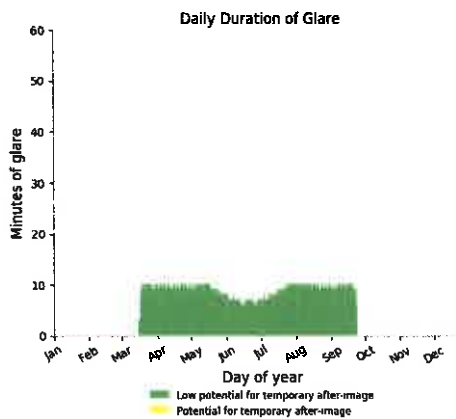
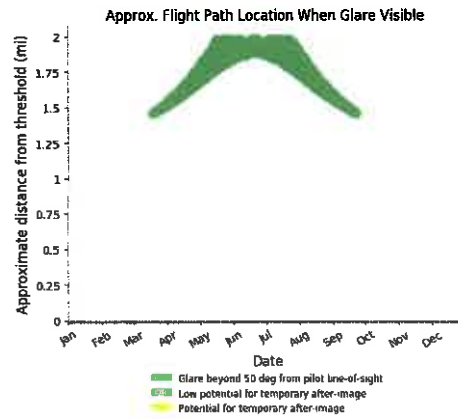
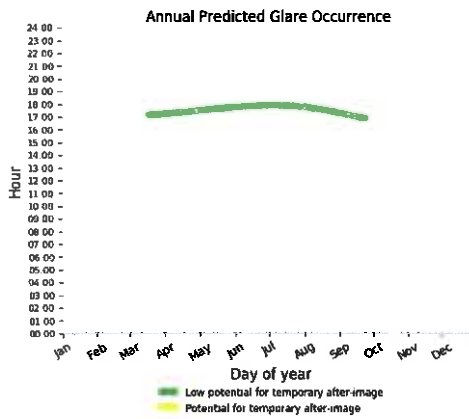
0 minutes of yellow glare

0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare

1718 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare

0 minutes of green glare

Results for: 86804 Rogers Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	0	0
Rwy 35	0	0

Flight Path: Rwy 12

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

→ Results for: 86814 Newton Way

Receptor	Green Glare (min)	Yellow Glare (min)
Rwy 12	0	0
Rwy 17	0	0
Rwy 30	761	0
Rwy 35	0	0

Flight Path: Rwy 12

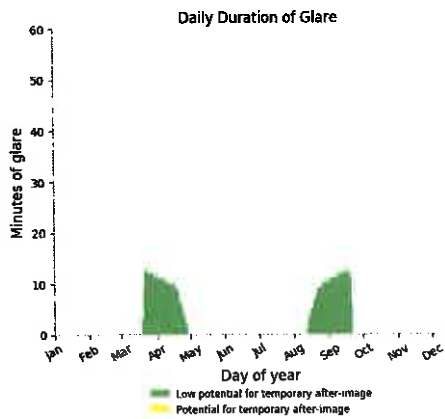
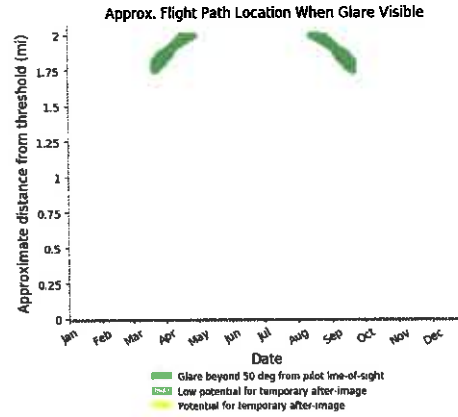
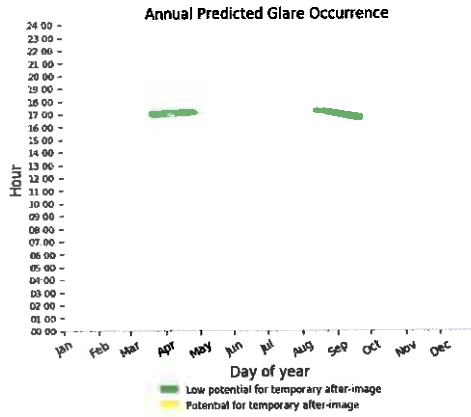
0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 17

0 minutes of yellow glare
0 minutes of green glare

Flight Path: Rwy 30

0 minutes of yellow glare
761 minutes of green glare



Flight Path: Rwy 35

0 minutes of yellow glare
0 minutes of green glare

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.

Several calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size.

Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

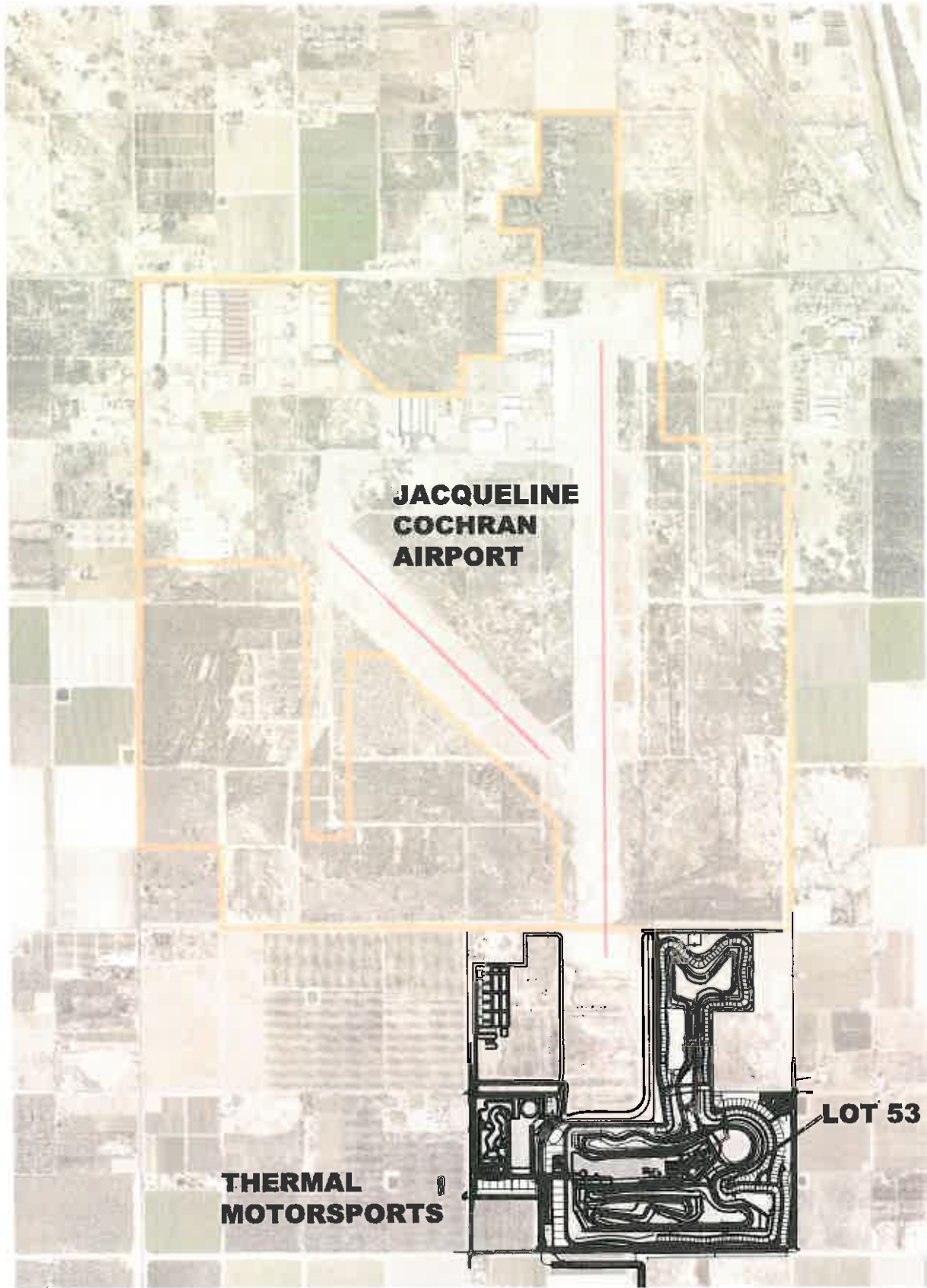
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.

The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual results and glare occurrence may differ.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.



**THERMAL
MOTORSPORTS**

**JACQUELINE
COCHRAN
AIRPORT**

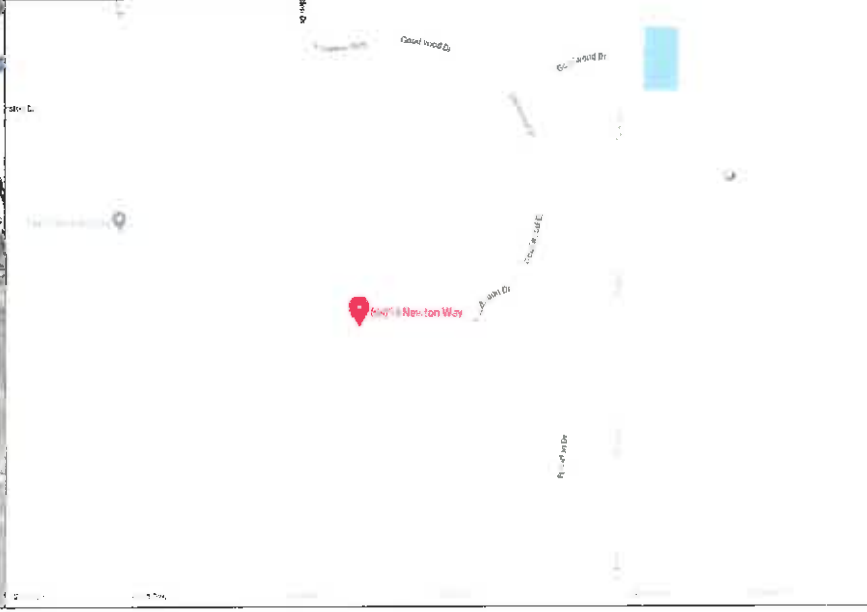
LOT 53



PLAN NORTH



1 SITE PLAN
SCALE: 1" = 1,500'



Revisions:	Date:

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 Palm Springs, CA 92262
 (760) 322 - 4433 office
 License No. 940550
 info@HotPurpleEnergy.com
 www.HotPurpleEnergy.com



GENERAL NOTES:

1. ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
2. ALL SOLAR MODULES SHALL BE UL LISTED 1703 AND CEC APPROVED. ALL INVERTERS SHALL BE UL LISTED 1741SA CERTIFIED AND CEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED AND APPROVED FOR IT'S PURPOSE AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.
3. THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PHOTOVOLTAIC SYSTEM WHEN THE UTILITY GRID IS NOT IN OPERATION.
4. PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS BY THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILITY SERVICE PROVIDER.
5. THE METHOD OF MOUNTING SHALL BE DONE IN ACCORDANCE WITH THE RACKING MANUFACTURER TO MEET DEAD LOAD, WIND LOAD, AND SEISMIC REQUIREMENTS. PHOTOVOLTAIC MODULES WILL BE SECURED AND MOUNTED ON THE ROOF AS SPECIFIED ON THE STRUCTURAL SHEETS. EXISTING ROOF EQUIPMENT WILL NOT BE EFFECTED BY THE PHOTOVOLTAIC SYSTEM OR INSTALLATION.
6. ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR THE SITE CONDITIONS.
7. ALL ROOFING REPAIRS MUST MAINTAIN EXISTING CLASS AND TYPE OF ROOF AND ALL WORK SHALL BE IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTALLATION REQUIREMENTS.
8. TO BE INSTALLED IN SUCH A MANNER THAT IS DISCREET AND DOES NOT DETRACT FROM THE HOMES ARCHITECTURE

DESCRIPTION OF WORK:

ROOF MOUNTED PHOTOVOLTAIC (SOLAR ELECTRIC) INSTALLATION FLUSH MOUNTED @ 5° FACING AN AZIMUTH OF 165° CONSISTING OF (30) REC 320 WATT MODULES (9.6Kw).

RACK MOUNTING SYSTEM IS UNIRAC SOLARMOUNT ALUMINUM SUPPORT RAILS AND FAST JACK SOLAR STANCHIONS.

INSTALLATION SHALL COMPLY WITH THE FOLLOWING CODES:

- CEC 2019 - ARTICLE 690, 705,706 AND OTHERS
- CPC 2019
- CBC 2019
- CMC 2019
- CFC 2019

DRAWING SHEETS:

- COVER SHEET PV-0.0
- SITE PLAN PV-1.0
- ROOF PLAN PV-2.0
- SINGLE LINE DIAGRAM PV-3.0
- MOUNTING DETAIL PV-4.0
- WARNING LABELING PV-5.0

SPECIFICATION SHEETS:

- MODULE AND INVERTERS
- UNIRAC CERTIFICATION

Title: **Chalmers Residence**
COVER SHEET
 86614 Newton Way
 Thermal, CA 92274

Drawn by: **SF**

Checked by: **MJR**

Date: **06/26/2020**

Scale: **NTS**

Job Number: **20268**

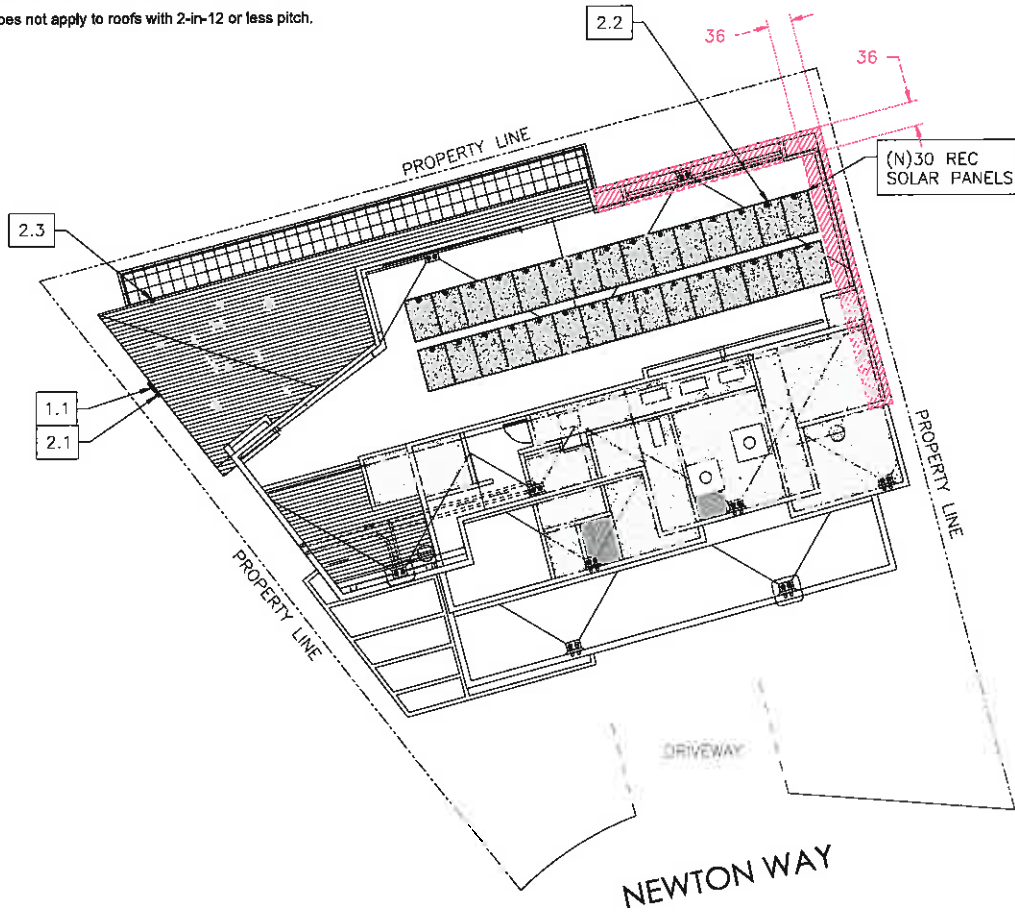
Sheet Number:

PV-0.0

For Photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than 18" clear set back is required on both sides of a horizontal ridge. For Photovoltaic arrays occupying more than 33 percent of the plan view total roof area, not less than 36" clear set back is required on both sides of a horizontal ridge. CRC R324.6.2

Not less than two minimum 36" wide pathways on separate roof planes, from lowest roof edge to ridge, shall be provided on all buildings. At least one pathway shall be provided on the street or driveway side of the roof. CRC R324.6.1

Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.



SITE PLAN KEYNOTE:

EXISTING ELECTRICAL	
1.1	400A MAIN ELECTRICAL PANEL
NEW ELECTRICAL	
	(ADJACENT TO MSP)
2.1	60A SYSTEM AC DISCONNECT
2.2	(30) ENPHASE IQ7PLUS MICROS 1 ea. under each module
NEW ELECTRICAL	
	(EQUIPMENT CLOSET)
2.3	125A SOLAR COMBINER PANEL
SITE LEGEND	
	FIRE EASEMENT/ACCESS
	EAVE SETBACK/WALL

Revisions:	Date:

Michael Rango *Michael Rango*
760.322.4433 Lic. No. 940960

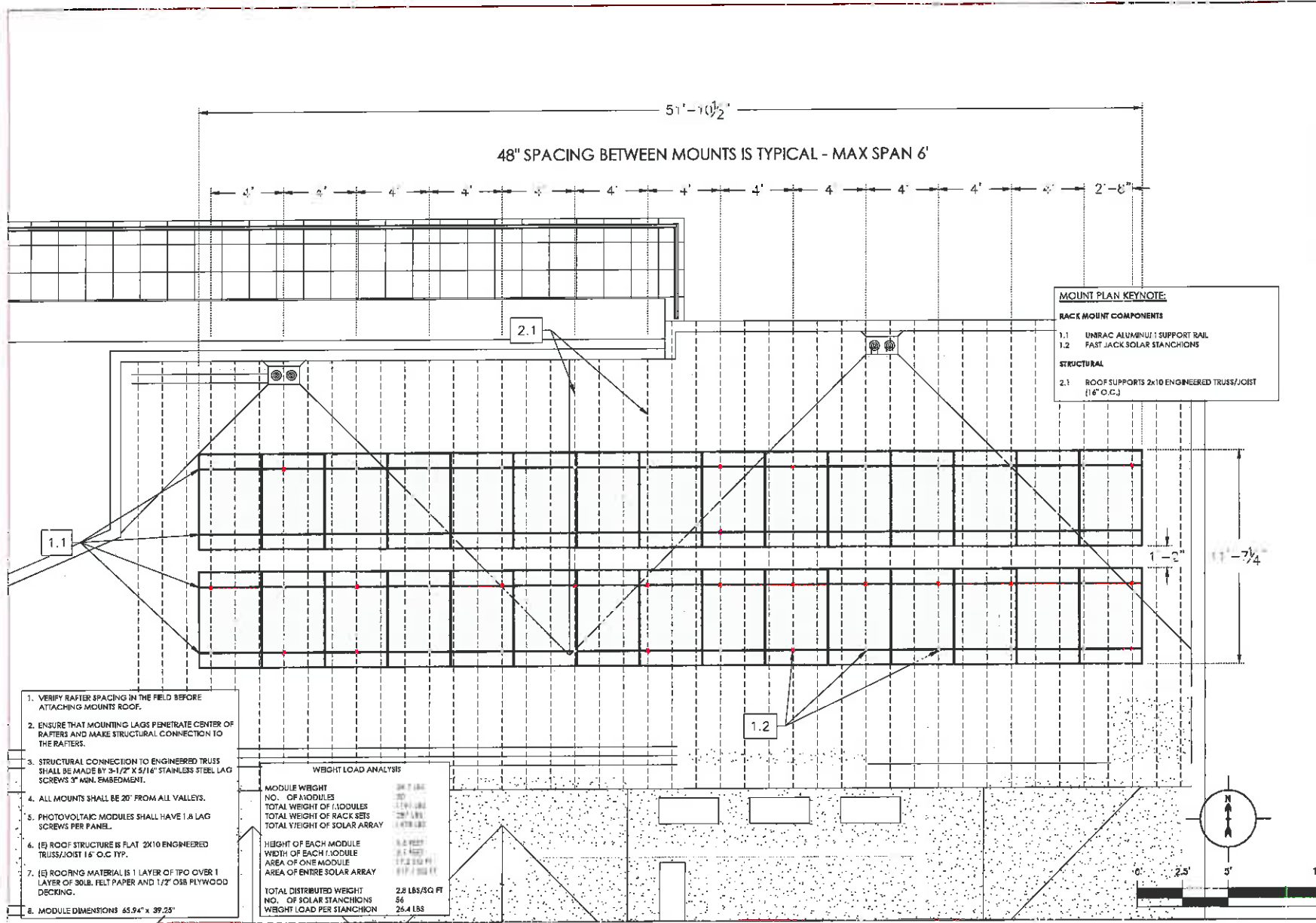
870 N. Farrell Drive
Palm Springs, CA 92262
(760) 322-4433 office
License No. 940530
info@HotPurpleEnergy.com
www.HotPurpleEnergy.com



Title: **Chalmers Residence**
SITE PLAN
86814 Newton Way
Thermal, CA 92274

Drawn by: **SF**
Checked by: **MJR**
Date: **06/26/2020**
Scale: **1" = 15'**
Job Number: **20268**
Sheet Number:

PV-1.0
Sheet



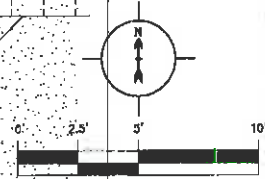
48" SPACING BETWEEN MOUNTS IS TYPICAL - MAX SPAN 6'

MOUNT PLAN KEYNOTE
RACK MOUNT COMPONENTS
 1.1 UNIRAC ALUMINUM SUPPORT RAIL
 1.2 FAST JACK SOLAR STANCHIONS
STRUCTURAL
 2.1 ROOF SUPPORTS 2X10 ENGINEERED TRUSS/JOIST (16" O.C.)

1. VERIFY RAFTER SPACING IN THE FIELD BEFORE ATTACHING MOUNTS TO ROOF.
2. ENSURE THAT MOUNTING LAGS PENETRATE CENTER OF RAFTERS AND MAKE STRUCTURAL CONNECTION TO THE RAFTERS.
3. STRUCTURAL CONNECTION TO ENGINEERED TRUSS SHALL BE MADE BY 3-1/2" X 5/16" STAINLESS STEEL LAG SCREWS 3" MIN. EMBEDMENT.
4. ALL MOUNTS SHALL BE 20" FROM ALL VALLEYS.
5. PHOTOVOLTAIC MODULES SHALL HAVE 1/8" LAG SCREWS PER PANEL.
6. [5] ROOF STRUCTURE IS FLAT 2X10 ENGINEERED TRUSS/JOIST 16" O.C. TYP.
7. [5] ROOFING MATERIAL IS 1 LAYER OF TPO COVER 1 LAYER OF 30LB FELT PAPER AND 1/2" OSB PLYWOOD DECKING.
8. MODULE DIMENSIONS 65.94" x 39.25"

WEIGHT LOAD ANALYSIS

MODULE WEIGHT	24.7 LBS
NO. OF MODULES	30
TOTAL WEIGHT OF MODULES	741 LBS
TOTAL WEIGHT OF RACK SETS	28.5 LBS
TOTAL WEIGHT OF SOLAR ARRAY	770 LBS
HEIGHT OF EACH MODULE	34.6 FEET
WIDTH OF EACH MODULE	31.1 FEET
AREA OF ONE MODULE	1072.3 SQ FT
AREA OF ENTIRE SOLAR ARRAY	32171.1 SQ FT
TOTAL DISTRIBUTED WEIGHT	2.8 LBS/SQ FT
NO. OF SOLAR STANCHIONS	56
WEIGHT LOAD PER STANCHION	25.4 LBS



Revisions:	Date:

Michael Rango
 760.322.4433 Lic. No. 840550

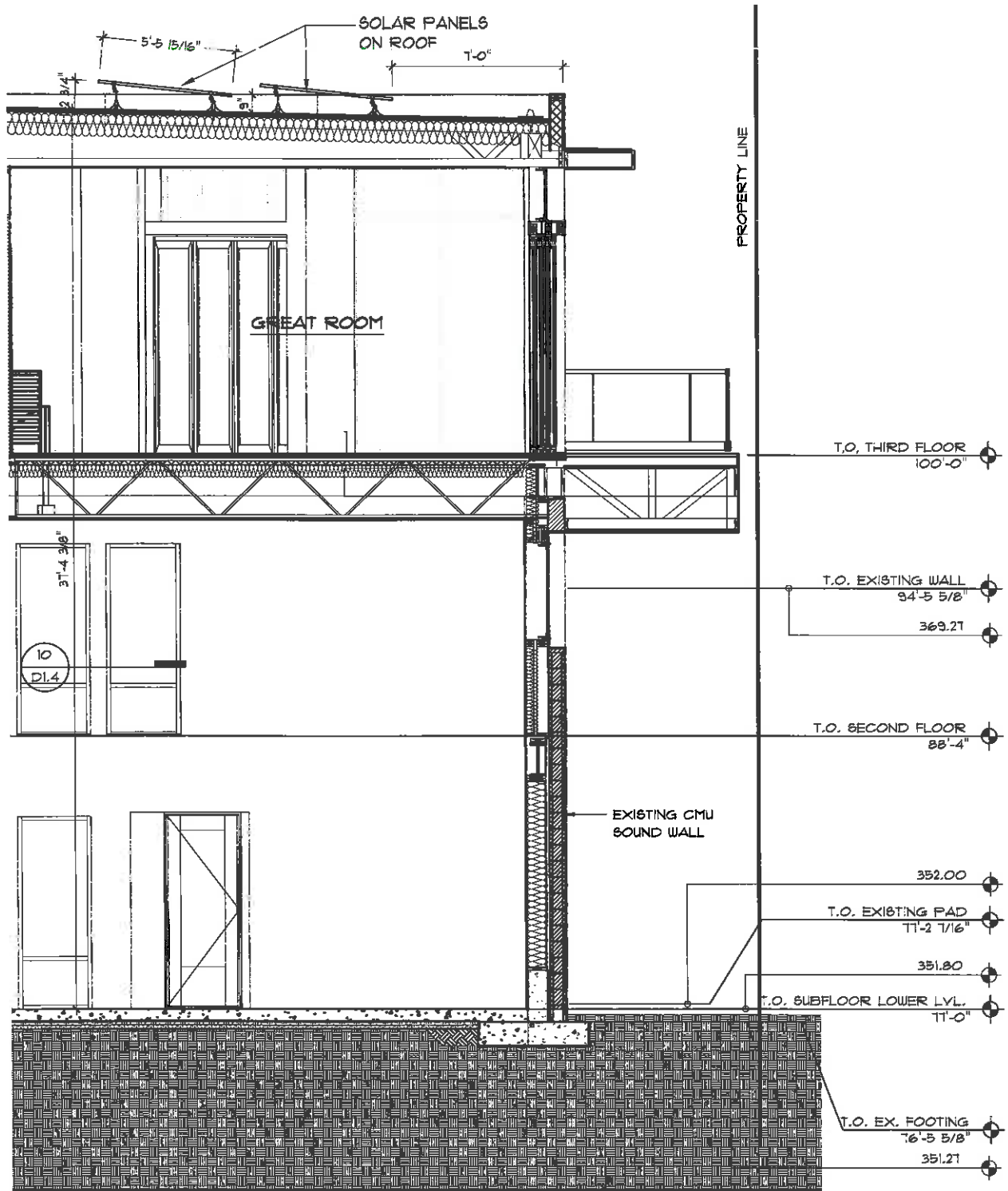
810 N. Farrell Drive
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 (760) 322-4433 office
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 info@HotPurpleEnergy.com
 www.HotPurpleEnergy.com



Title: **Chalmers Residence**
ROOF PLAN
 86814 Newton Way
 Thermal, CA 92274

Drawn by: **SF**
 Checked by: **MJR**
 Date: **06/26/2020**
 Scale: **1" = 5'**
 Job Number: **20268**
 Sheet Number:

PV-2.0
 Sheet



① PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The Riverside County Building & Safety Department should be contacted on non-ALUC issues. For more information please contact Riverside County Building & Safety Department Mr. Rendell Klaarenbeek at (951) 955-4633.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
 4080 Lemon Street, 1st Floor Board Chambers
 Riverside California

DATE OF HEARING: **December 10, 2020**

TIME OF HEARING: **9:30 A.M.**

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org

CASE DESCRIPTION:

ZAP1051TH20 – Thermal House, LLC (Representative: Fullerton Architects) – Riverside County Building & Safety Case No. BRS2002282 (Building Permit). A proposal to construct a 624 square feet rooftop solar panel system on a proposed single family residence located at 86814 Newton Way within the Thermal Motorclub, located northerly of 62nd Avenue, westerly of Polk Street, easterly of Tyler Street, and southerly of Avenue 60 (Airport Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area).



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1051TH20 DATE SUBMITTED: 10-29-20

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Dewayne Shults - Fullerton Architects, P.C.	Phone Number	406-837-1550
Mailing Address	PO Box 2770 Bigfork, MT 59911	Email	dewayne@nfullerton.com
Representative	Dewayne Shults - Fullerton Architects, P.C.	Phone Number	406-837-1550
Mailing Address	PO Box 2770, Bigfork, MT 59911	Email	dewayne@nfullerton.com
Property Owner	Thermal House LLC	Phone Number	562-948-4850
Mailing Address	1441 Chautauqua Blvd. Pacific Palisades, CA 90272	Email	tchalmers@cegconstruction.com

2046
C

LOCAL JURISDICTION AGENCY

Local Agency Name	Riverside County	Phone Number	951-955-4633
Staff Contact	Rendell Klaarenbeek	Email	rklaaren@rivco.org
Mailing Address	4080 Lemon Street, 14th Floor Riverside, CA 92502-1440	Case Type	Building Permit
Local Agency Project No	BRS2002282	<input type="checkbox"/> General Plan / Specific Plan Amendment <input type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other	

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address	86814 Newton Way Thermal, CA 92274	Gross Parcel Size	7,879 sq. ft.
Assessor's Parcel No.		Nearest Airport and distance from Airport	Jacqueline Cochran
Subdivision Name	Thermal Motorsports		
Lot Number	53		

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe)	single family residence

Proposed Land Use (describe)	single family residence	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	1 single family residence
For Other Land Uses (See Appendix C)	Hours of Operation	
	Number of People on Site	Maximum Number
	Method of Calculation	
Height Data	Site Elevation (above mean sea level)	-148.0 ft.
	Height of buildings or structures (from the ground)	38'-10" ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, describe	

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

RESIDENTIAL SOLAR STUDY REVIEW POLICY

BACKGROUND:

The state and county are now requiring solar on new residential buildings creating a concern for hazards to flight as a result of potential glare from solar panels. Glare is considered by the California Airport Land Use Planning Handbook as a visual hazard and should be avoided, as it could endanger or interfere with the landing, take off, or maneuvering of an aircraft at an airport. Potential hazards are evaluated on a case-by-case basis. The Airport Land Use Commission (ALUC) is aware that changes to a project can occur during the building permitting process that may result in the addition of photovoltaic solar systems to the project that was not previously reviewed by the ALUC.

A discussion with the ALUC was held on November 12, 2020, where ALUC staff was directed to bring back a Policy for the Commission's consideration. This Policy outlines ALUC staff's recommended approach to reviewing new residential solar installations where a residential project or new residential construction was previously reviewed and found consistent by the ALUC. Utilizing this approach attempts to streamline the ALUC review process for already approved projects and potentially save costs to project applicants.

POLICY:

When solar facilities are added to a previously ALUC approved residential project or new residential construction, located in the Airport Influence Area, of any Airport Land Use Compatibility Plan Zone, the ALUC staff will consult with the appropriate building or construction regulation department on how to evaluate and avoid creating a glare hazard to flight, including but not limited to appropriate glare studies and modifications to the project to mitigate the glare hazard.

If in the course of consultation the ALUC staff identifies a potential glare hazard to flight, the ALUC staff may, at its discretion require and review further glare studies, require changes or modifications to the project to mitigate the glare hazard and/or require the project be reviewed by the Airport Land Use Commission at a public hearing.

Applicable ALUC fees may apply.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

5.1 Director's Approvals.

- A. During the period of October 16 through November 15, 2020, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Simon Housman reviewed one non-legislative case within Zone D of the Perris Valley Airport Influence Area/Zone E of March Air Reserve Base Inland Port Airport Influence Area, and one non-legislative case within Zone E of Palm Springs International Airport Influence Area.

ZAP1020PV20 (Perris Valley Airport Zone D, March Air Reserve Base/Inland Port Airport Zone E) pertains to the City of Perris Case No. DPR18-00005 (Development Plan Review), a proposal to construct four separate cannabis cultivation and dispensary buildings totaling 58,105 square feet on four separate parcels totaling 1.92 acres, located northerly of Malbert Street, westerly of Goetz Road, and southerly of Ellis Avenue. The site is located within Compatibility Zone D of the Perris Valley Airport Influence Area and also within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area. Within the portions of Compatibility Zone D southerly of Ellis Avenue in the Perris Valley Airport Influence Area, non-residential intensity is restricted to an average of 100 people per acre and a maximum of 300 people in any given single-acre area. Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area does not restrict non-residential intensity.

The project proposes four separate buildings on four individual lots, and results in the following occupancies and average acre intensities: Building A 31 people and average intensity of 62 people per acre; Building B 29 people and average intensity of 64 people per acre; Building C 29 people and average intensity of 63 people per acre; and Building D 36 people and average intensity of 71 people per acre, all of which are consistent with the Zone D average acre intensity criteria of 100 people per acre. The project also results in the following single acre intensity: Buildings A and D are within the same single acre area resulting in an occupancy of 67 people; and Building B and portion of Building C are within the same single acre resulting in an occupancy 44 people. All of which are consistent with Zone D single acre intensity criteria of 300 people in any given single-acre area.

Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33B). The nearest portion of the project is located 2,800 feet from the runway, and therefore would be subject to the above requirement. The project would include several bioretention basins, which are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and

Policy”, October 2018, by Mead & Hunt, which is the basis of the brochure titled “Airports, Wildlife and Stormwater Management”, such basins are to be avoided in Zones D and E, unless they provide for a 48-hour drawdown and propose landscaping that is not attractive to hazardous wildlife. The project has been conditioned to be consistent with these standards in order to reduce bird attractant: 1) new basins are to be designed so as to provide for a maximum 48-hour detention period following the conclusion of a storm event, and to remain totally dry between rainfalls, and 2) any landscaping proposed in the detention basin shall be in accordance with the ALUC “Landscaping Near Airports” and “Airports, Wildlife and Stormwater Management” brochures.

The nearest runway to the site is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located approximately 2,800 feet easterly of the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any new structures with top of roof exceeding 1,441 feet AMSL. The project’s finished floor elevation is 1,438 feet above mean sea level, and a proposed building height of 60 feet, which results in a top point elevation of 1,498 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Numbers 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-AWP-10921-OE, and 2020-AWP-10926-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a “Determination of No Hazard to Air Navigation” letter on October 21, 2020. The FAA OES conditions have been incorporated into ALUC’s conditions listed below.

ALUC Director Simon Housman issued a determination of consistency for this project on October 22, 2020.

ZAP1089PS20 (Palm Springs International Airport Zone E) pertains to the City of Cathedral City Case No. CUP20-014 (Conditional Use Permit), a proposal to establish an unmanned wireless telecommunication facility with a 65 foot tall antenna support on 0.92 acres, located southerly of Madrid Road, easterly of Landau Boulevard, westerly of Valencia Street, and northerly of Vista Chino. The site is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone E of the Palm Springs International Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 10,900 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top point exceeding 504 feet AMSL. The site’s elevation is 416 feet AMSL, and the proposed wireless facility height is 65 feet, resulting in a maximum top point elevation of 481 feet AMSL. Therefore, review by the FAA OES was not required.

ALUC Director Simon Housman issued a determination of consistency for this project on October 22, 2020.

5.2 Update March ARB CUS Presentation by ALUC Director Simon Housman or his designee.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 22, 2020

Ms. Mary Blais, Project Planner
City of Perris Planning Division
101 N. D Street
Perris CA 92570-2200

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Russell Belts
Desert Hot Springs

VICE CHAIR
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STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 965-6132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1020PV20
Related File No.: DPR18-00005 (Development Plan Review)
APNs: 330-040-054, 330-040-055, 330-040-056, 330-040-057

Dear Ms. Blais:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Perris Case No. DPR18-00005 (Development Plan Review), a proposal to construct four separate cannabis cultivation and dispensary buildings totaling 58,105 square feet on four separate parcels totaling 1.92 acres, located northerly of Malbert Street, westerly of Goetz Road, and southerly of Ellis Avenue.

The site is located within Compatibility Zone D of the Perris Valley Airport Influence Area and also within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area. Within the portions of Compatibility Zone D southerly of Ellis Avenue in the Perris Valley Airport Influence Area, non-residential intensity is restricted to an average of 100 people per acre and a maximum of 300 people in any given single-acre area. Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area does not restrict non-residential intensity.

The project proposes four separate buildings on four individual lots, and results in the following occupancies and average acre intensities: Building A 31 people and average intensity of 62 people per acre; Building B 29 people and average intensity of 64 people per acre; Building C 29 people and average intensity of 63 people per acre; and Building D 36 people and average intensity of 71 people per acre, all of which are consistent with the Zone D average acre intensity criteria of 100 people per acre. The project also results in the following single acre intensity: Buildings A and D are within the same single acre area resulting in an occupancy of 67 people; and Building B and portion of Building C are within the same single acre resulting in an occupancy 44 people. All of which are consistent with Zone D single acre intensity criteria of 300 people in any given single-acre area.

Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA

AIRPORT LAND USE COMMISSION

recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33B). The nearest portion of the project is located 2,800 feet from the runway, and therefore would be subject to the above requirement. The project would include several bioretention basins, which are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such basins are to be avoided in Zones D and E, unless they provide for a 48-hour drawdown and propose landscaping that is not attractive to hazardous wildlife. The project has been conditioned to be consistent with these standards in order to reduce bird attractant: 1) new basins are to be designed so as to provide for a maximum 48-hour detention period following the conclusion of a storm event, and to remain totally dry between rainfalls, and 2) any landscaping proposed in the detention basin shall be in accordance with the ALUC "Landscaping Near Airports" and "Airports, Wildlife and Stormwater Management" brochures.

The nearest runway to the site is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located approximately 2,800 feet easterly of the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any new structures with top of roof exceeding 1,441 feet AMSL. The project's finished floor elevation is 1,438 feet above mean sea level, and a proposed building height of 60 feet, which results in a top point elevation of 1,498 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Numbers 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-AWP-10921-OE, and 2020-AWP-10926-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on October 21, 2020. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan, and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Perris applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and 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

AIRPORT LAND USE COMMISSION

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 climb following takeoff or towards an aircraft engaged in a 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)**
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.**
 - (e) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.**
- 4. The attached disclosure notice shall be provided to all potential purchasers, lessees, and/or tenants of the property, and shall be recorded as a deed notice.**
- 5. Detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.**

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater 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, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

AIRPORT LAND USE COMMISSION

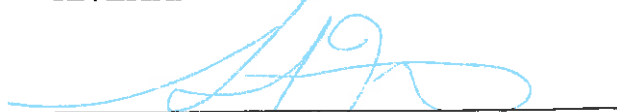
6. **March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.**
7. **The project has been evaluated for: Building A – 251 square feet of office area, 1,479 square feet of manufacturing area, 10,027 square feet of warehouse area, and 1,739 square feet of storage area; Building B – 49 square feet of office area, 783 square feet of manufacturing area, 7,752 square feet of warehouse area, and 2,373 square feet of storage area; Building C – 49 square feet of office area, 783 square feet of manufacturing area, 7,752 square feet of warehouse area, and 2,267 square feet of storage area; and Building D – 216 square feet of office area, 2,879 square feet of manufacturing area, 7,124 square feet of warehouse area, and 1,867 square feet of storage area. Any increase in building area, change or intensification of floor area usage will require review by the Airport Land Use Commission.**
8. **The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.**
9. **The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-AWP-10921-OE, and 2020-AWP-10926-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
10. **The proposed buildings shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,489 feet above mean sea level.**
11. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
12. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,489 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
13. **Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement**

AIRPORT LAND USE COMMISSION

is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2020-AWP-10919-OE, 2020-AWP-10920-OE, 2020-
AWP-10921-OE, and 2020-AWP-10926-OE

cc: CIRE Holdings, LLC (applicant/property owner)
Adkan Engineers (representative)
Pat Conatser, Airport Manager, Perris Valley Airport
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\Perris Valley\ZAP1020PV20\ZAP1020PV20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)

(13)(A)

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

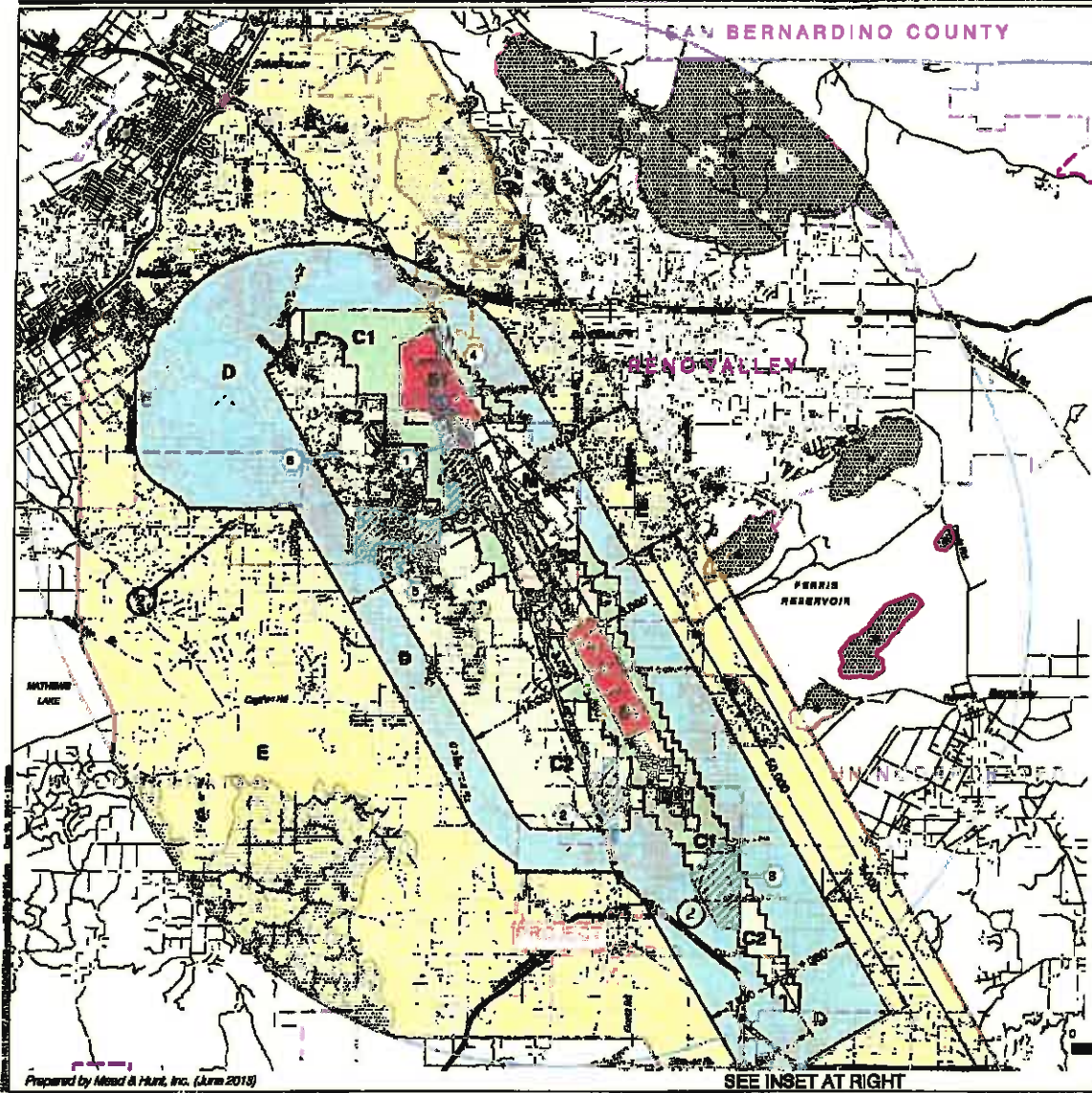
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



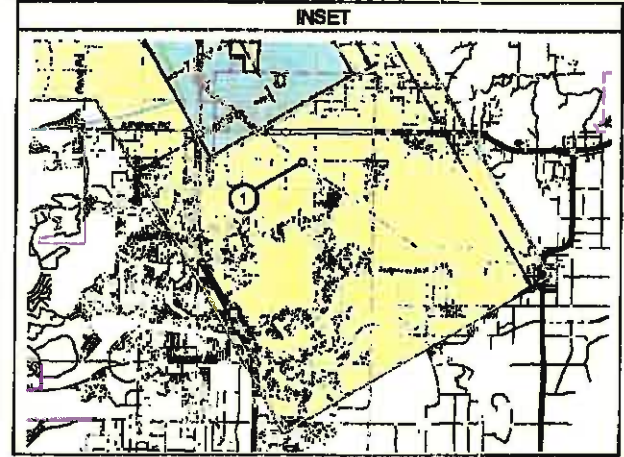
LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)
 - ① March JPA: March Business Center/Markham
 - ② Perris: Harvest Landing
 - ③ Perris: Park West
 - ④ Moreno Valley: Affordable Housing
 - ⑤ March JPA: Ben Clark Training Center
 - ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 26 ILS approach descend below 8,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Note:
 All dimensions are measured from runway ends and centerlines.

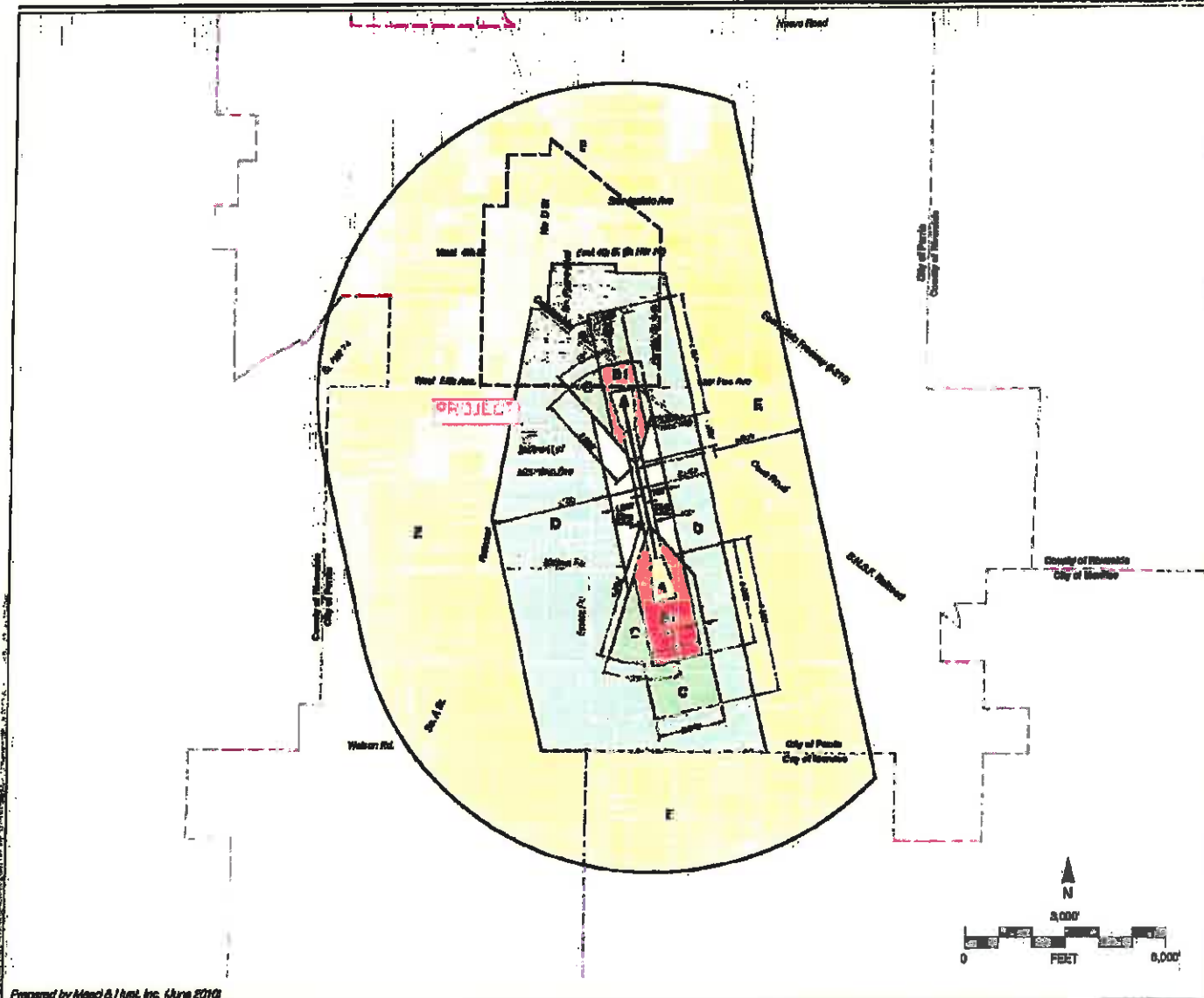


Base map source: County of Riverside 2013

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Prepared by Moss & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT



Prepared by Mass & Hunt, Inc. (June 2010)

Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

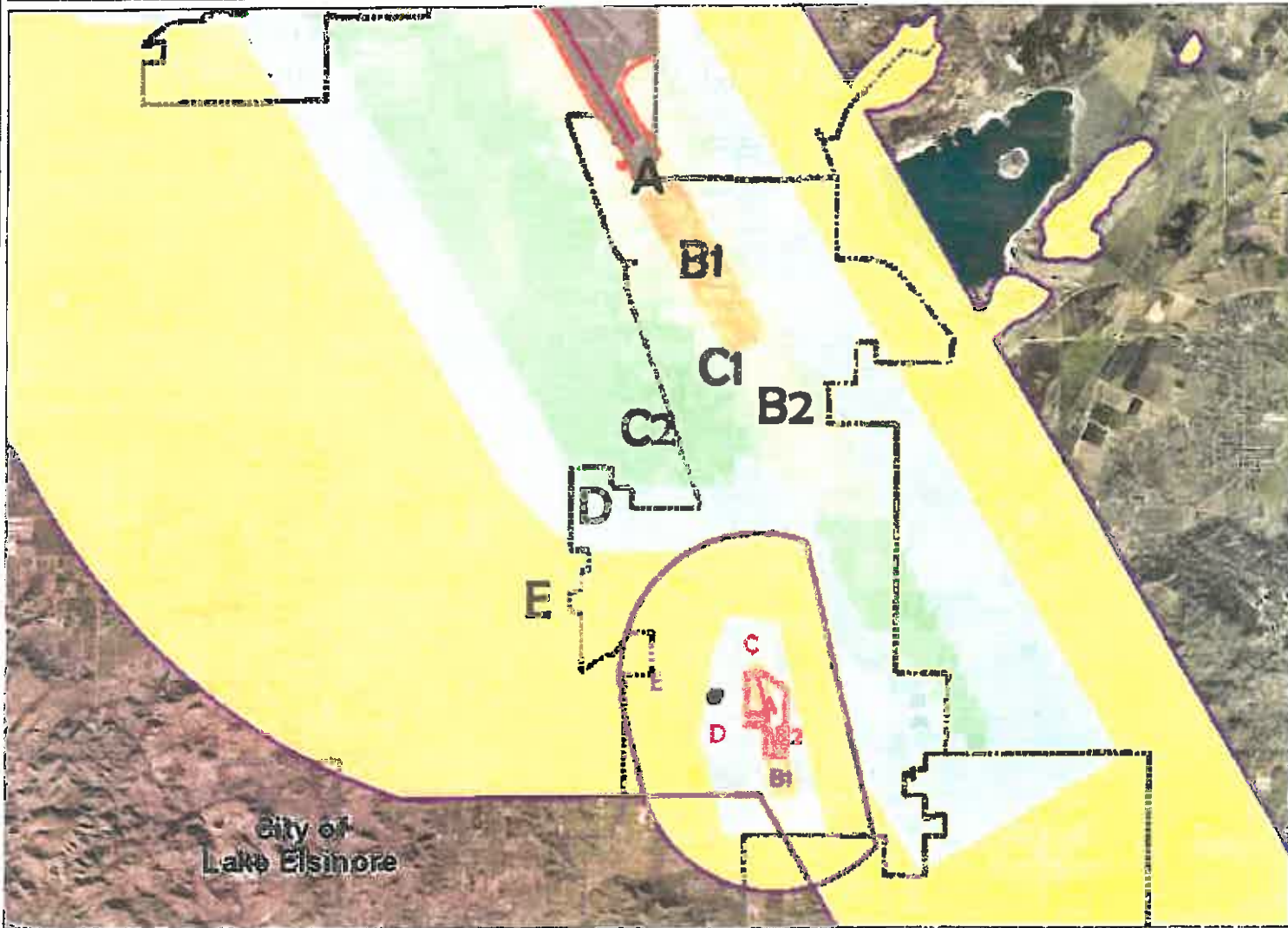
- Airport Property Line
- City Limits
- Downtown Specific Plan

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (July 2010 Draft)

Map PV-1

Compatibility Map
Perris Valley Airport

Map My County Map



- Legend**
- Runways
 - ▣ Airports
 - ▣ Airport Influence Areas
 - Airport Compatibility Zones**
 - OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8



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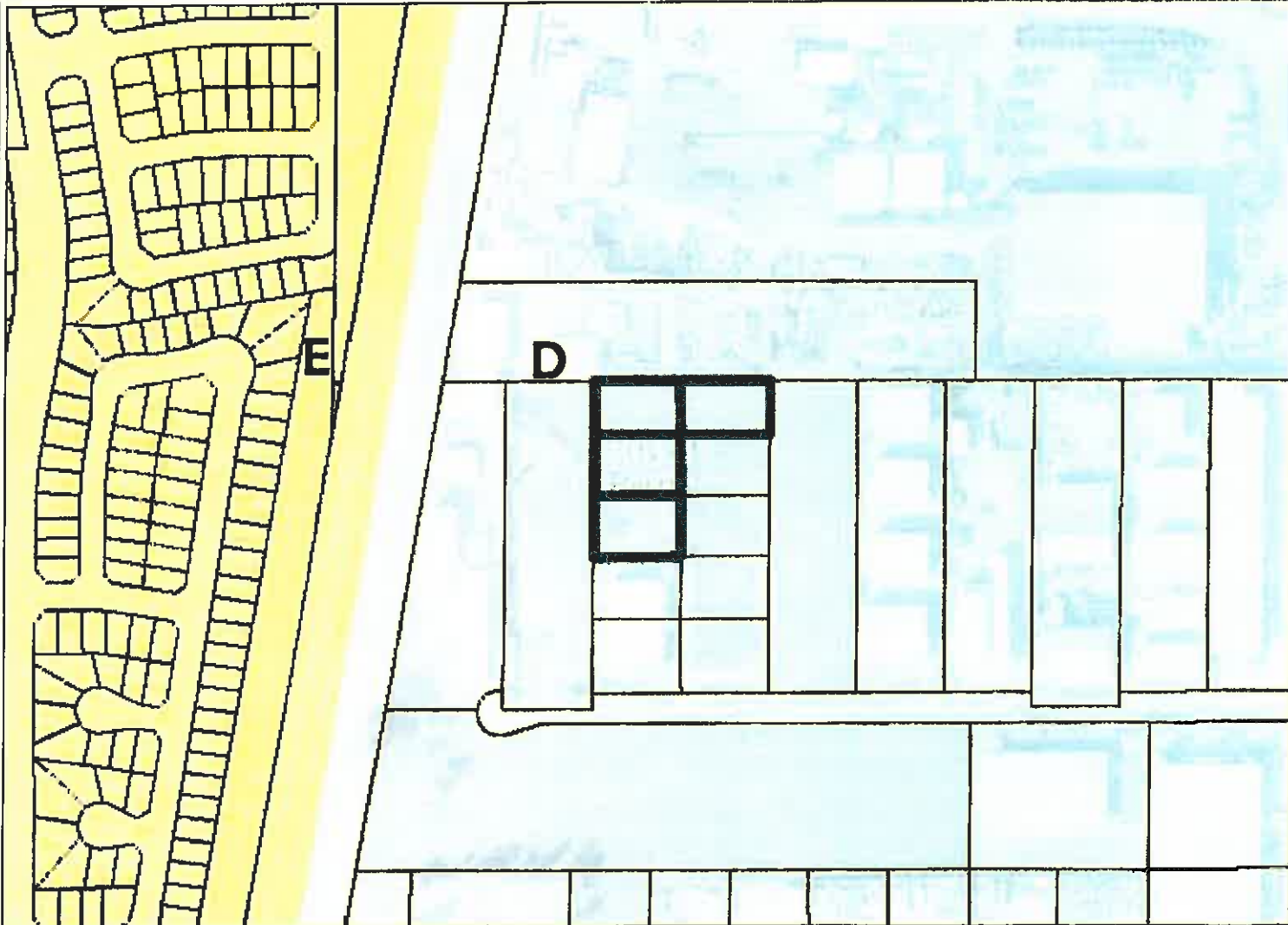
Notes



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Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5



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Notes

0 376 752 Feet

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Map My County Map

Los Angeles



San Diego

Tijuana

Mexico



Legend

-  Parcels
-  BlueLine Streams
-  City Areas
-  World Street Map



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Notes

Map My County Map



Legend

-  Bluefire Streams
-  City Areas
-  World Street Map



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0 1 3,009 Feet
505

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Notes

Map My County Map



Legend

- Parcels
- Blue/line Streams
- City Areas
- World Street Map



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Notes

Map My County Map

Los Angeles



San Diego

Tijuana

Mexicali



Legend

- Parcels
- Blue Line Streams
- City Areas
- World Street Map



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

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376

752 Feet

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Notes



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-AWP-10919-OE

Issued Date: 10/21/2020

Bryan Jones
Cire Holdings, LLC
3639 Midway Drive
Suite B420
San Diego, CA 92110

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Cire Holdings Warehouse 1
Location: Perris, CA
Latitude: 33-46-04.13N NAD 83
Longitude: 117-13-48.13W
Heights: 1438 feet site elevation (SE)
50 feet above ground level (AGL)
1488 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/21/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

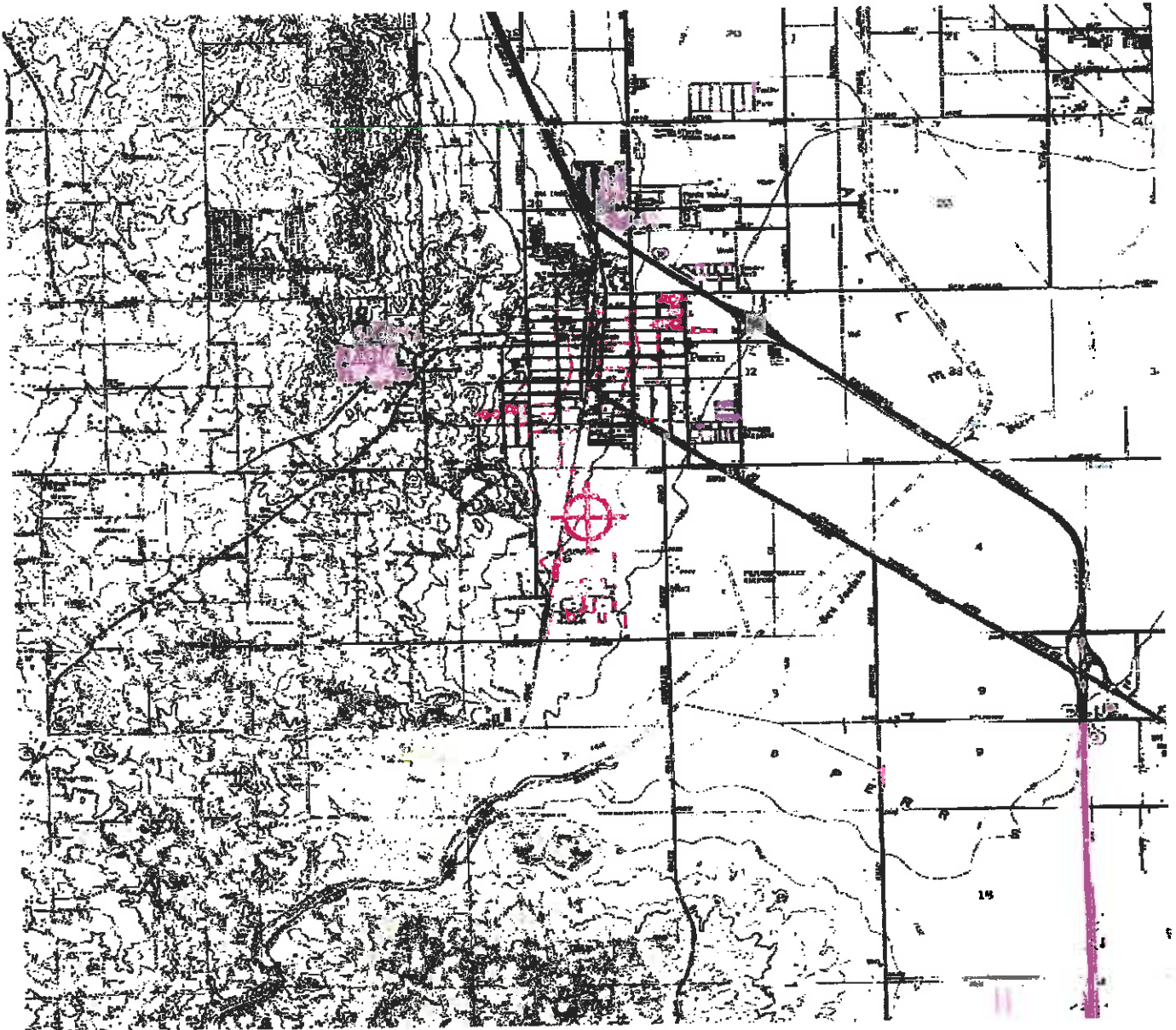
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-10919-OE.

Signature Control No: 451801650-454529163
Vivian Vilaro
Specialist

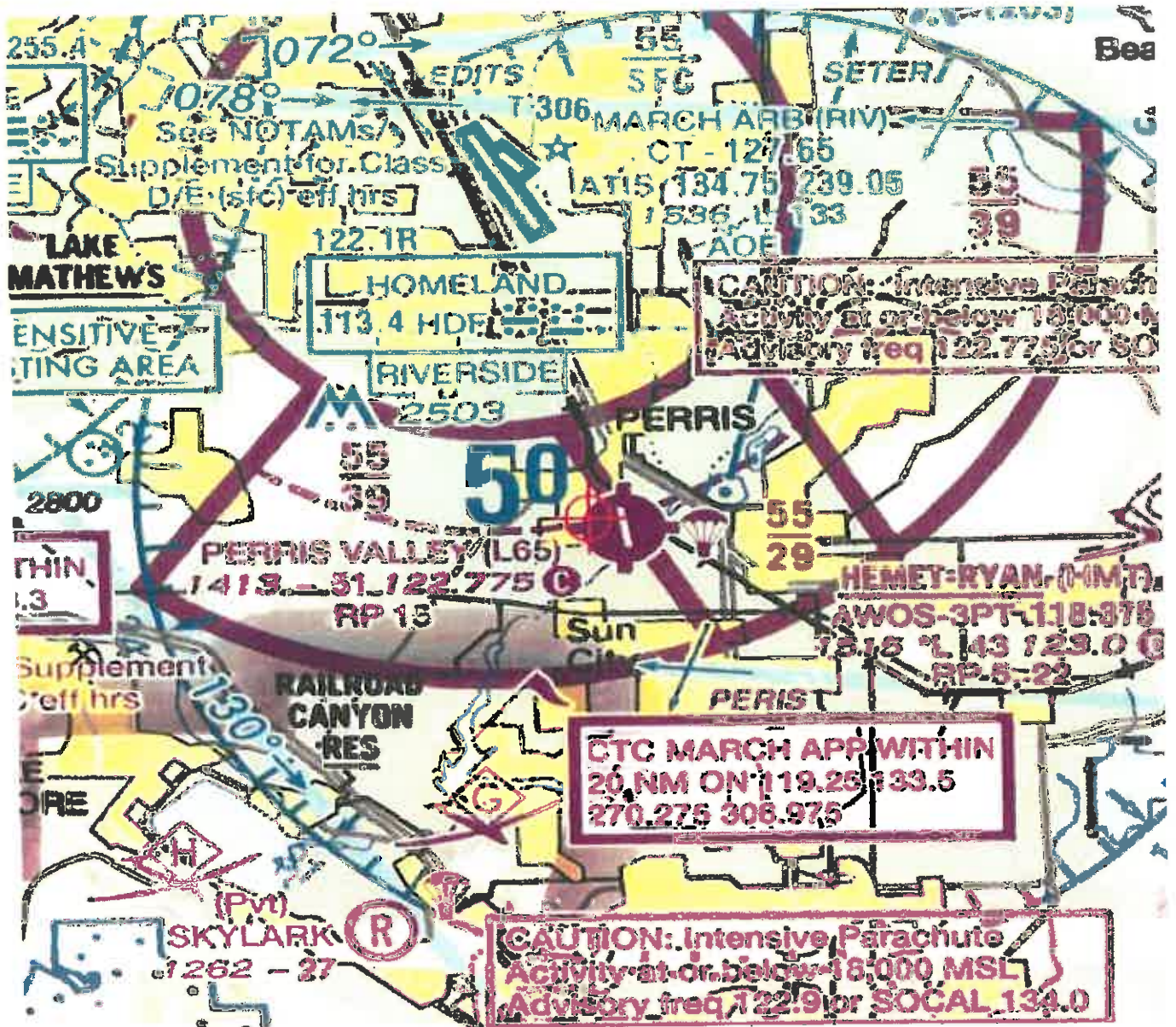
(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2020-AWP-10919-OE



Sectional Map for ASN 2020-AWP-10919-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-10920-OE

Issued Date: 10/21/2020

Bryan Jones
 Cire Holdings, LLC
 3639 Midway Drive
 Suite B420
 San Diego, CA 92110

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Cire Holdings Warehouse 2
 Location: Perris, CA
 Latitude: 33-46-05.80N NAD 83
 Longitude: 117-13-48.08W
 Heights: 1439 feet site elevation (SE)
 50 feet above ground level (AGL)
 1489 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/21/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

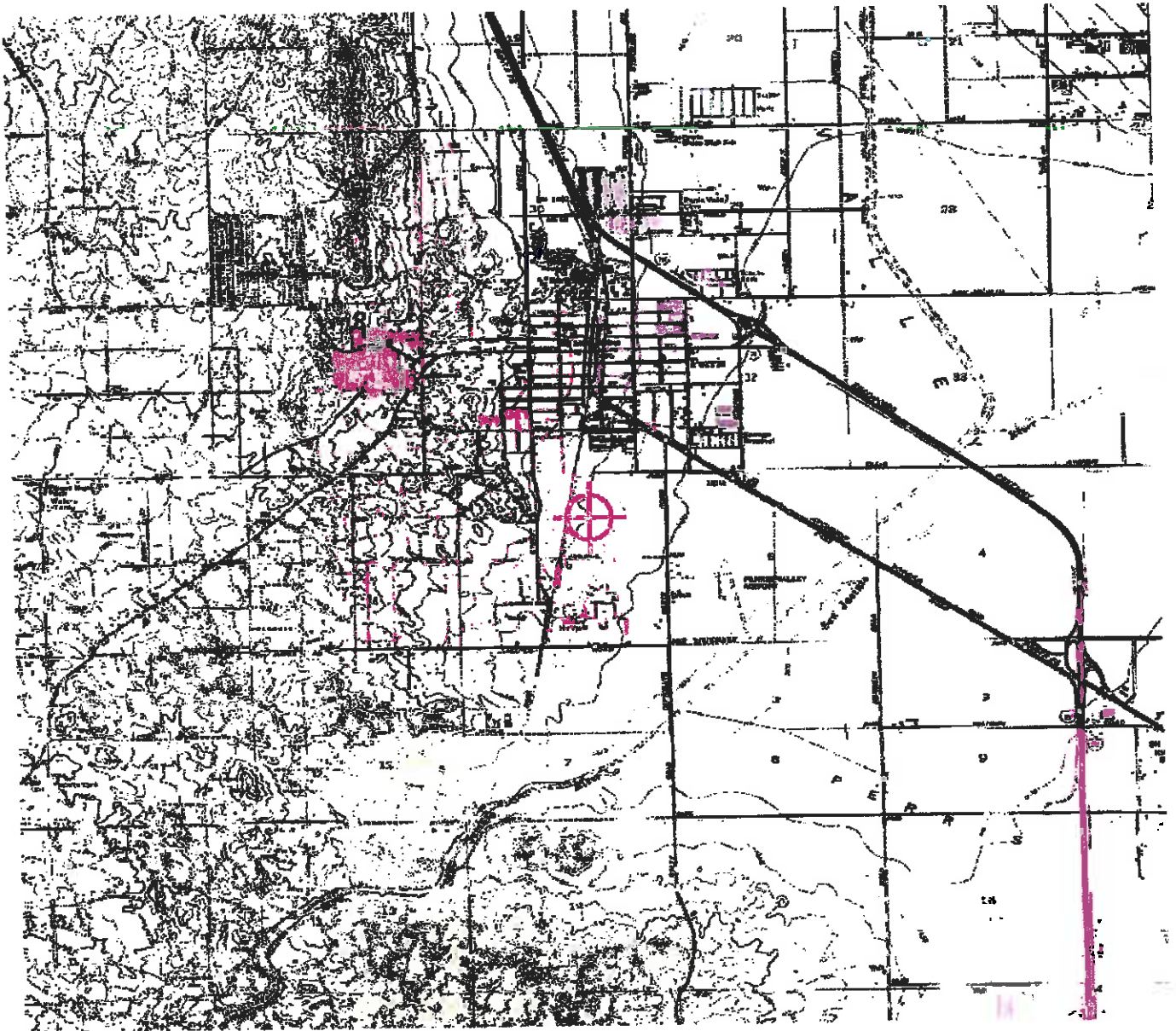
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-10920-OE.

Signature Control No: 451801661-454529161
Vivian Vilaro
Specialist

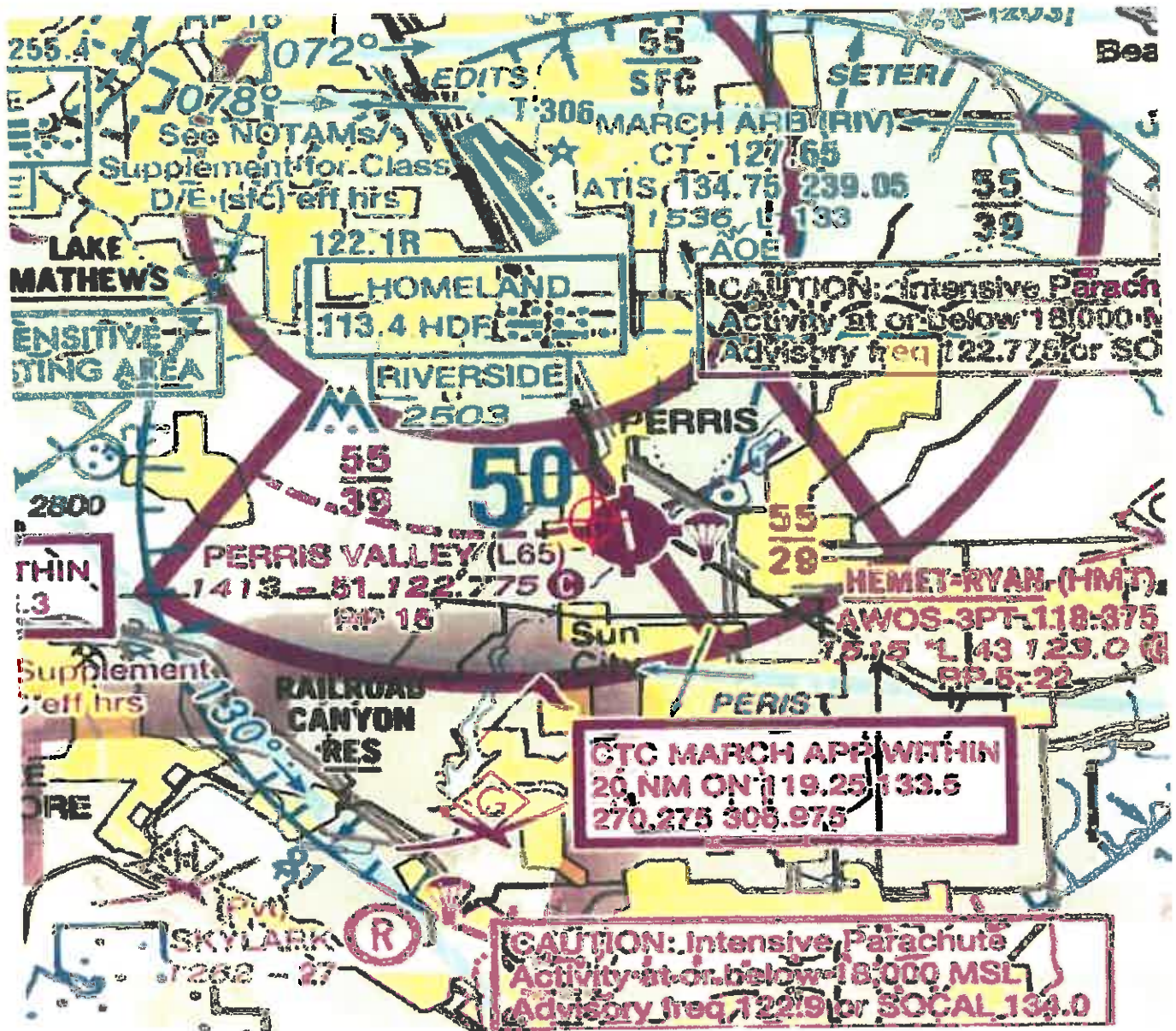
(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2020-AWP-10920-OE



Sectional Map for ASN 2020-AWP-10920-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-10921-OE

Issued Date: 10/21/2020

Bryan Jones
 Cire Holdings, LLC
 3639 Midway Drive
 Suite B420
 San Diego, CA 92110

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Cire Holdings Warehouse 4
 Location: Perris, CA
 Latitude: 33-46-03.37N NAD 83
 Longitude: 117-13-48.07W
 Heights: 1436 feet site elevation (SE)
 50 feet above ground level (AGL)
 1486 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/21/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

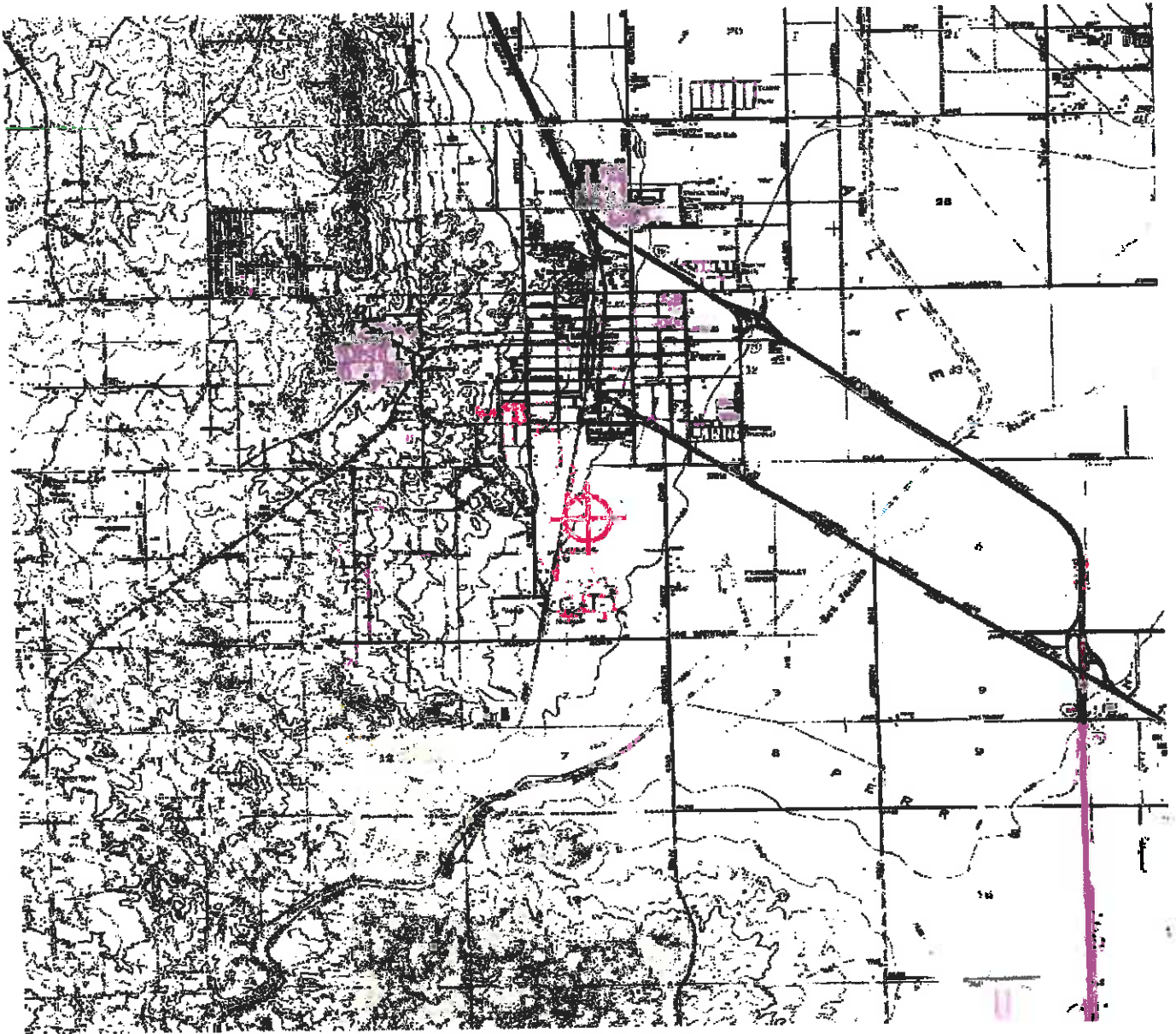
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-10921-OE.

Signature Control No: 451801704-454529162
Vivian Vilaro
Specialist

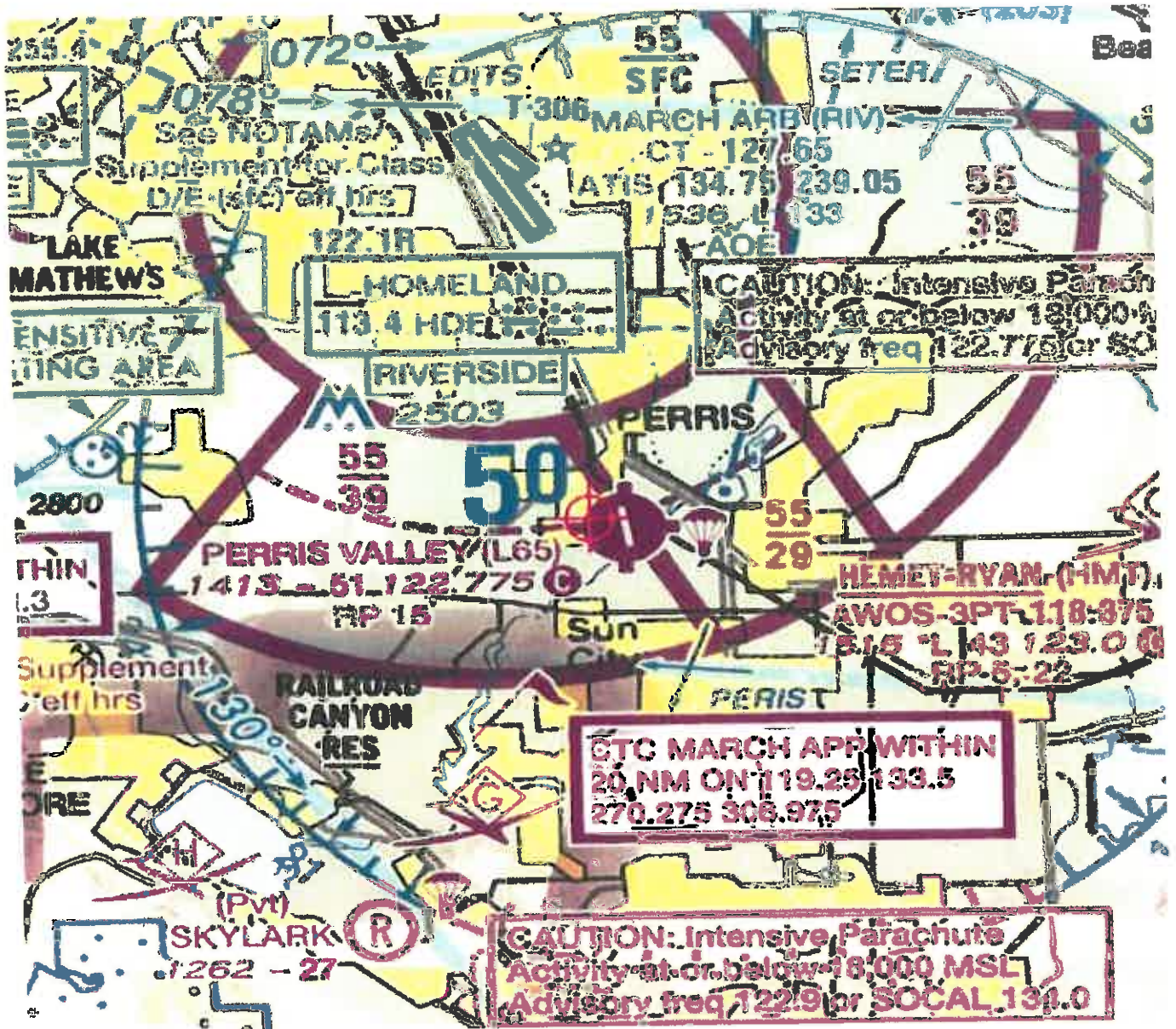
(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2020-AWP-10921-OE



Sectional Map for ASN 2020-AWP-10921-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-10926-OE

Issued Date: 10/21/2020

Bryan Jones
 Cire Holdings, LLC
 3639 Midway Drive
 Suite B420
 San Diego, CA 92110

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Cire Holdings Warehouse 3
 Location: Perris, CA
 Latitude: 33-46-05.83N NAD 83
 Longitude: 117-13-45.98W
 Heights: 1437 feet site elevation (SE)
 50 feet above ground level (AGL)
 1487 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/21/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

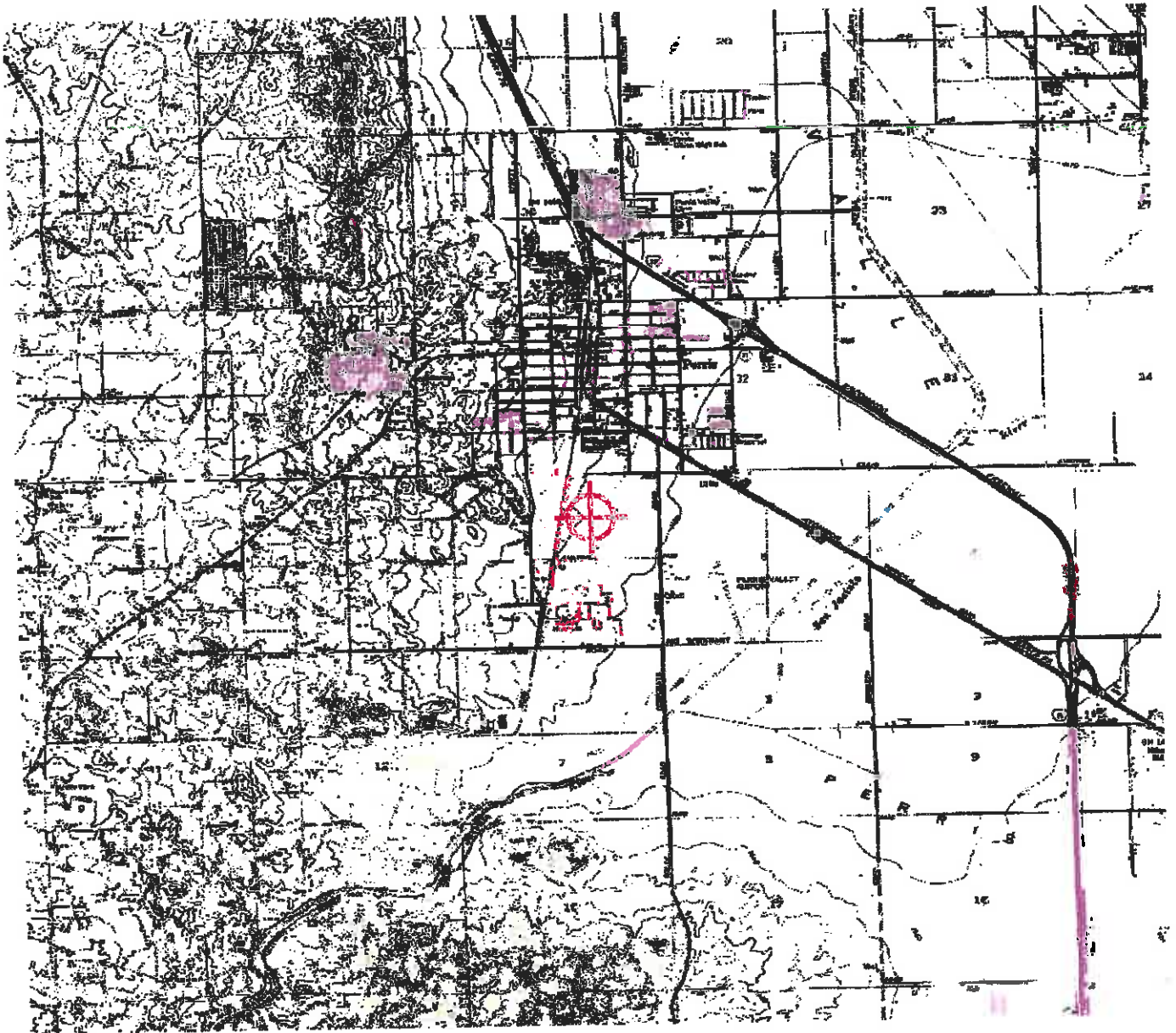
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-10926-OE.

Signature Control No: 451801720-454529160
Vivian Vilaro
Specialist

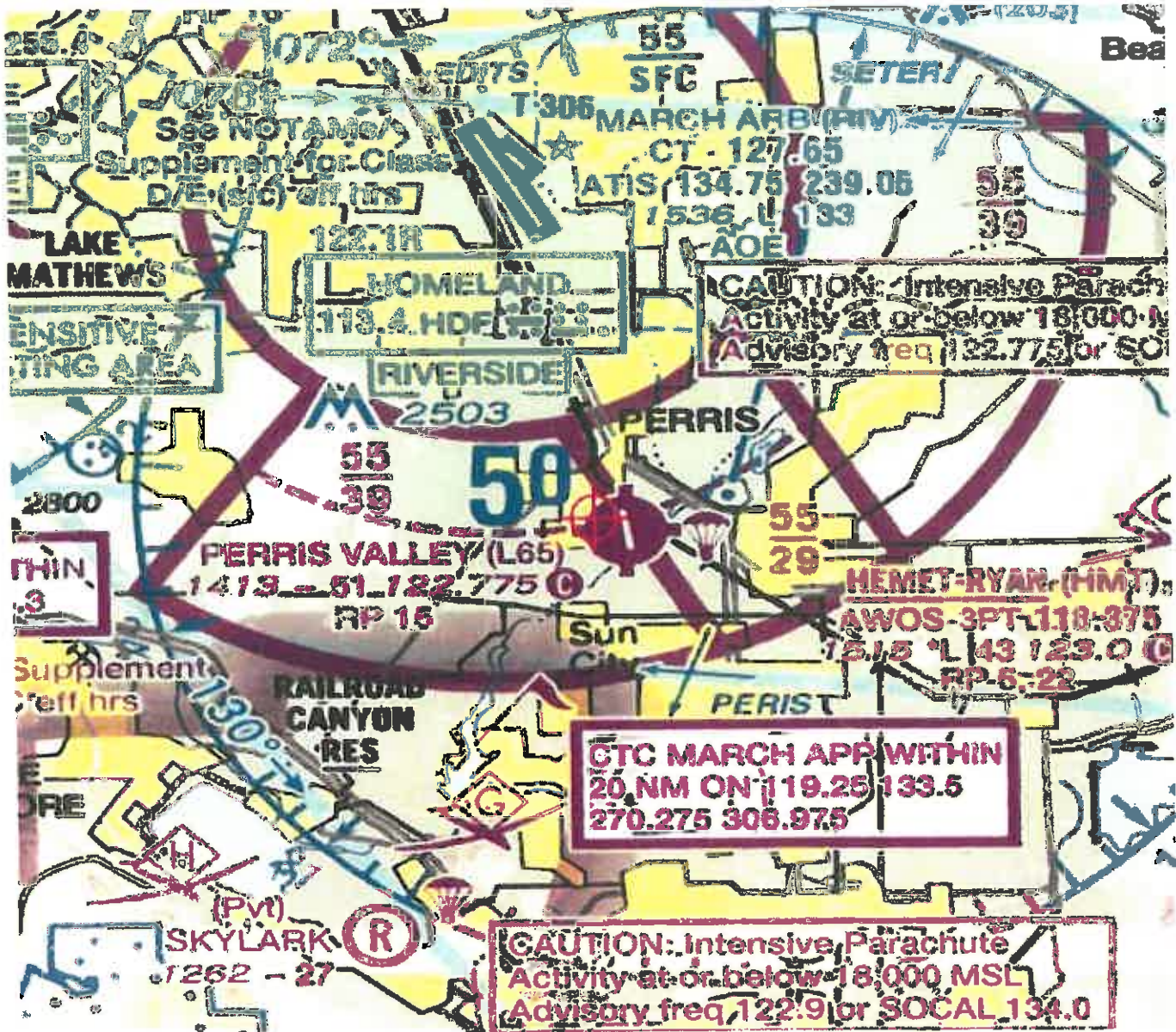
(DNE)

Attachment(s)
Map(s)

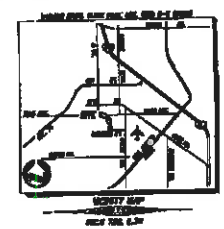
TOPO Map for ASN 2020-AWP-10926-OE



Sectional Map for ASN 2020-AWP-10926-OE



**SITE PLAN
CANNABIS CULTIVATION FACILITY
IN THE CITY OF PERRIS, STATE OF CALIFORNIA
CIRE HOLDINGS LLC.**



OWNER/APPLICANT
CIRE HOLDINGS LLC
1000 W. 10TH ST.
PERRIS, CA 92570
TEL: 951-261-1111

ARCHITECT
CIRE HOLDINGS LLC
1000 W. 10TH ST.
PERRIS, CA 92570
TEL: 951-261-1111

PROJECT AREA
TOTAL OF LAND: 160.0 AC. 60 AC.

LEGAL DESCRIPTION
SUBJECT TO A. & B. AND C. OF SPECIAL MAP 2018 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON RECORD MAP 2018, THE TRACTS ARE PART OF THE 24TH AND 27TH REGULAR SECTIONS OF THE 16TH RANGE, T.24N. R.16E. S.17.

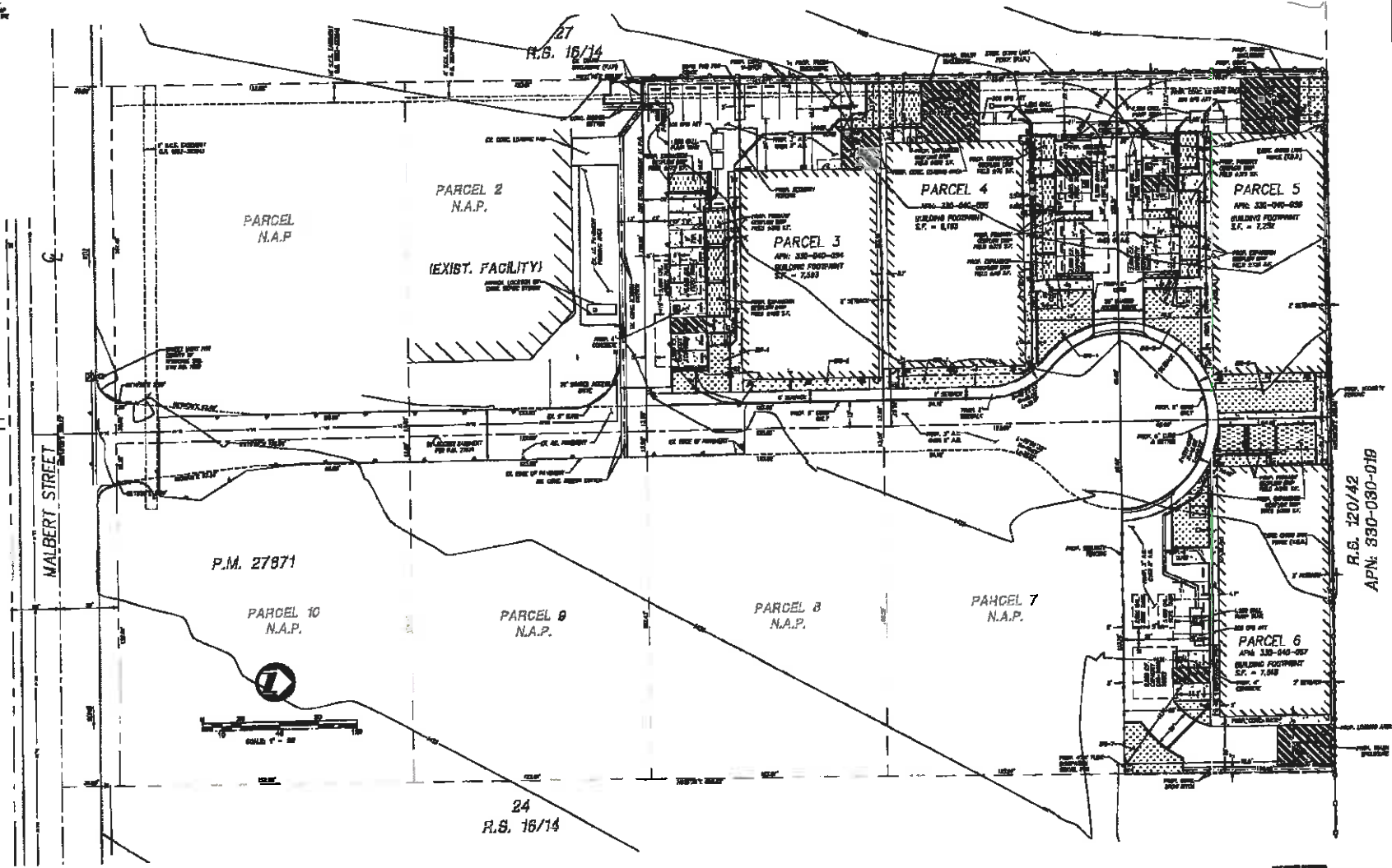
ZONING AND USE
GENERAL LAND USE: AGRICULTURE
PERMITTED LAND USE: AGRICULTURE, COMMERCIAL, INDUSTRIAL, RESIDENTIAL, SPECIAL USE
PROHIBITED LAND USE: ALCOHOLIC BEVERAGES, GAMING, HAZARDOUS WASTE, HAZARDOUS MATERIALS, HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL, HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL, HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL

ADJACENT ZONING AND USE
NORTH: AGRICULTURE
SOUTH: AGRICULTURE
EAST: AGRICULTURE
WEST: AGRICULTURE

APNs
200-000-000, 200-000-000

UTILITY PURVIEWERS
PERRIS WATER DEPARTMENT
PERRIS GAS DEPARTMENT
PERRIS ELECTRIC DEPARTMENT

- LEGEND**
- 01 EXIST. BOUNDARY
 - 02 EXIST. EASEMENT
 - 03 EXIST. RIGHT-OF-WAY
 - 04 EXIST. FENCE
 - 05 EXIST. DRIVE
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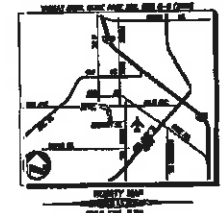
24
R.S. 16/14



CONCEPTUAL GRADING PLAN CANNABIS CULTIVATION FACILITY

IN THE CITY OF PERRIS, STATE OF CALIFORNIA

CRE HOLDINGS LLC.



OWNER/APPLICANT:
CRE HOLDINGS, INC. 018
300 S. STATE ST.
PERRIS, CA 92377

ENGINEER:
FRANCIS & JOHN
350 S. STATE ST.
PERRIS, CA 92377

PROJECT AREA:
TOTAL OF 640 ACRES 64

LEGAL DESCRIPTION:
TRACTS 6, 7, 8 & 9 OF SEVERAL TRACTS, ALL PARTS OF THE EAST 1/2 OF SECTION 36, T19N, R16E, S17W, PERMITS TO GRANT, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

ZONING AND USE:
GENERAL INDUSTRIAL ZONING
PERMITS TO GRANT

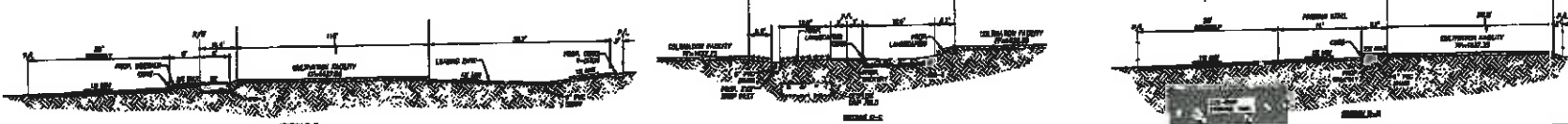
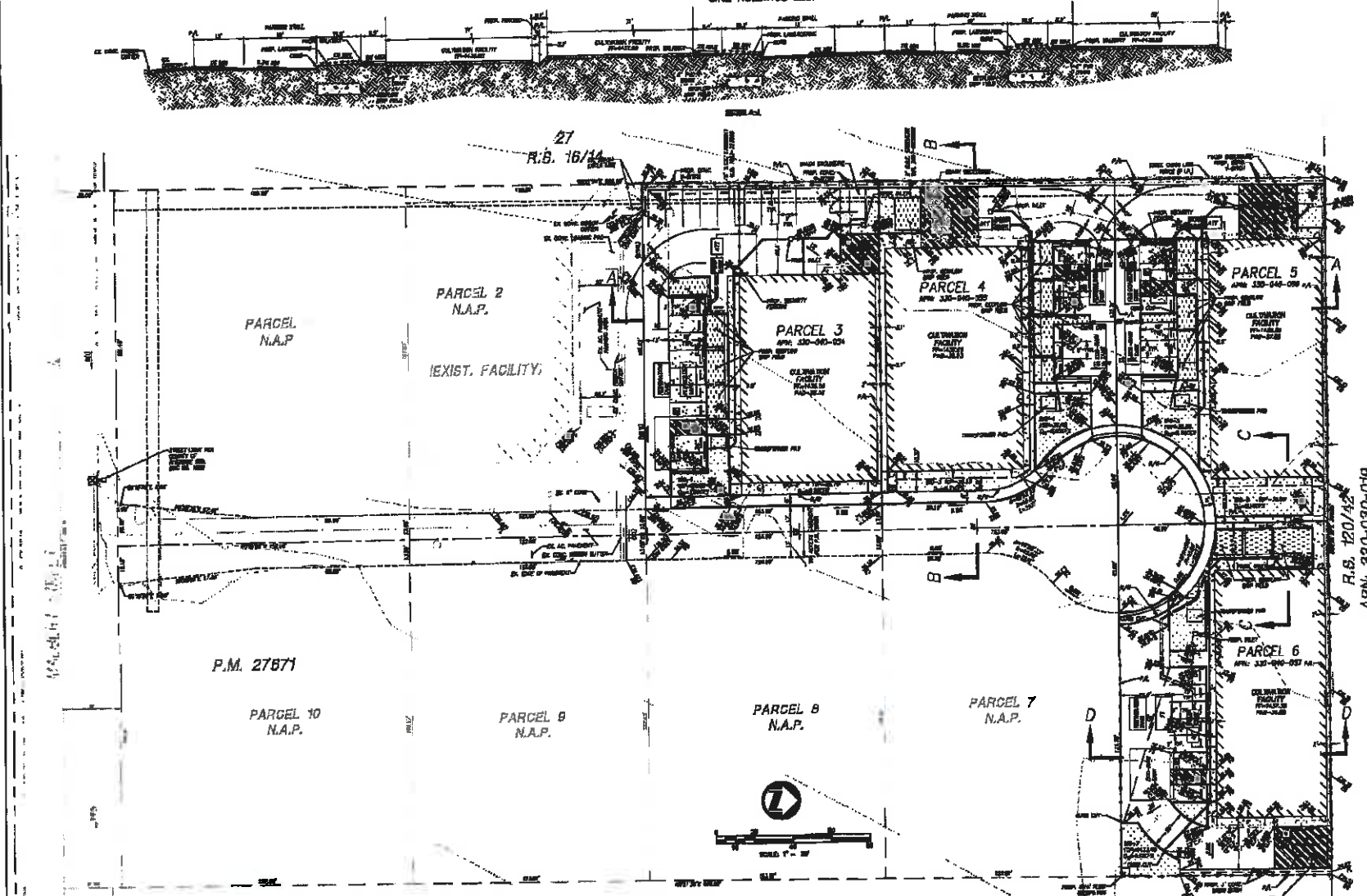
ADJACENT ZONING AND USE:
GENERAL INDUSTRIAL ZONING
PERMITS TO GRANT

APNS:
22-000-001, 002, 003, 004

UTILITY MARKINGS:
GAS, WATER, SANITARY, ELECTRICAL, TELEPHONE, CABLE

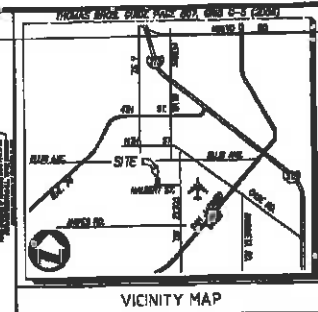
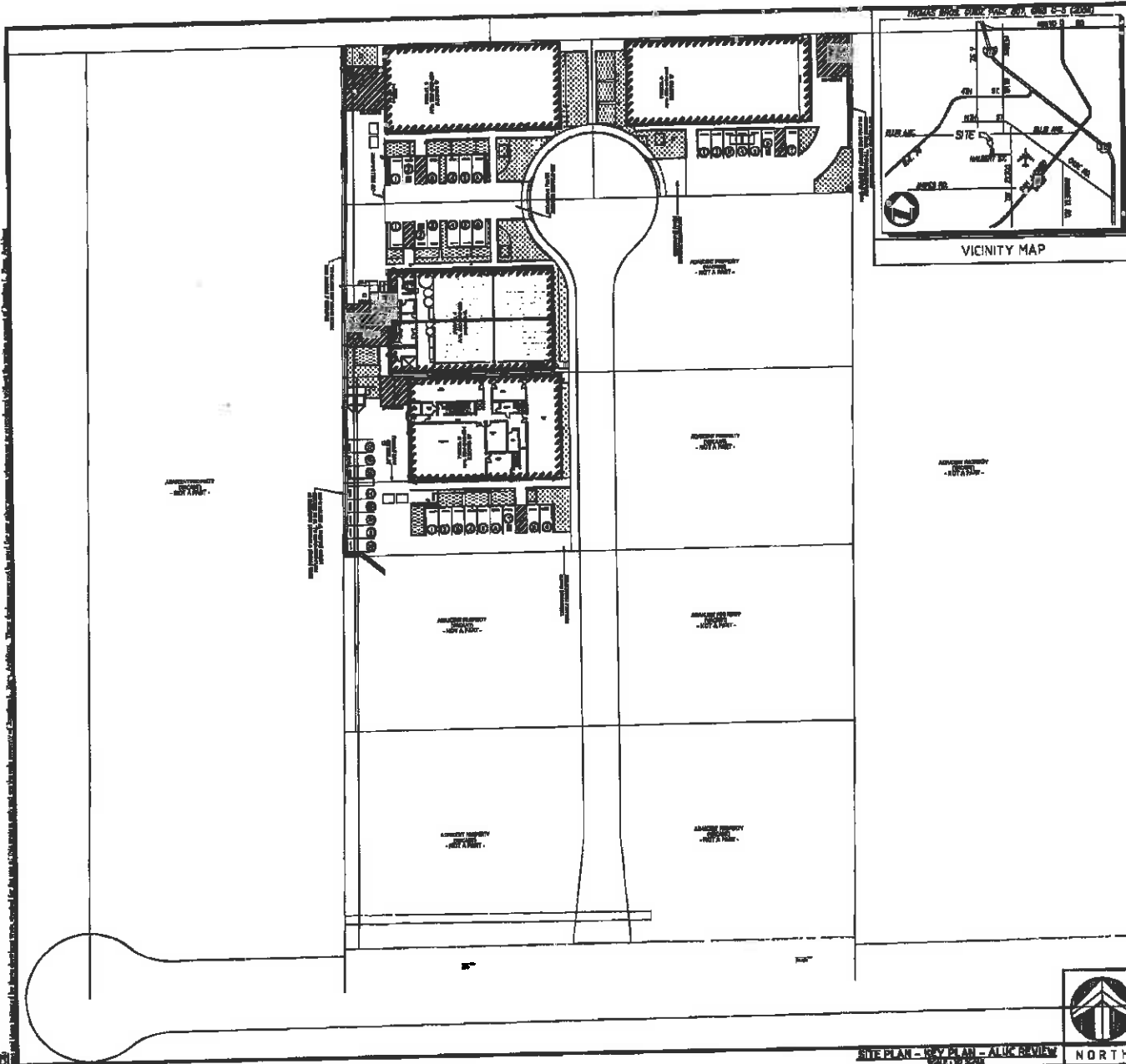
- LEGEND:**
- CC CONC
 - ASPH ASPHALT
 - DRIVE DRIVE
 - PAV PAVEMENT
 - GRASS GRASS
 - TOPO TOPOGRAPHY
 - BRIDGE BRIDGE
 - CEMENT CEMENT
 - SILO SILO
 - TYPE OF SOIL TYPE OF SOIL
 - TOP OF FINISH TOP OF FINISH
 - PROPOSED USE PROPOSED USE
 - QUANTITY OF SOIL QUANTITY OF SOIL
 - NO. OF ACRES CONVEYED NO. OF ACRES CONVEYED
 - ALIAS ALIAS
 - CONCRETE CONCRETE
 - STEEL STEEL
 - ADJUSTED TOPO ADJUSTED TOPO
 - LANDSCAPE/IRRIGATION BY DIGIT DIGIT
 - GRASS GRASS
 - ADJUSTED TOPO ADJUSTED TOPO
 - PROPOSED USE PROPOSED USE
 - TYPE OF SOIL TYPE OF SOIL
 - TO BE REMOVED TO BE REMOVED
 - PROPOSED TO BE PLACED PROPOSED TO BE PLACED
 - ALL PROPERTY ALL PROPERTY

R.B. 120/42
APN: 380-030-018



FRANCIS & JOHN ENGINEERS
350 S. STATE ST.
PERRIS, CA 92377
(951) 261-2200

PLAT DATE: 03/20/2024 04:27 PM



APRIL - 2014-01-01 (SHEETS 01)
 LEGAL DESC: Lot 1, Abstracted Description LONG CITY MAPS AS ACRES 1.1 PAR 6 P11 (1999) P11 CITY/PLAT/PG#
 SET AREA: 0.17 ACRES / 7,270 SQ. FT.
 OCCUPANCY: 01, Residential
 TYPE OF CONSTRUCTION: Two Story, 40'-0" AVENUE HEIGHT (BY 4" MAX)
 NO. OF STORIES: 2
 PROPOSED BUILDING HEIGHT: 32.00 FT.
 P.S.N.: 1.5% SIDE WALK ALLOWANCE
 LOT COVERAGE: 25.00%
 LANDSCAPING: 1.500 sq.ft. = 15.00%
 ALSO: Zone D
 Use Appendix C & C.C.C. Table 901.1 - Minimum Setbacks

Item	Setback	Front	Side	Rear	Height
1. Front Yard	10.00 FT.	10.00	5.00	5.00	35.00 FT.
2. Side Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
3. Rear Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
4. Max. Height	32.00 FT.	32.00	32.00	32.00	32.00 FT.

APRIL - 2014-01-01 (SHEETS 02)
 LEGAL DESC: Lot 2, Abstracted Description LONG CITY MAPS AS ACRES 1.1 PAR 6 P11 (1999) P11 CITY/PLAT/PG#
 SET AREA: 0.17 ACRES / 7,270 SQ. FT.
 OCCUPANCY: 01, Residential
 TYPE OF CONSTRUCTION: Two Story, 40'-0" AVENUE HEIGHT (BY 4" MAX)
 NO. OF STORIES: 2
 PROPOSED BUILDING HEIGHT: 32.00 FT.
 P.S.N.: 1.5% SIDE WALK ALLOWANCE
 LOT COVERAGE: 25.00%
 LANDSCAPING: 1.500 sq.ft. = 15.00%
 ALSO: Zone D
 Use Appendix C & C.C.C. Table 901.1 - Minimum Setbacks

Item	Setback	Front	Side	Rear	Height
1. Front Yard	10.00 FT.	10.00	5.00	5.00	35.00 FT.
2. Side Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
3. Rear Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
4. Max. Height	32.00 FT.	32.00	32.00	32.00	32.00 FT.

APRIL - 2014-01-01 (SHEETS 03)
 LEGAL DESC: Lot 3, Abstracted Description LONG CITY MAPS AS ACRES 1.1 PAR 6 P11 (1999) P11 CITY/PLAT/PG#
 SET AREA: 0.17 ACRES / 7,270 SQ. FT.
 OCCUPANCY: 01, Residential
 TYPE OF CONSTRUCTION: Two Story, 40'-0" AVENUE HEIGHT (BY 4" MAX)
 NO. OF STORIES: 2
 PROPOSED BUILDING HEIGHT: 32.00 FT.
 P.S.N.: 1.5% SIDE WALK ALLOWANCE
 LOT COVERAGE: 25.00%
 LANDSCAPING: 1.500 sq.ft. = 15.00%
 ALSO: Zone D
 Use Appendix C & C.C.C. Table 901.1 - Minimum Setbacks

Item	Setback	Front	Side	Rear	Height
1. Front Yard	10.00 FT.	10.00	5.00	5.00	35.00 FT.
2. Side Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
3. Rear Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
4. Max. Height	32.00 FT.	32.00	32.00	32.00	32.00 FT.

APRIL - 2014-01-01 (SHEETS 04)
 LEGAL DESC: Lot 4, Abstracted Description LONG CITY MAPS AS ACRES 1.1 PAR 6 P11 (1999) P11 CITY/PLAT/PG#
 SET AREA: 0.17 ACRES / 7,270 SQ. FT.
 OCCUPANCY: 01, Residential
 TYPE OF CONSTRUCTION: Two Story, 40'-0" AVENUE HEIGHT (BY 4" MAX)
 NO. OF STORIES: 2
 PROPOSED BUILDING HEIGHT: 32.00 FT.
 P.S.N.: 1.5% SIDE WALK ALLOWANCE
 LOT COVERAGE: 25.00%
 LANDSCAPING: 1.500 sq.ft. = 15.00%
 ALSO: Zone D
 Use Appendix C & C.C.C. Table 901.1 - Minimum Setbacks

Item	Setback	Front	Side	Rear	Height
1. Front Yard	10.00 FT.	10.00	5.00	5.00	35.00 FT.
2. Side Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
3. Rear Yard	5.00 FT.	5.00	5.00	5.00	35.00 FT.
4. Max. Height	32.00 FT.	32.00	32.00	32.00	32.00 FT.

SITE PLAN - EXHIBIT - ALUC BAYVIEW
 NORTH
 SITE DATA

REVISIONS
 DATE: 07/16/19
 BY: [Signature]

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CALIF. REG. ARCHITECT
 1000 N. 10TH ST., SUITE 100
 COSTA MESA, CA 92626

DATE: 07/16/19
 SCALE: 1" = 20'-0"
 DRAWN: Art S.
 JOB: 202
 SHEET: ALUC

A Representative/owner fee for:
 Permits Warehouse
 1000 N. 10TH ST., SUITE 100
 COSTA MESA, CA 92626
 714-440-0000

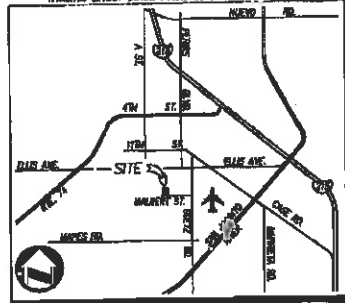
A D.P.R. Application For:

Cal Grow Farms

Molbert Street & Geatz Road
in The City of Perris, Riverside County



RRMANS BRWS. SUITE PARK, BOX, GRID 4-5 (2008)



VICINITY MAP

1-1 TITLE SHEET
1-2 TITLE SHEET - NOTES

C-1 Architectural Site Plan - OVERALL Site Plan - BUILDINGS 'A'
C-2 SITE DETAILS - TRASH ENCLOSURE

OR SITE PLAN - DETAILED LAYOUT
OR-1 CONCEPTUAL LANSCAPE PLAN

LS PRELIMINARY LANDSCAPE PLAN

F-1 FIRE PLAN - MASTER PLAN
F-2 FIRE PLAN - FLDW REPORT

SHEET 1 of 4 - Lot 54 CONCEPTUAL ATU SEPTIC PLAN BUILDINGS 'D'
2 of 4 - Lot 56 CONCEPTUAL ATU SEPTIC PLAN BUILDINGS 'A'
3 of 4 - Lot 56 CONCEPTUAL ATU SEPTIC PLAN BUILDINGS 'D'
4 of 4 - Lot 54 CONCEPTUAL ATU SEPTIC PLAN BUILDINGS 'C'

EA-1P ELECTRICAL NOTES
EA-2P ELECTRICAL SPECIFICATIONS - SITE LIGHTING
EA-3P ELECTRICAL - TITLE 24
EA-4P ELECTRICAL DETAILS - SITE LIGHTING POINTS
EA-5P ELECTRICAL POINTS - SITE LIGHTING POINTS
EA-6P LIGHTING CALCULATIONS - EXTERIOR LIGHTING POINTS & POINT

A-1 FIRST FLOOR PLAN - BUILDING 'A'
A-2 SECOND FLOOR PLAN - BUILDING 'A'
A-3 FIRST FLOOR PLAN - BUILDING 'D'
A-23 SECOND FLOOR PLAN - BUILDING 'D'
A-24 FIRST FLOOR PLAN - BUILDING 'C'
A-25 SECOND FLOOR PLAN - BUILDING 'C'
A-26 FIRST FLOOR PLAN - BUILDING 'D'
A-27 SECOND FLOOR PLAN - BUILDING 'D'
A-28 SECOND FLOOR PLAN - BUILDING 'D'
A-29 EXTERIOR ELEVATIONS, FRONT & REAR - BUILDINGS 'A'
A-30 EXTERIOR ELEVATIONS, FRONT & REAR - BUILDING 'A'
A-31 EXTERIOR ELEVATIONS, FRONT & REAR - BUILDINGS 'D'
A-32 EXTERIOR ELEVATIONS, FRONT & REAR - BUILDINGS 'C'
A-33 EXTERIOR ELEVATIONS, BUILDINGS 'D' & 'C', STREET VIEW

THIS PLAN IS PREPARED AND SPECIFICATIONS FOR ALL WORK TO BE SET UP AND APPROVED BY A LICENSED SURVEYOR.

APPROVED PROJECT NUMBER: 200-100-004, PER, PER, ACT
OWNER / APPLICANT: ONE HOLDINGS, LLC
2890 AIRPORT DRIVE, SUITE 101
PERRIS, CA 92377

PROJECT LOCATION - Ocean Street - MOLBERT STREET & GEATZ ROAD

LEGAL DESC: Lot 6 (Administrative Description LATA 07/10/2008) AS SHOWN BY PLAN & RECORDS PER CITY OF PERRIS (Top Sheet)

LOT AREA: 2,299 sq. ft.
OCCUPANCY: P1
TYPE OF CONSTRUCTION: RE-SUBDIVISION
HEIGHT OF STRUCTURE: 74.50 FT. AVERAGE HEIGHT (NOT 4'-0" MAX)
MIN. LOT FRONT: 12.00 FT.
PROPOSED BUILDING FOOTPRINT: 1,500 sq. ft.
PROPOSED BUILDING VOLUME: 11,250 cu. ft.
P.L.A.S.: 40% SIDE YARD ALLOWANCE
LOT COVERAGE: 23.52%
LANDSCAPING: 0.18% sq. ft. VEGE

BUILDING 'D'
BUILDING SUPPORT / STORAGE: 1,414 sq. ft. NET
EXTERIOR ELEVATIONS: 2,854 sq. ft. AREA
FIRST FLOOR: 1,414 sq. ft. NET
SECOND FLOOR: 1,414 sq. ft. NET

BUILDING 'A'
BUILDING SUPPORT / STORAGE: 846 sq. ft. NET
EXTERIOR ELEVATIONS: 1,692 sq. ft. AREA
FIRST FLOOR: 846 sq. ft. NET
SECOND FLOOR: 846 sq. ft. NET

BUILDING 'C'
BUILDING SUPPORT / STORAGE: 466 sq. ft. NET
EXTERIOR ELEVATIONS: 932 sq. ft. AREA
FIRST FLOOR: 466 sq. ft. NET
SECOND FLOOR: 466 sq. ft. NET

BUILDING 'D'
BUILDING SUPPORT / STORAGE: 1,414 sq. ft. NET
EXTERIOR ELEVATIONS: 2,854 sq. ft. AREA
FIRST FLOOR: 1,414 sq. ft. NET
SECOND FLOOR: 1,414 sq. ft. NET

BUILDING 'C'
BUILDING SUPPORT / STORAGE: 466 sq. ft. NET
EXTERIOR ELEVATIONS: 932 sq. ft. AREA
FIRST FLOOR: 466 sq. ft. NET
SECOND FLOOR: 466 sq. ft. NET

PROJECT AREA: 2,299 sq. ft.
AREA OF IMPROVEMENTS: 1,500 sq. ft.
AREA OF CON. PAVING: 1,500 sq. ft.
AREA OF PROPOSED STRUCTURES: 1,500 sq. ft.

DATE: 11/14/2010
SCALE: 1" = 20'-0"
DRAWN: A/L
APP: 2002
SHEET: T-1

PROJECT:	Cal Grow Farms
OWNER:	CIRE HOLDINGS, INC.
BUILDING - FOOTPRINT:	LOT 54: 7,593 sq.ft. LOT 55: 8,165 sq.ft. LOT 56: 7,252 sq.ft. LOT 57: 7,575 sq.ft.
TYPE NB, SPRINKLERED	
ALL WORK PERFORMED SHALL CONFORM WITH THE APPLICABLE MODEL CODE, STATE BUILDING CODE & CITY MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:	
APPLICABLE CODES:	
Model Code	State Code
2010 U.B.C.	2010 C.B.C.
2010 U.M.C.	2010 C.P.C.
2010 U.P.C.	2010 C.E.C.
2010 M.E.C.	2010 C.E.C.
2010 L.F.C.	2010 C.F.C.
2010 California Green Building Code	
2010 California Energy Code (CEC)	

JONATHAN L. ZANE ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT
LICENSE # C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CALIFORNIA
92324-2750
(909) 825-7500

ARCHITECT

adkan ENGINEERS
6879 Airport Drive
Riverside, CA
92504
951-688-0241

-- ; --

adkan ENGINEERS
6879 Airport Drive
Riverside, CA
92504
951-688-0241

-- ; --

REVISIONS:	DATE:	BY:

JONATHAN L. ZANE ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CALIF. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324

336-66-055

A Project Area / Civil Utility Plan
Perris Warehouse
SUBMITTED:
3/11/2010
3:28:13 PM
City of Perris

DATE: 11/14/2010
SCALE: 1" = 20'-0"
DRAWN: A/L
APP: 2002
SHEET: T-1

Table 1. Land Use Designation

CDP #	Area (Ac. ±)	Original (Sq. Ft. ±)	Proposed (Sq. Ft. ±)	Net Increase (Sq. Ft. ±)	Net Decrease (Sq. Ft. ±)	Net Change (Sq. Ft. ±)
54	14,100	8,475	2,627		2,848	
55	18,250	14,100	0	0	4,150	
56	15,721	11,971	0	0	3,750	
57	18,721	13,771	0	0	4,950	
Total	66,802	50,316	2,627	0	22,850	

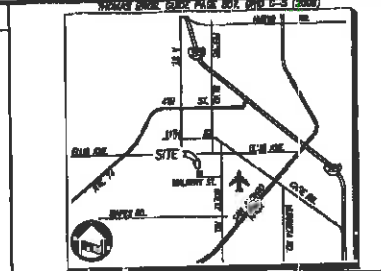
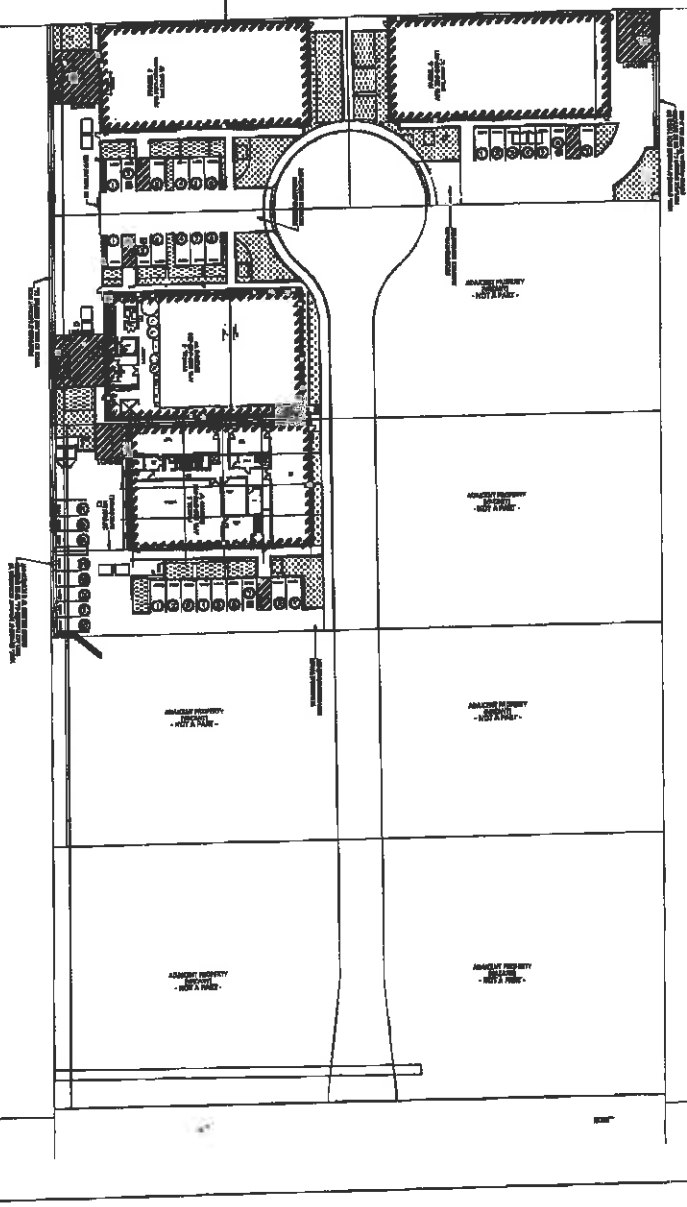
City of Perris, California
140 E. Main St., Perris, CA 92570 760-933-6730 Fax: 760-933-6740

Table 2. Parking Calculations

Type	Category	Area (sq. ft.)	Capacity (Spaces)	Notes
Parking	1 space per 200 sq. ft.	1,300,000	6,500	
Lot #1	A	50	2	17
Lot #2	P	N/A	700	2
Lot #3	S	200	10	8
Total		50	12	27

The proposed development requires 22 parking spaces, including 15 spaces for Lot 54 and 5 spaces for Lot 55, 56, and 57.

JG Construction, Inc.
140 E. Main St., Perris, CA 92570 760-933-6730 Fax: 760-933-6740



VICINITY MAP

APPLICANT'S OFFICE: 140 E. MAIN ST., PERRIS, CA 92570
OWNER / APPLICATOR: JG CONSTRUCTION, INC.
ADDRESS: 140 E. MAIN ST., PERRIS, CA 92570
ADDRESS: 140 E. MAIN ST., PERRIS, CA 92570
SITE LOCATION: Cross Street: MAIN STREET & HWY 91

LEGAL DESC: LOTS 1 & 2, APPROXIMATELY 100 AC. ±, TRACT 105, SECTION 10, T4S, R1E, S1W, PERMIT TO GRAB AND TAKE FROM THE PUBLIC DOMAIN.

LET AREA: 500,000 SQ. FT.
SCOPED AREA: 500,000 SQ. FT.
TYPE OF CONSTRUCTION: Single-Family Residential
NO. OF STORIES: 1.5
PROPOSED BUILDING FOOTPRINT: 100,000 SQ. FT.
PROPOSED BUILDING VOLUME: 150,000 CU. YD.
F.A.P.: 1.5
LOT COVERAGE: 10%
LANDSCAPING: 10,000 SQ. FT. PLANTING
BUILDING #1: 100,000 SQ. FT. GROUND SUPPORT / STORAGE
BUILDING #2: 100,000 SQ. FT. GROUND SUPPORT / STORAGE

LEGAL DESC: LOTS 1 & 2, APPROXIMATELY 100 AC. ±, TRACT 105, SECTION 10, T4S, R1E, S1W, PERMIT TO GRAB AND TAKE FROM THE PUBLIC DOMAIN.

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F.A.P.: 1.5
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LANDSCAPING: 10,000 SQ. FT. PLANTING
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LEGAL DESC: LOTS 1 & 2, APPROXIMATELY 100 AC. ±, TRACT 105, SECTION 10, T4S, R1E, S1W, PERMIT TO GRAB AND TAKE FROM THE PUBLIC DOMAIN.

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BUILDING #2: 100,000 SQ. FT. GROUND SUPPORT / STORAGE

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TYPE OF CONSTRUCTION: Single-Family Residential
NO. OF STORIES: 1.5
PROPOSED BUILDING FOOTPRINT: 100,000 SQ. FT.
PROPOSED BUILDING VOLUME: 150,000 CU. YD.
F.A.P.: 1.5
LOT COVERAGE: 10%
LANDSCAPING: 10,000 SQ. FT. PLANTING
BUILDING #1: 100,000 SQ. FT. GROUND SUPPORT / STORAGE
BUILDING #2: 100,000 SQ. FT. GROUND SUPPORT / STORAGE



SITE PLAN - KEY PLAN

SITE DATA

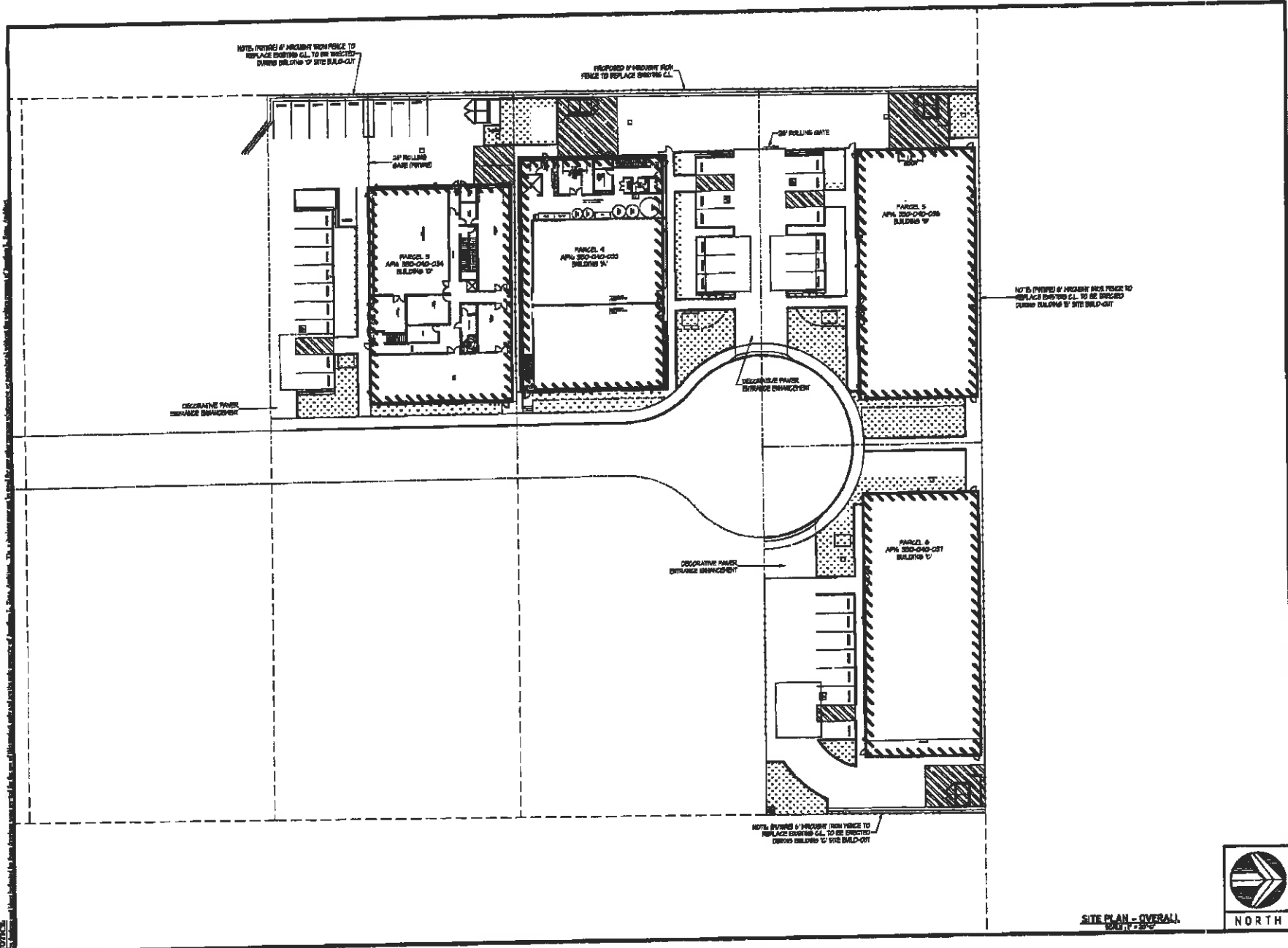
REVISIONS

DATE	BY

JONATHAN L. ZANE
ARCHITECTURE
140 E. MAIN ST., PERRIS, CA 92570
140 E. MAIN ST., PERRIS, CA 92570
330-040-055

Perris Warehouse
ARCHITECT
330-040-055
City of Perris

DATE: 1/14/20
SCALE: 1" = 20'-0"
DRAWN: JLS
JOB: 2012
SHEET: T-2



SITE PLAN - OVERALL
DATE: 7/1/09



REVISIONS	
DATE	BY

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE ARCHITECT - CALIF. REG. LICENSE
100 NORTH LA GARZA DRIVE
COSTA MESA, CA 92626 PHONE 949-440-1500



DATE: 7/1/09
SHEET NO. 1
SHEET TOTAL: 1

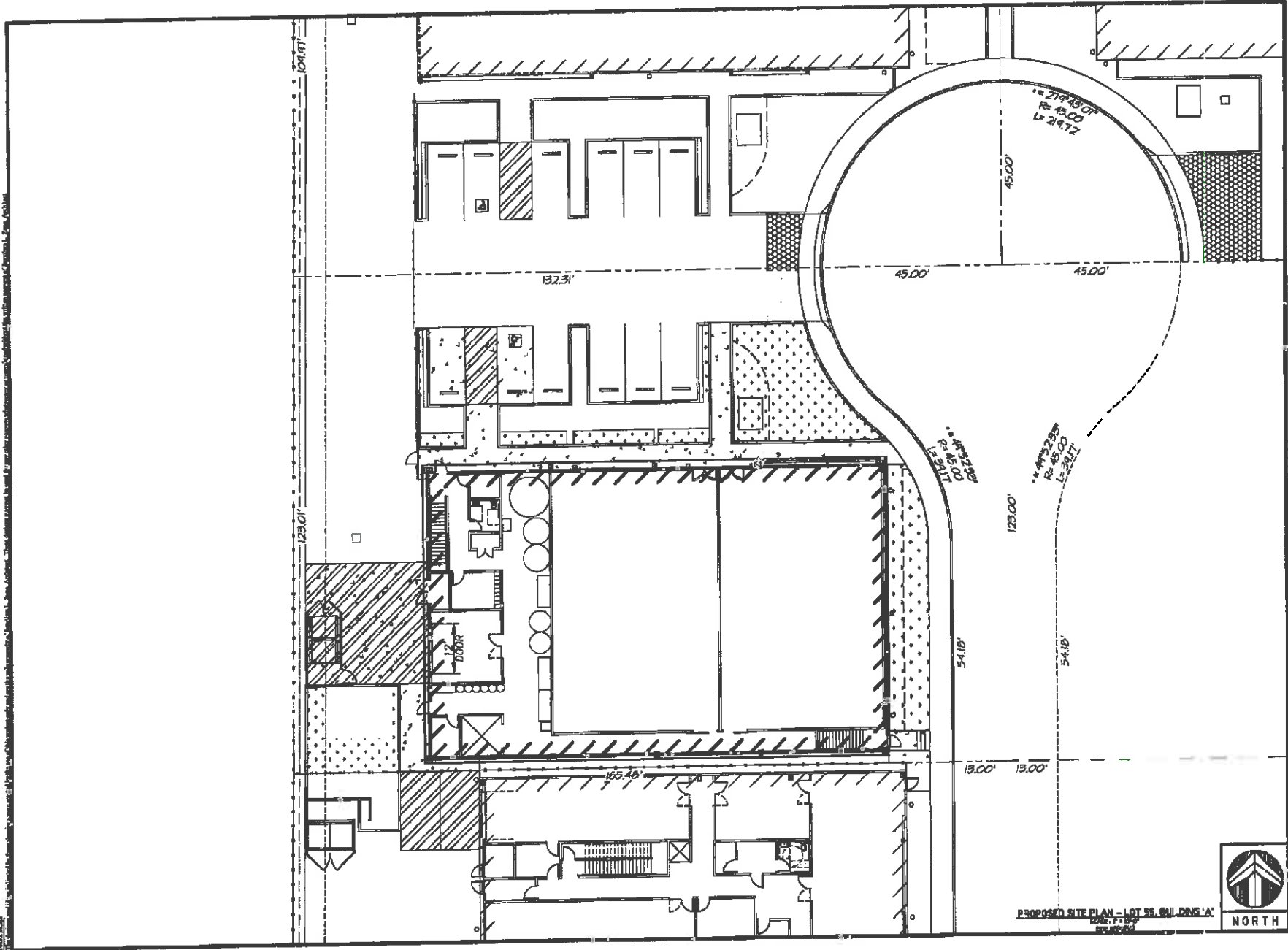
330-040-053

Approved by: (owner) Jonathan L. Zane
Perris Warehouse
100 NORTH LA GARZA DRIVE
COSTA MESA, CA 92626
City of Perris



DATE: 7/1/09
SCALE: 1" = 50'-0"
DRAWN: Art.S.
JOB: 2008
SHEET:

C-1



PROPOSED SITE PLAN - LOT 35, 641 DING LA
 DATE: 7-20-2020
 BY: J.L.Z.



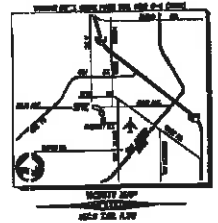
REVISIONS	
DATE	BY

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE, ARCHITECT - CAL. LIC. 16-14098
 1008 NORTH LA GARDA DRIVE
 COLTON, CA 95304 (916) 858-2600

330-640-055
 A Proposed Office / Drive Facility for
Parris Warehouse
 138-142-005
 City of Perris

DATE: 7-20-2020
 SCALE: 1" = 10'-0"
 DRAWN: Art, J.L.
 JOB: 2002
 SHEET: C-2

**SITE PLAN
CANNABIS CULTIVATION FACILITY
IN THE CITY OF PERRIS, STATE OF CALIFORNIA
CORE HOLDINGS LLC.**



OWNER / APPLICANT
CORE HOLDINGS LLC, 110 PERI
1500 PERI AVENUE
PERRIS, CA 92570
(951) 437-3200

ENGINEER
DESIGNER
RICK S. BROWN, REGISTERED PROFESSIONAL ENGINEER
NO. 64784
CIVIL ENGINE
1155 1/2 N. STATE ST., SUITE 200
PERRIS, CA 92570

PROJECT AREA
SITE OF CORE HOLDINGS LLC 1.8 AC.

LEGAL DESCRIPTION
PARCELS 2, 3, 4 AND 5 OF TRACT MAP NO. 111011, AS SHOWN ON THE CITY OF PERRIS ZONING MAP AND MAP NO. 27, R.B. 16/14, WITHIN THE CITY OF PERRIS, STATE OF CALIFORNIA.

ZONING/LAND USE
APPLICABLE ZONING: 310
PERMITTED USES: CANNABIS CULTIVATION FACILITY

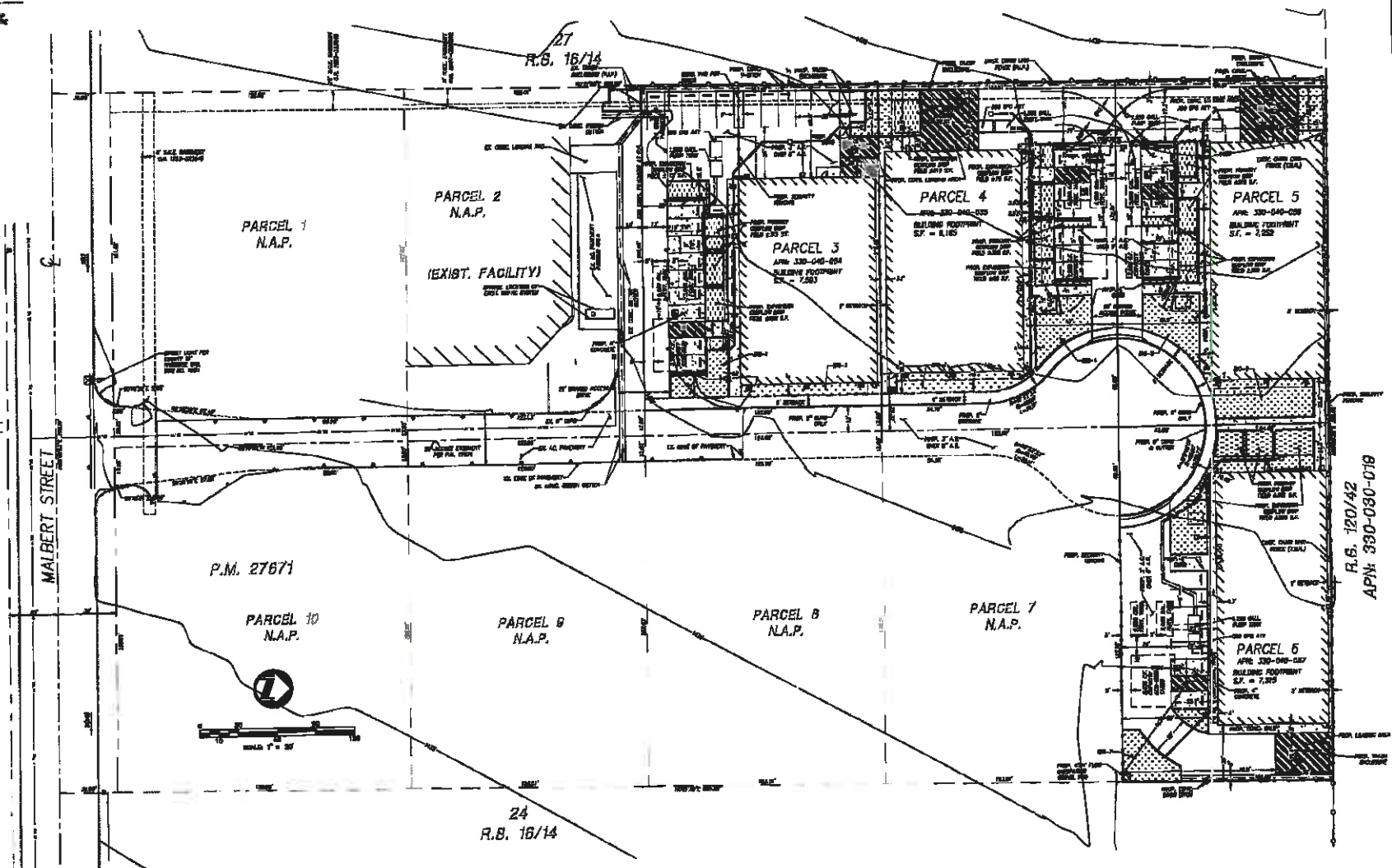
ADJACENT ZONING/LAND USE
TO THE WEST: RESIDENTIAL
TO THE SOUTH: RESIDENTIAL

ADJ'S
310-040-018, 310-040-019

UTILITY PARAMETERS
GAS: 8" IN. DUCT IRON
WATER: 8" IN. DUCT IRON
SEWER: 8" IN. DUCT IRON
STORM: 12" IN. DUCT IRON

LEGEND

- ST. SIDE OF STREET
- ST. RIGHT OF WAY
- ST. CENTERLINE
- ST. FRONT YARD SETBACK
- ST. REAR YARD SETBACK
- ST. SIDE YARD SETBACK
- ST. FRONT SETBACK
- ST. REAR SETBACK
- ST. SIDE SETBACK
- ST. FRONT SETBACK
- ST. REAR SETBACK
- ST. SIDE SETBACK
- ST. FRONT SETBACK
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- ST. SIDE SETBACK
- ST. FRONT SETBACK
- ST. REAR SETBACK
- ST. SIDE SETBACK
- ST. FRONT SETBACK
- ST. REAR SETBACK
- ST. SIDE SETBACK
- ST. FRONT SETBACK
- ST. REAR SETBACK
- ST. SIDE SETBACK



R.B. 160/42
APN: 330-030-019

ENGINEERS
RICK S. BROWN, REGISTERED PROFESSIONAL ENGINEER
NO. 64784
CIVIL ENGINE
1155 1/2 N. STATE ST., SUITE 200
PERRIS, CA 92570
(951) 437-3200

CONCEPTUAL GRADING PLAN CANNABIS CULTIVATION FACILITY

IN THE CITY OF PERRIS, STATE OF CALIFORNIA

CIRE HOLDINGS LLC.



CONTRACTOR
CIRE HOLDINGS LLC
12345 MAIN ST
PERRIS, CA 92570

ENGINEER
[Firm Name]
12345 MAIN ST
PERRIS, CA 92570

PROJECT AREA
Area of 100,000 sq. ft.

LEGAL DESCRIPTION
Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ZONING AND USE
Cannabis Cultivation Facility
Perris, CA 92570

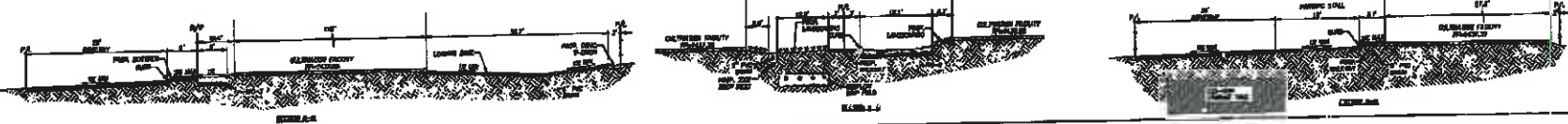
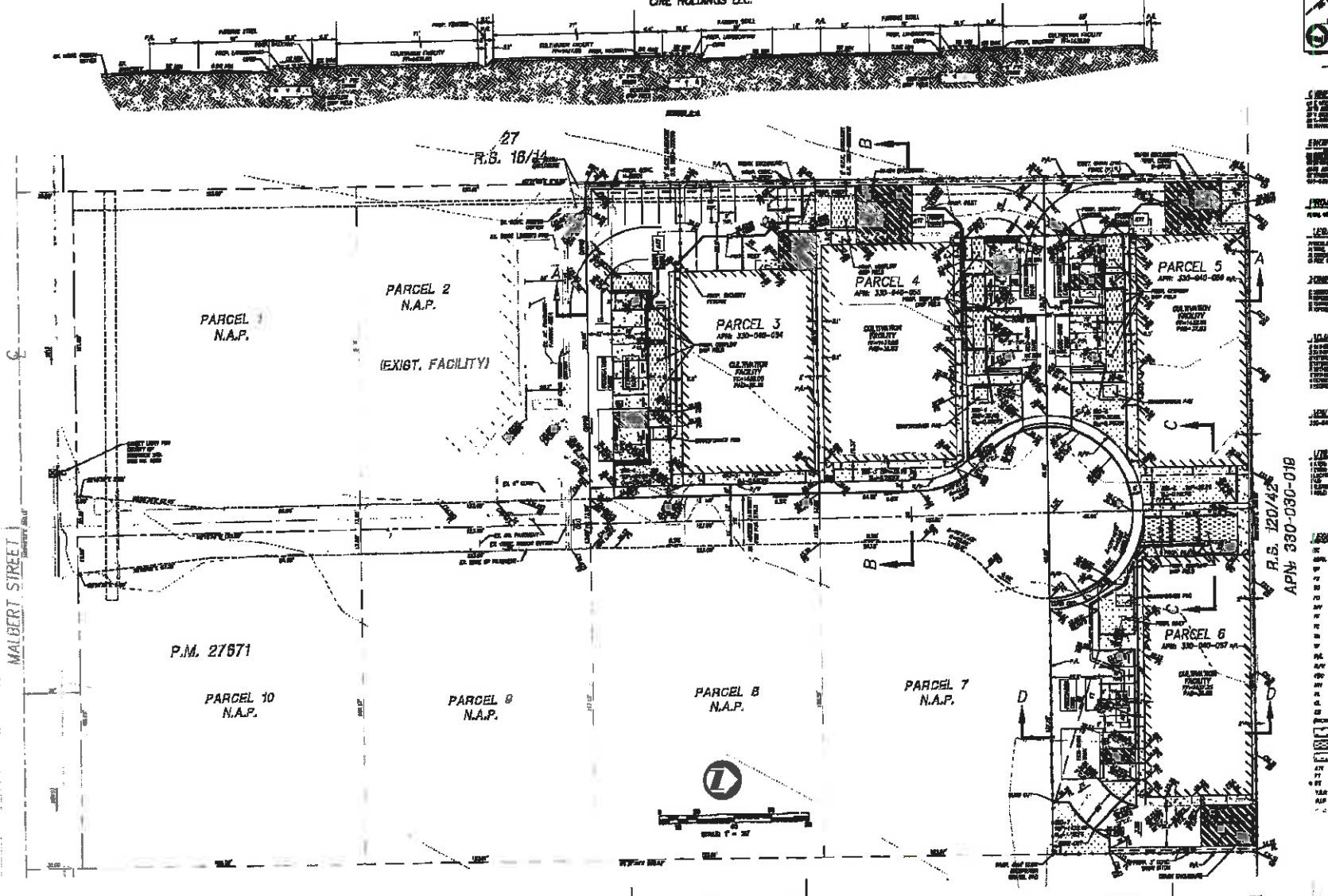
ADJACENT ZONING AND USE
Parcel 1: N.A.P.
Parcel 2: N.A.P.
Parcel 3: Cannabis Cultivation Facility
Parcel 4: Cannabis Cultivation Facility
Parcel 5: Cannabis Cultivation Facility
Parcel 6: Cannabis Cultivation Facility
Parcel 7: N.A.P.
Parcel 8: N.A.P.
Parcel 9: N.A.P.
Parcel 10: N.A.P.
Parcel 11: N.A.P.
Parcel 12: N.A.P.
Parcel 13: N.A.P.
Parcel 14: N.A.P.
Parcel 15: N.A.P.
Parcel 16: N.A.P.
Parcel 17: N.A.P.
Parcel 18: N.A.P.
Parcel 19: N.A.P.
Parcel 20: N.A.P.
Parcel 21: N.A.P.
Parcel 22: N.A.P.
Parcel 23: N.A.P.
Parcel 24: N.A.P.
Parcel 25: N.A.P.
Parcel 26: N.A.P.
Parcel 27: Cannabis Cultivation Facility
Parcel 28: N.A.P.
Parcel 29: N.A.P.
Parcel 30: N.A.P.
Parcel 31: N.A.P.
Parcel 32: N.A.P.
Parcel 33: N.A.P.
Parcel 34: N.A.P.
Parcel 35: N.A.P.
Parcel 36: N.A.P.
Parcel 37: N.A.P.
Parcel 38: N.A.P.
Parcel 39: N.A.P.
Parcel 40: N.A.P.
Parcel 41: N.A.P.
Parcel 42: N.A.P.
Parcel 43: N.A.P.
Parcel 44: N.A.P.
Parcel 45: N.A.P.
Parcel 46: N.A.P.
Parcel 47: N.A.P.
Parcel 48: N.A.P.
Parcel 49: N.A.P.
Parcel 50: N.A.P.
Parcel 51: N.A.P.
Parcel 52: N.A.P.
Parcel 53: N.A.P.
Parcel 54: N.A.P.
Parcel 55: N.A.P.
Parcel 56: N.A.P.
Parcel 57: N.A.P.
Parcel 58: N.A.P.
Parcel 59: N.A.P.
Parcel 60: N.A.P.
Parcel 61: N.A.P.
Parcel 62: N.A.P.
Parcel 63: N.A.P.
Parcel 64: N.A.P.
Parcel 65: N.A.P.
Parcel 66: N.A.P.
Parcel 67: N.A.P.
Parcel 68: N.A.P.
Parcel 69: N.A.P.
Parcel 70: N.A.P.
Parcel 71: N.A.P.
Parcel 72: N.A.P.
Parcel 73: N.A.P.
Parcel 74: N.A.P.
Parcel 75: N.A.P.
Parcel 76: N.A.P.
Parcel 77: N.A.P.
Parcel 78: N.A.P.
Parcel 79: N.A.P.
Parcel 80: N.A.P.
Parcel 81: N.A.P.
Parcel 82: N.A.P.
Parcel 83: N.A.P.
Parcel 84: N.A.P.
Parcel 85: N.A.P.
Parcel 86: N.A.P.
Parcel 87: N.A.P.
Parcel 88: N.A.P.
Parcel 89: N.A.P.
Parcel 90: N.A.P.
Parcel 91: N.A.P.
Parcel 92: N.A.P.
Parcel 93: N.A.P.
Parcel 94: N.A.P.
Parcel 95: N.A.P.
Parcel 96: N.A.P.
Parcel 97: N.A.P.
Parcel 98: N.A.P.
Parcel 99: N.A.P.
Parcel 100: N.A.P.

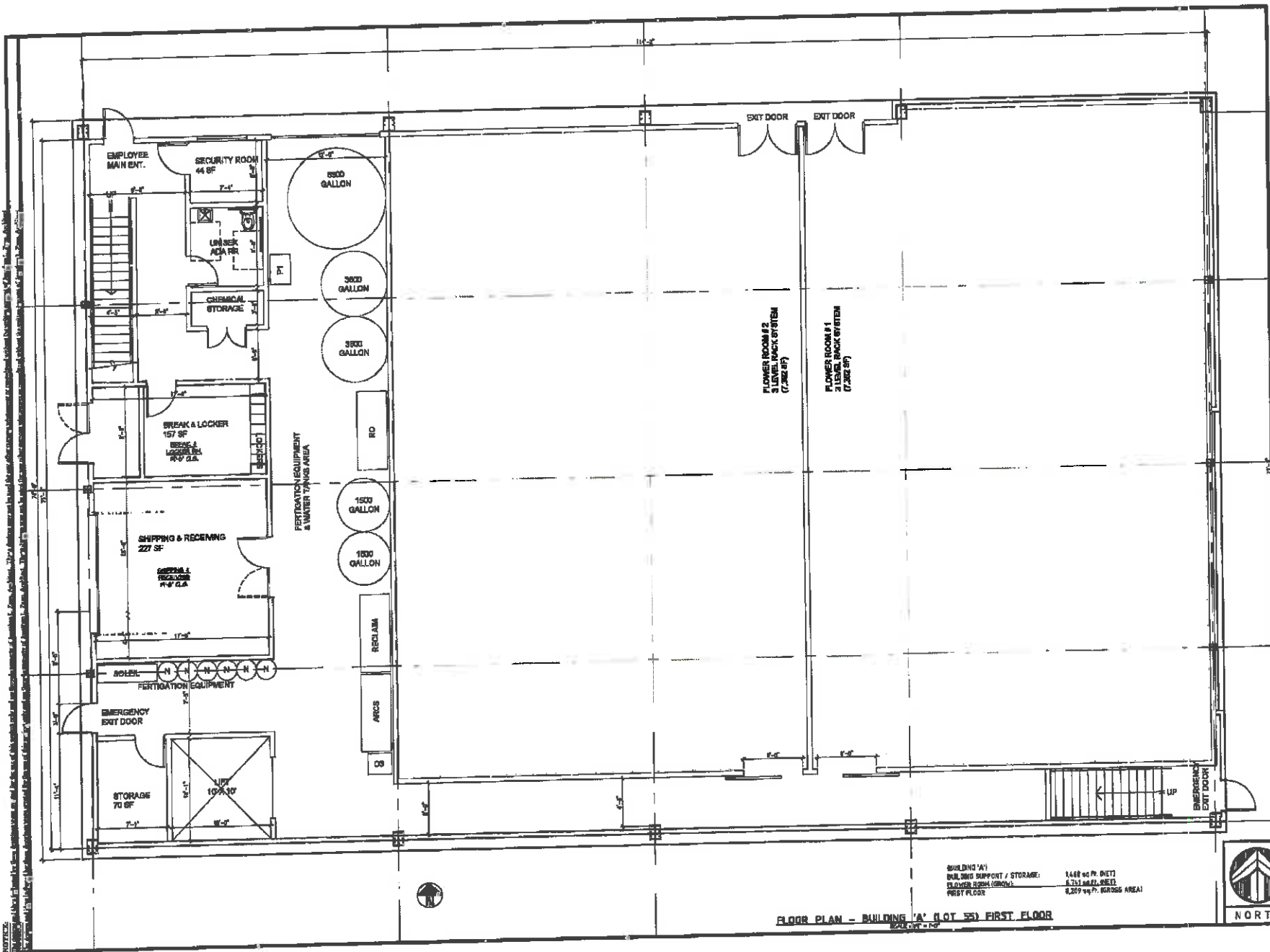
APNs
330-080-018

UTILITY PURVEYORS
City of Perris
Perris, CA 92570

LEGEND

XX	LINE OF CONCRETE
YY	APPLY
ZZ	LINE OF PROPERTY
AAA	AREA SURFACE
BBB	GRADED GRASS
CCC	PAVED DRIVE
DDD	PAVED SIDEWALK
EEE	PAVED ALLEY
FFF	TOP OF DRAIN
GGG	TOP OF CURB
HHH	TOP OF FINISH
III	PROPOSED LINE
JJJ	ON-ONE REPORT BY LAW
KKK	ONE COPY COMPLIANCE
LLL	ONE COPY
MMM	AS-BUILT
NNN	EXISTING
OOO	PROPOSED
PPP	EXISTING TO BE DEMOLISHED
QQQ	LANDSCAPE/PAVING, ETC
RRR	TOP OF FINISH OF NEW PAVE
SSS	PROPOSED
TTT	PROPOSED PROPERTY LINE
UUU	PROPOSED DRIVE
VVV	PROPOSED SIDEWALK
WWW	TO BE PROVED
XXX	PROPOSED IN PLACE
YYY	AS-BUILT





BUILDING 'A'
 BUILDING SUPPORT / STORAGE: 1,468 sq. ft. NET
 FLOWER ROOM (TOTAL): 6,753 sq. ft. NET
 FIRST FLOOR: 8,221 sq. ft. GROSS AREA

FLOOR PLAN - BUILDING 'A' (LOT 55) FIRST FLOOR



REVISIONS	
DATE	BY

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CA, LLC, AC-11046
 1626 NORTH L.A. CARINA DRIVE
 GARDEN, CA 92521 (949) 388-7000



DATE: 7/20/2020
 SHEET NO:
 DATE PLOTTED:

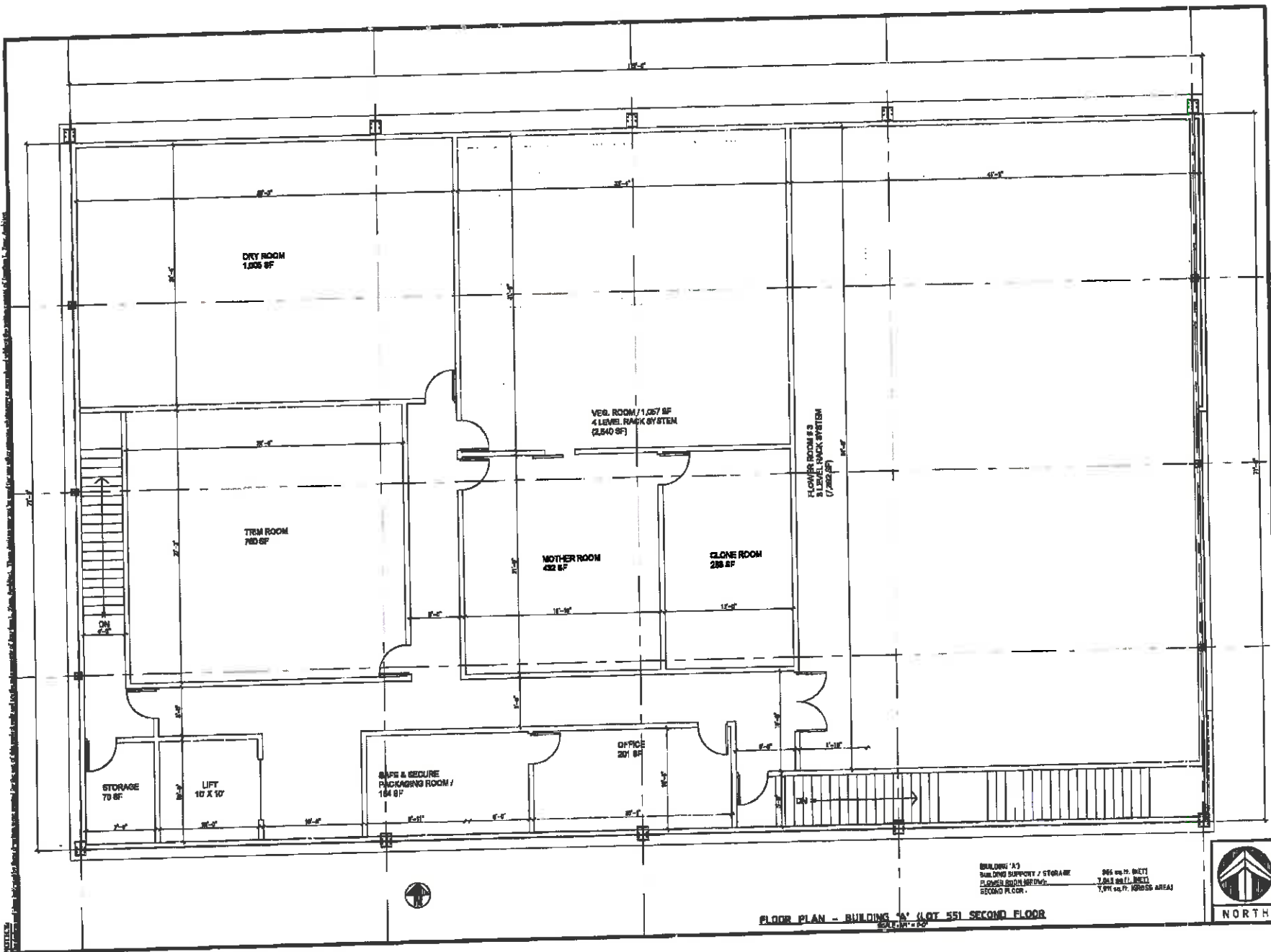
330-040-055

A Project Office / Grow Facility
Pennis Warehouse
 LEASABLE AREA
 30,000 sq. ft.
 City of Perris



DATE: 1/14/20
 SCALE: 1/8" = 1'-0"
 DRAWN: AFS
 JOB #: 2502
 SHEET:

A-1



FLOOR PLAN - BUILDING 'A' (LOT 551) SECOND FLOOR
SCALE: 1/8" = 1'-0"



BUILDING 'A'
SAFE AND SECURE STORAGE
CLASH AND INTERF.
SECOND FLOOR

985 sq. ft. NETT
7,941 sq. ft. GROSS AREA

REVISIONS	DATE	BY

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA, LIC. #C-10048
1000 NORTH LA CARMELA DRIVE
CULTON, CA 95021 (916) 438-1100



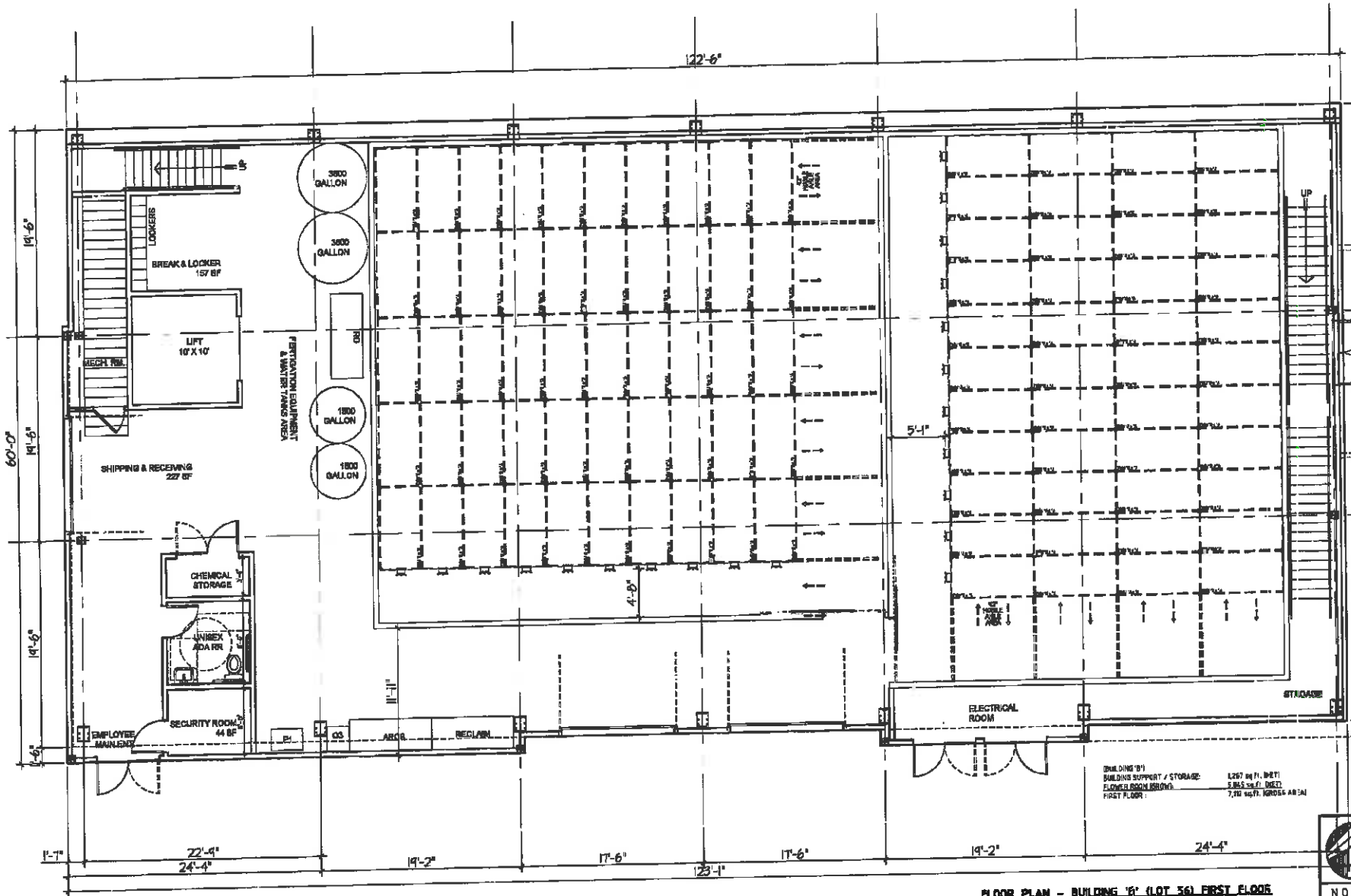
DATE: 11/16/2002
DATE: 11/16/2002

336-040-055

A Proposed Office / Sew Facility Pen
Pertis Warehouse
LIMITED AT
336-040-055
City of Pertis

DATE: 11/16/2002
SCALE: 1/8" = 1'-0"
DRAWN: A-1.5
JOB: 2002

SHEET: A-2



BUILDING #01
 BUILDING SUPPORT / STORAGE: 1267 sq ft, 1871
 FLOORED ROOM (BROW): 5365 sq ft, 10021
 FIRST FLOOR: 7,632 sq ft, 10924 AREA

FLOOR PLAN - BUILDING #1 (LOT 56) FIRST FLOOR
 12.11.2012



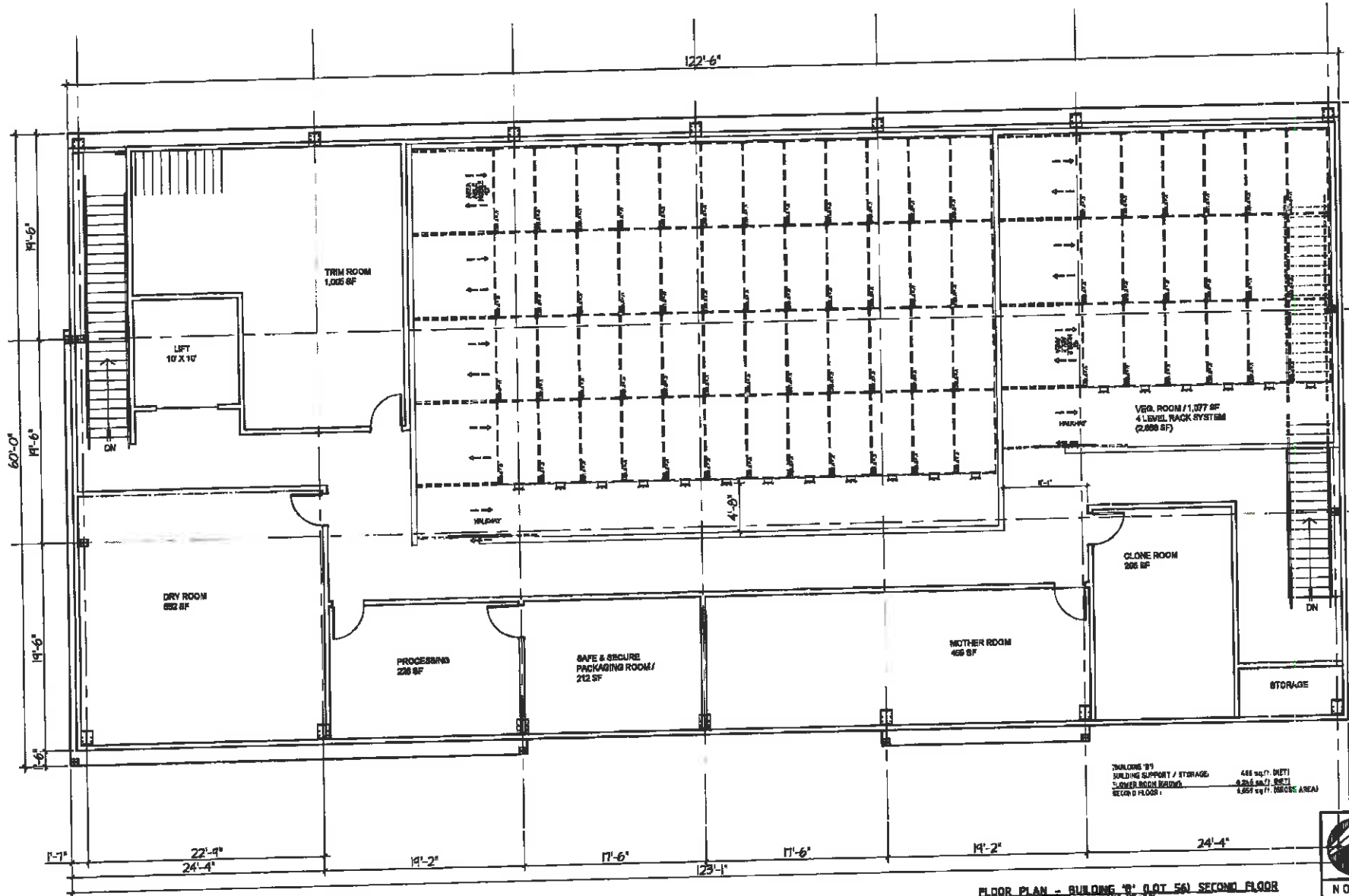
REVISIONS	
DATE	BY

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CA, LIC. 45-1046
 988 NORTH LA CAJON DRIVE
 COSTA MESA, CA 92626 (714) 443-1800

PROJECT NO. 12-0002
 SHEET NO. 01 OF 02
 334-660-051

A Professional Engineer / Surveyor Seal for
 CMTS WATCHOUSC
 15411A
 334-914-955
 City of Perris

DATE: 11/16/12
 SCALE: 1/8" = 1'-0"
 DRAWN: AHS
 JOB: 2002
 SHEET: A-2.1



2HALONS 'B'
 BUILDING SUPPORT / STORAGE 486 sq.ft. (NET)
 CLONER BIODOME ROOMS 8,266 sq.ft. (NET)
 SECOND FLOOR 1,659 sq.ft. (GROSS AREA)

FLOOR PLAN - BUILDING 'B' (PLOT 5A) SECOND FLOOR



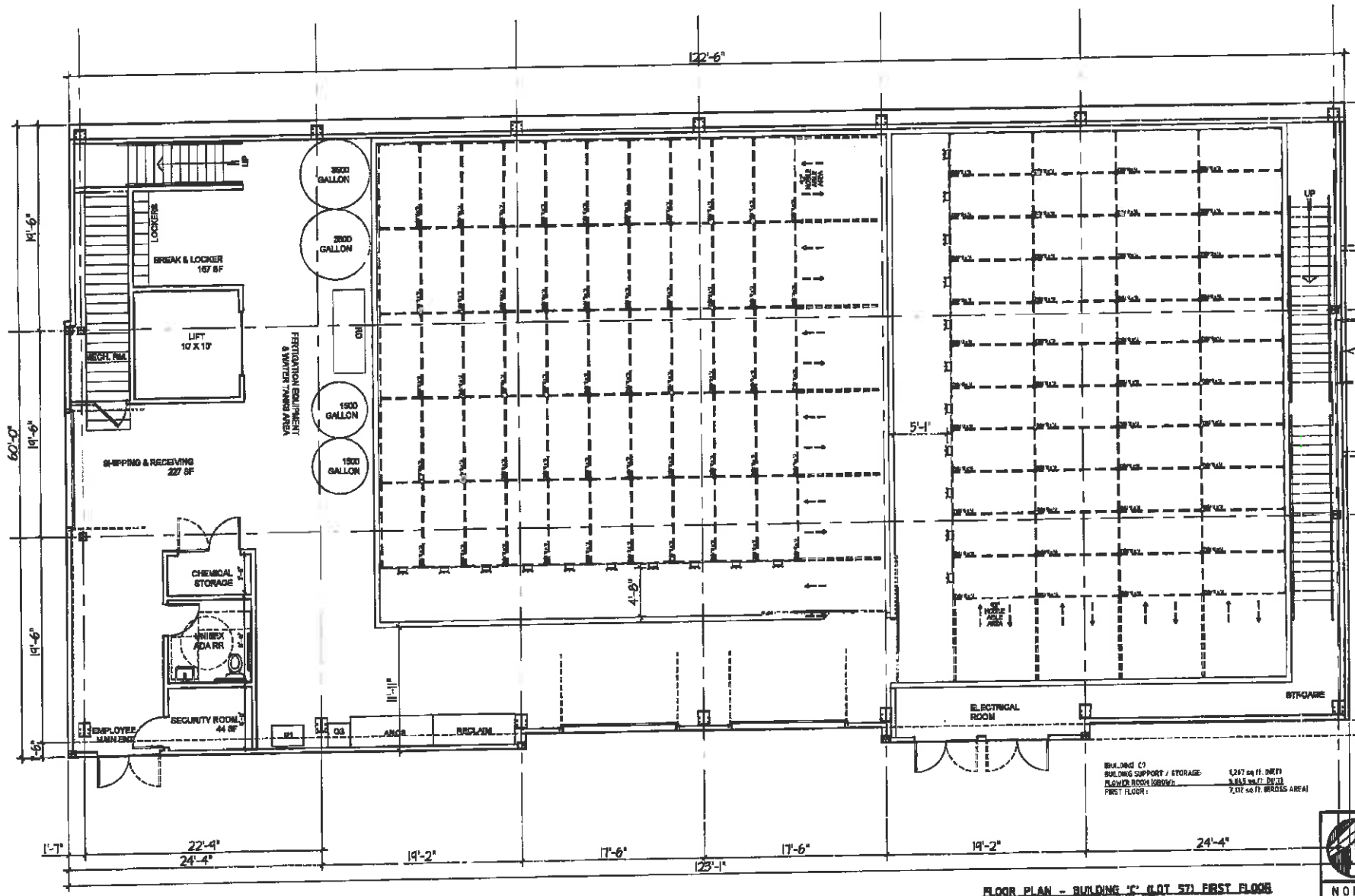
REVISIONS	DATE	BY:

JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CA, LLC, 40-1046
 404 NORTH LA CAÑADA DRIVE
 LOS ANGELES, CA 90024 TEL: 310-408-1000

A Proposal By/For / New Facility For:
CITIS WATER HOUSE
 LEONARDO
 300-1-466
 City of Perris

DATE: 10/14/20
 SCALE:
 DRAWN: PVL/S
 JOB: 2042
 SHEET:

A-2.2



BUILDING C)
 BUILDING SUPPORT / STORAGE: 1,017 sq ft. NET
 FLOOR AREA: 1,017 sq ft. NET
 FIRST FLOOR: 2,017 sq ft. GROSS AREA

FLOOR PLAN - BUILDING C (LOT 57) FIRST FLOOR
 DATE: 10/15/10



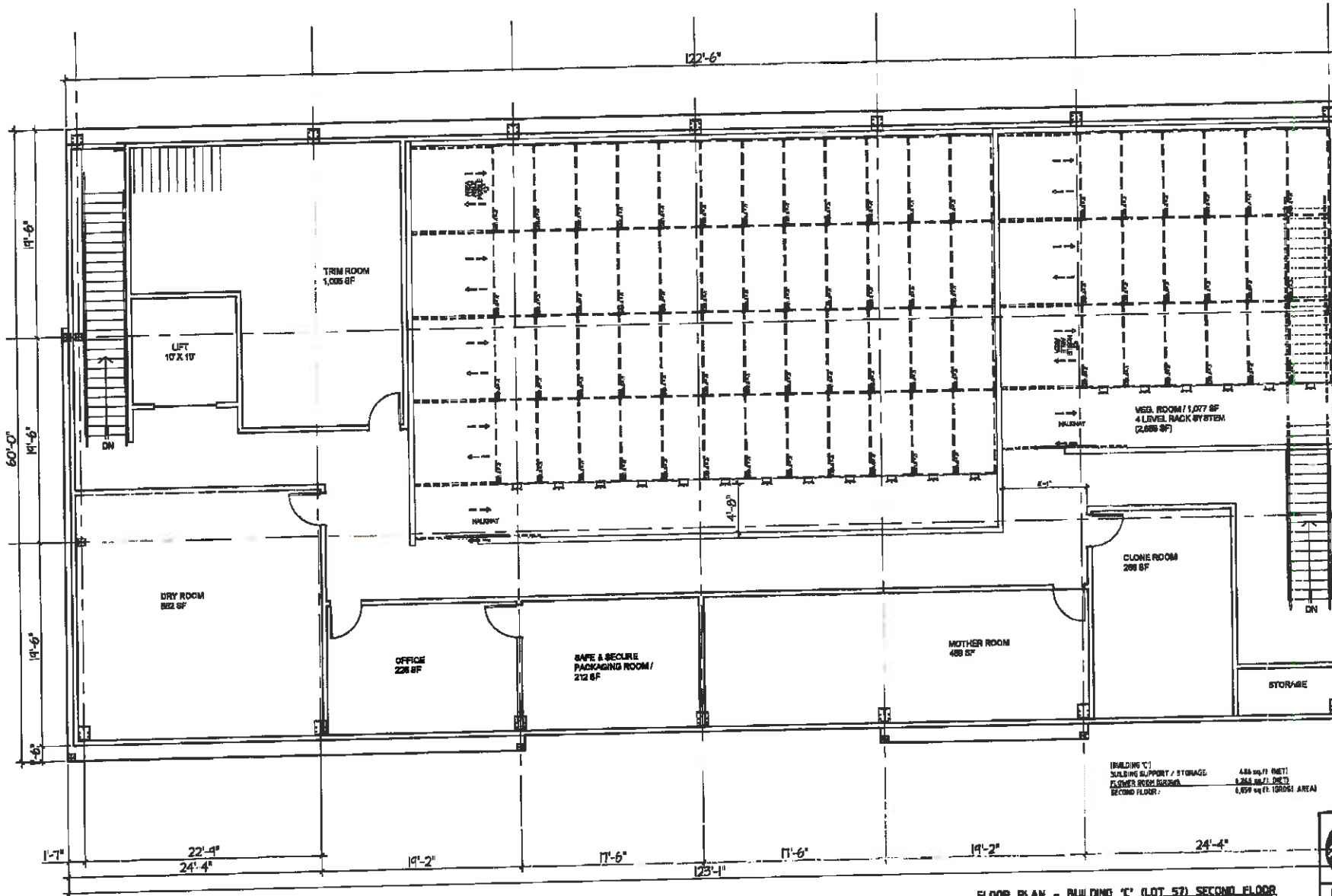
REVISIONS	
DATE	BY

JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CALIF. LIC. 60408
 1000 N. GARDEN DRIVE
 COSTA MESA, CALIF. 92626 (714) 442-1500

374-040-05

A Proposed Office / Green Facility For
Certis Warehouse
 1000 N. GARDEN DRIVE
 COSTA MESA, CALIF. 92626
 714-442-1500
 City of Perris

DATE: 10/15/10
 SCALE: 1/8" = 1'-0"
 DRAWN: Art S.
 JOB: 2002
 SHEET: A-2.3



(BUILDING 'C')
 BUILDING SUPPORT / STORAGE 4.85 sq. ft. (NET)
 CLONING ROOM ROOMING 1.265 sq. ft. (NET)
 SECOND FLOOR 6.859 sq. ft. (GROSS AREA)

FLOOR PLAN - BUILDING 1C (LOT 57) SECOND FLOOR
 SCALE: 1/4" = 1'-0"



REVISIONS	
DATE	BY

JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CA LIC. 50-4904
 1500 NORTH LA CACONIA DRIVE
 ESSEX, CA 95924 (916) 438-8900

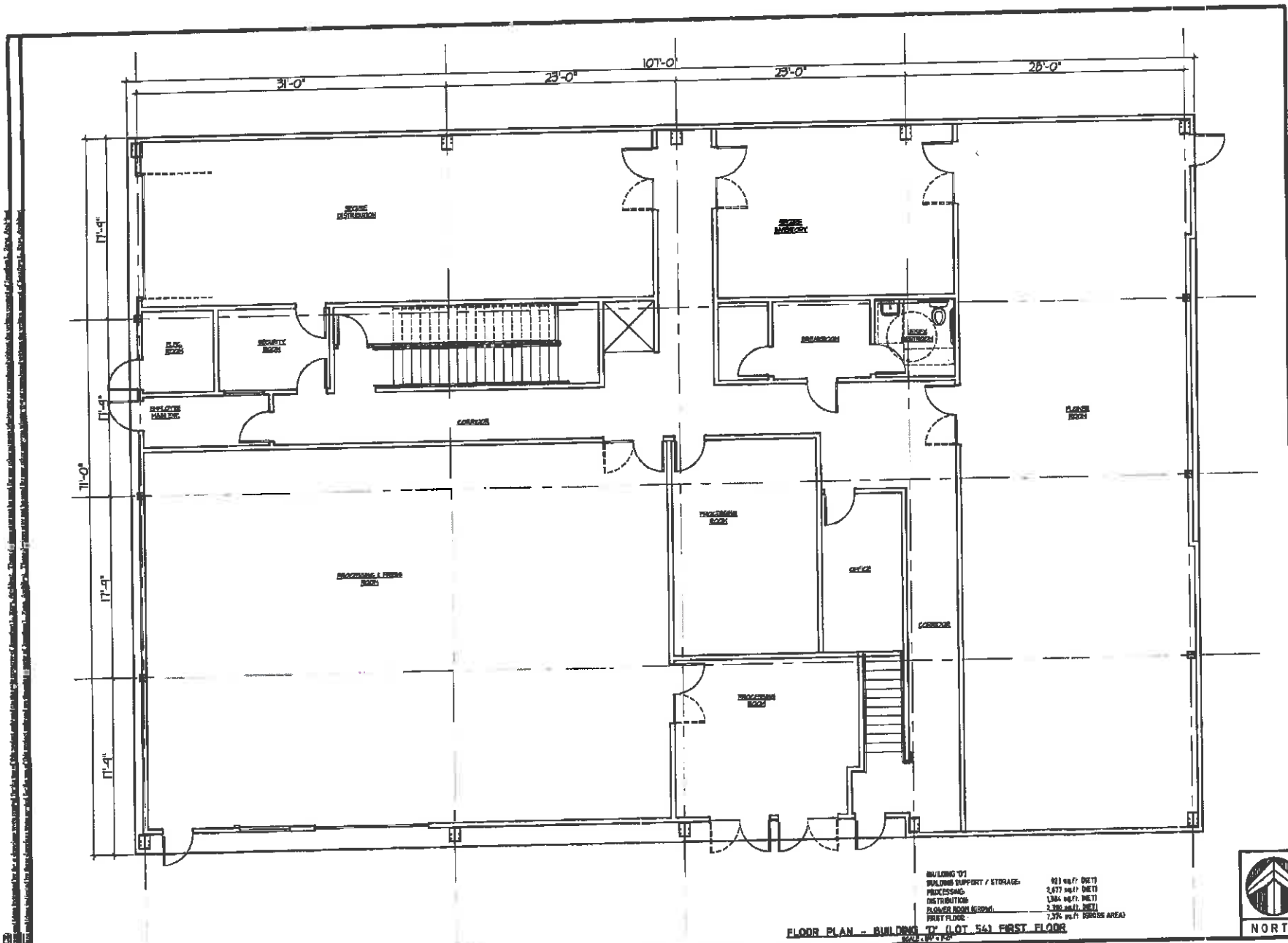
REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 LICENSE NO. 50-4904

DATE: 11/16/2008
 330-840-05

A Proposed Office / Grow Facility Plan
CTTIS WATCHHOUSE
 LEASING ALL PHASES
 PHASE 1B
 City of Perris

DATE: 11/16/2008
 SCALE: As-Is
 DRAWN: A-1.E.
 JOB: 2002
 SHEET: A-2.4

NOTICE: This drawing is prepared for the use of the client and is not to be used for any other purpose without the written consent of Jonathan L. Zane, Architect. The client is responsible for the accuracy of the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the client. The architect is not responsible for the accuracy of the information provided to the client.

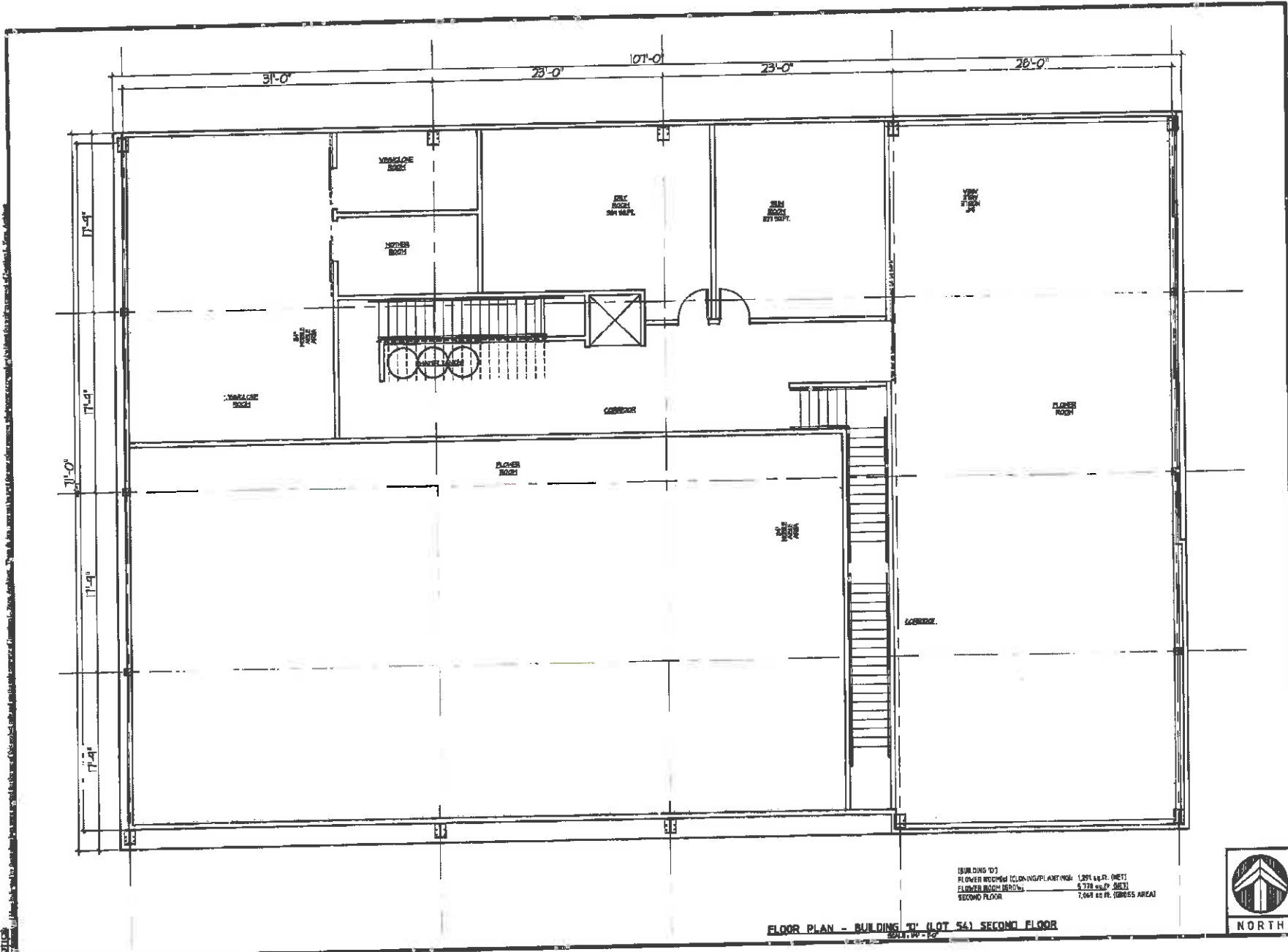


BUILDING 01	921 sq. FT. (NET)
BUILDING SUPPORT / STORAGE:	2,877 sq. FT. (NET)
PROCESSING:	1,384 sq. FT. (NET)
DISTRIBUTION:	2,788 sq. FT. (NET)
PLASTER ROOM (ROOM):	2,788 sq. FT. (NET)
FIRST FLOOR:	7,256 sq. FT. GROSS AREA

FLOOR PLAN - BUILDING 01 (LOT 54) FIRST FLOOR



REVISION	
DATE:	BY:
JONATHAN L. ZANE ARCHITECTURE <small>JONATHAN L. ZANE ARCHITECT - CA, LLC, 40-4049 108 NORTH L.A. CAROLINA DRIVE GARDEN CA 92346 626-228-1000</small>	
DATE: 03/15/2012 DATE: 03/15/2012	
330-040-0564	
A Proposed Office / Warehouse for Perris Warehouse LAND VALLEY 388-341-995 City of Perris	
DATE: 12/15/2012 SCALE: 1/8" = 1'-0" DRAWN: A-J.S. JAN: 2012 SHEET: A-2.5	



FLOOR PLAN - BUILDING T1 - LOT 541 SECOND FLOOR

(BUILDING T1)
 FLOWER WOODS (DRAWING PLANTING) 1,291 sq. FT. NETT
 FLOWER ROOM (MERC.) 5,778 sq. FT. (GROSS)
 SECOND FLOOR 7,069 sq. FT. (GROSS AREA)



REVISIONS	
DATE	BY

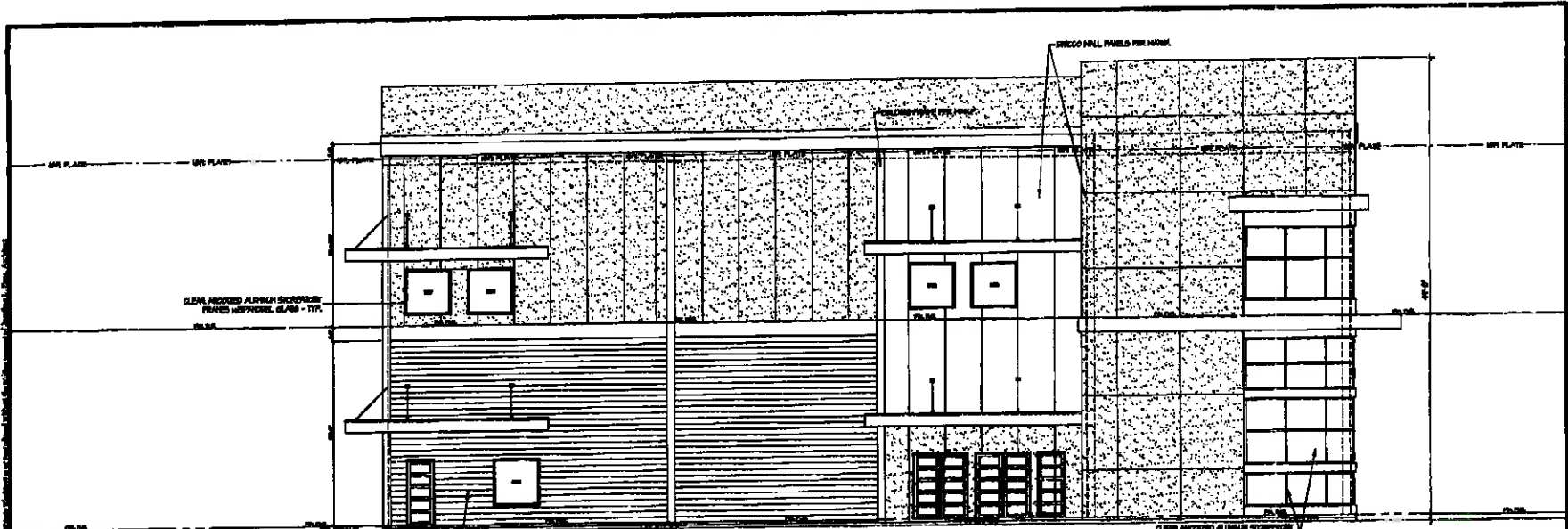
JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CA, LIC. #C-10046
 105 NORTH L.A. ACADEMY DRIVE
 GAITHER, CA 90080 PHONE 336-8800

DATE: 1/16/2008
 DATE: 1/16/2008

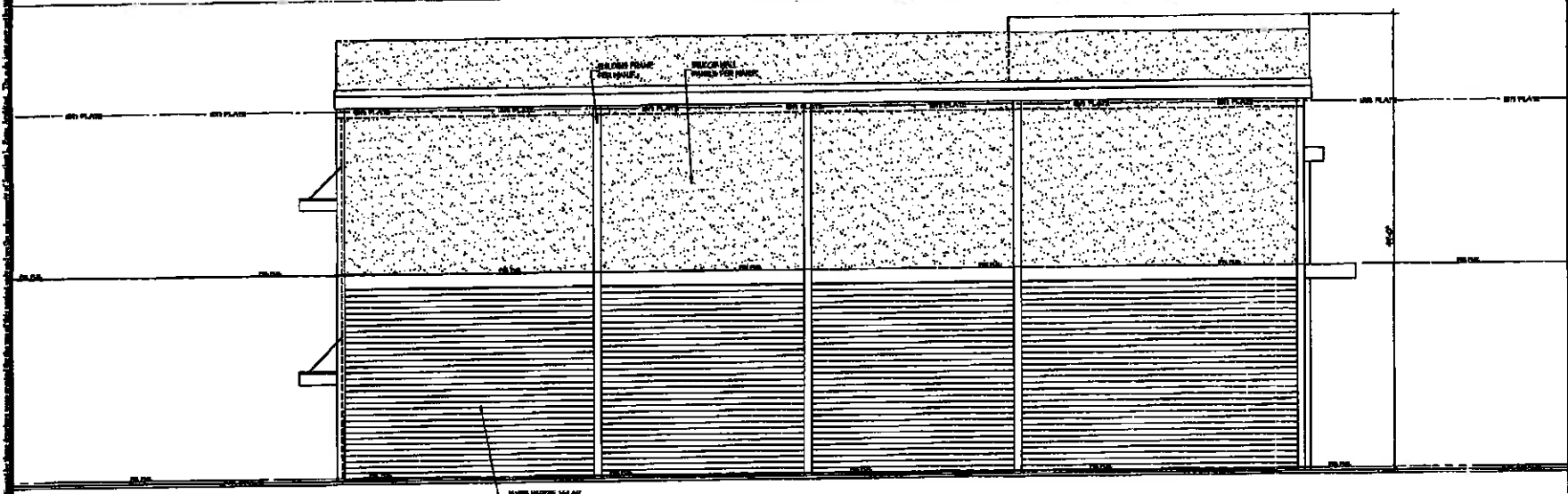
136-040-054

A Project of Office / Civil Facility for:
Perris Warehouse
 MARSHALL
 114-104-05
 City of Perris

DATE: 1/16/20
 SCALE: 1/8" = 1'-0"
 DRAWN: A.P.S.
 JOB: 2002
 SHEET:
A-2.6



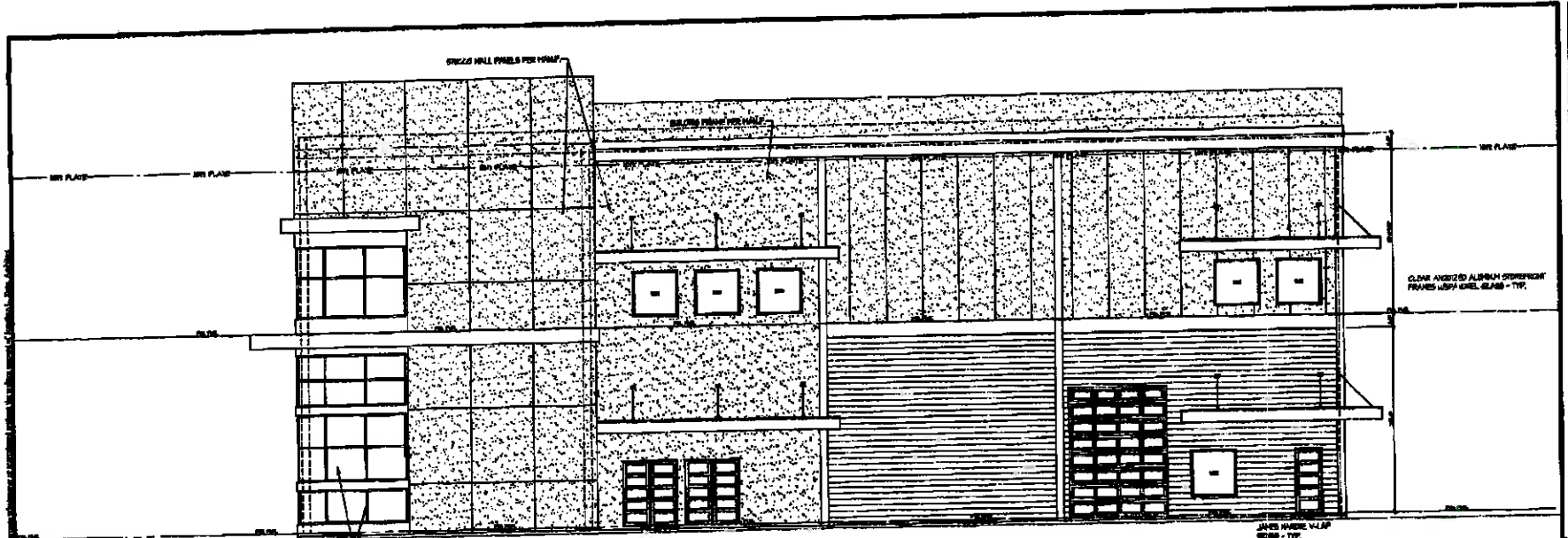
FRONT (SOUTH) ELEVATION - BUILDING 'X'
SCALE: 3/8" = 1'-0"



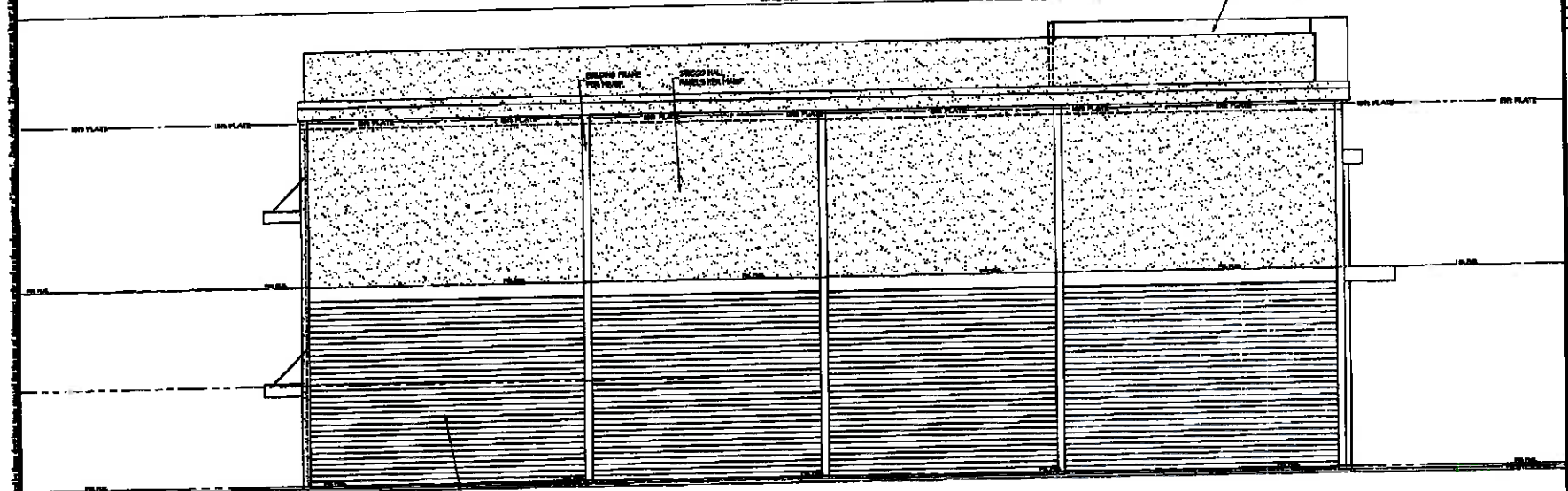
REAR (NORTH) ELEVATION - BUILDING 'X'
SCALE: 3/8" = 1'-0"

REVISIONS	DATE	BY:
JONATHAN L. ZANE ARCHITECTURE JONATHAN L. ZANE ARCHITECTURE - CALIF. INC. #C-12044 208 NORTH LA SAGRA DRIVE COSTA MESA, CA 92626 PH: 949-262-7200		
330-040-054		
A Proposed Office / Community for Perris Warehouse 100000 300-441-488 City of Perris		
DATE: 1/14/20 SCALE: 3/8" = 1'-0" DRAWN: Art.S. NO: 2002 SHEET:		
A-3		

NOTES:



FRONT NORTH ELEVATION - BUILDING 'A'
DATE 06-11-09



REAR SOUTH ELEVATION - BUILDING 'A'
DATE 06-11-09

REVISIONS	DATE	BY

JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE ARCHITECT - CALIF. ARCH. NO. 40-4096
 1305 NORTH LA CAVERNA DRIVE
 COSTA MESA, CA 92626 PHONE 949-269-9500



DATE	CHECK

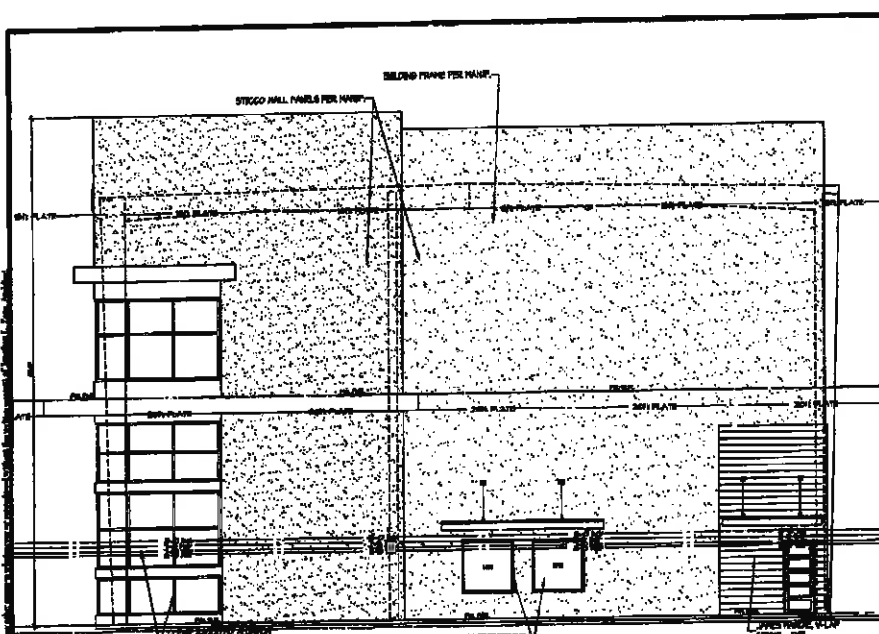
330-040-053

A Proposed Office / Store Facility for
Ferris Warehouse
 JAKIMWAT
 300 S. G ST
 CITY OF FERRIS

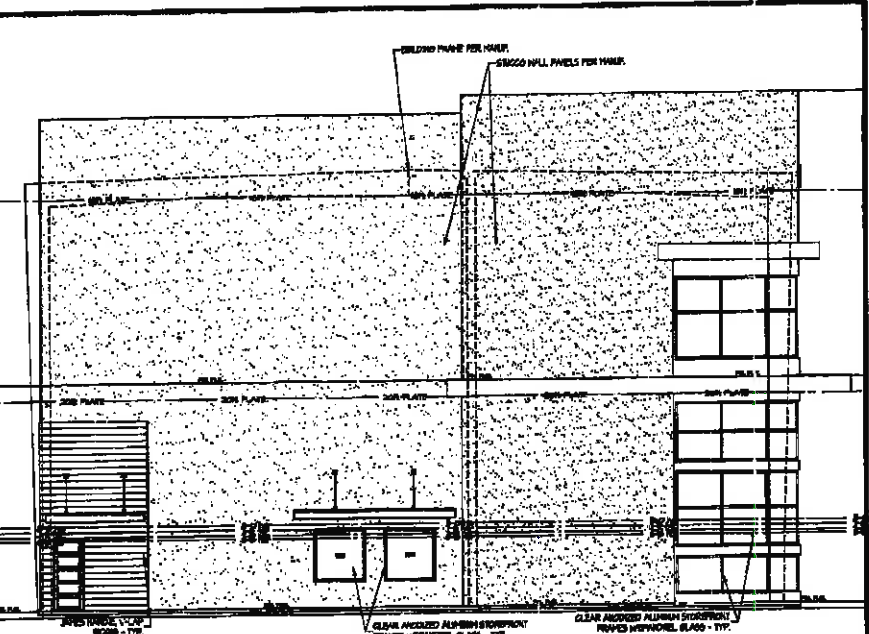


DATE - 11/11/09
 SCALE - 3/8" = 1'-0"
 DRAWN - A.L.S.
 JOB - 2009

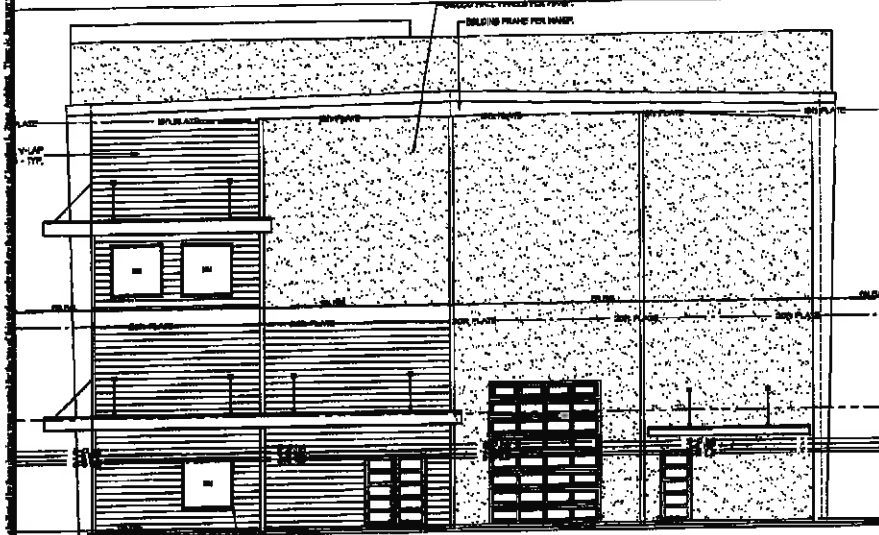
SHEET:
 A-4



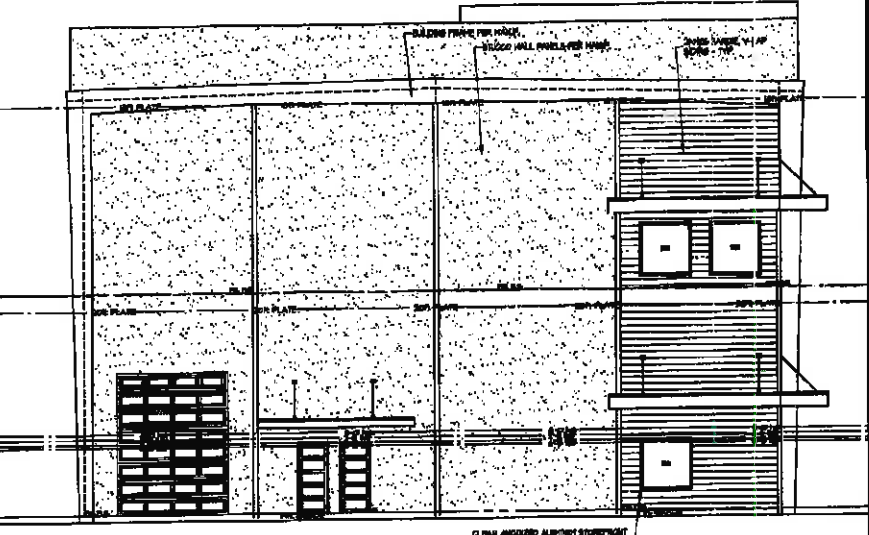
RIGHT SIDE (EAST) ELEVATION - BUILDING 'D'
SCALE: 1/8" = 1'-0"



LEFT SIDE (EAST) ELEVATION - BUILDING 'A'
SCALE: 1/8" = 1'-0"



RIGHT SIDE (WEST) ELEVATION - BUILDING 'A'
SCALE: 1/8" = 1'-0"



LEFT SIDE (WEST) ELEVATION - BUILDING 'D'
SCALE: 1/8" = 1'-0"

REVISIONS	
DATE	BY

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CAL. LIC. 80-51049
1001 NORTH L.A. CALIFORNIA DRIVE
COSTA MESA, CA 92626 PH: 949-262-3500



330-040-054

Approved: [Signature]
Permits Warehouse
1001 North L.A. California Drive
Costa Mesa, CA 92626
City of Perris

DATE: 8/14/20
SCALE: 3/8" = 1'-0"
DRAWN: A.R.S.
JOB: 3042
SHEET: A-5

A-5

Table 1. Lot Area and Use Breakdown

LOT #	USE	Area (Sq. Ft.)	Permitted Use	Area (Sq. Ft.)	Use	Area (Sq. Ft.)
01	D	16,455	0.00	2,877	2,887	3
02	A	16,328	16,328	0	0	0
03	B	16,321	16,321	0	0	0
04	C	13,721	13,721	0	0	0
Total		62,825	46,376	2,877	2,887	3

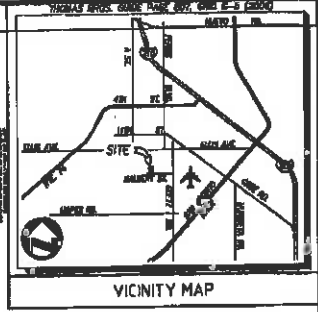
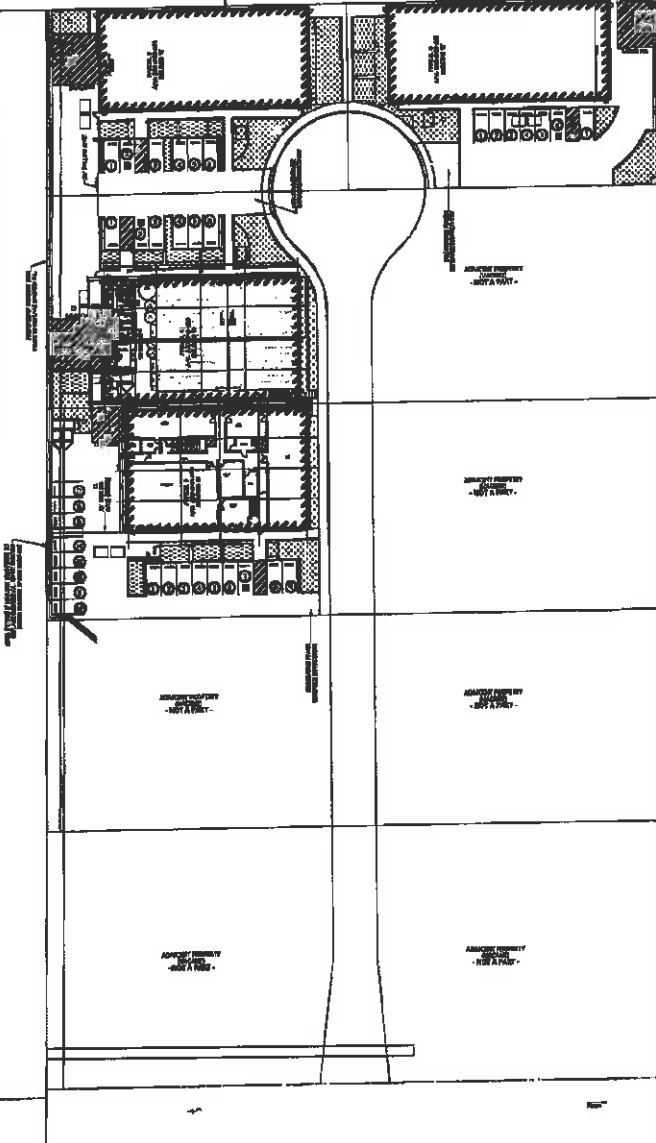
800 Truxtun Boulevard, PM
 1402 Lake Blvd, Ste 216, Fairfax, CA 94930 510-445-0100 TruxtunL.A. 312@truxtun.com

Table 2. Parking Calculation

USE	Category	Permitted Use	Minimum Vehicles	Maximum Vehicles	Notes
Parking Requirements	1 space per employee	1 space per 250 sq ft	1 space per 1,000 sq ft	5	17
Lot 01	D	0.00	0.00	0	3
Lot 02	A	1.00	1.00	0	2
Lot 03	B	1.00	1.00	0	2
Lot 04	C	0.00	0.00	0	7
Total					20

The proposed development requires 22 parking spaces, including 17 spaces for Lot 01 and 5 spaces each for Lots 02, 03, and 04.

800 Truxtun Boulevard, PM
 1402 Lake Blvd, Ste 216, Fairfax, CA 94930 510-445-0100 TruxtunL.A. 312@truxtun.com



PROJECT INFORMATION
 DEVELOPER: PERMIS WAREHOUSE
 ARCHITECT: JONATHAN L. ZANE ARCHITECTURE
 DATE: 07/13/2023

LOT 01 DATA
 LOT AREA: 16,455 sq. ft.
 TYPE OF CONSTRUCTION: RE-DEVELOPMENT
 PROPOSED BUILDING FOOTPRINT: 2,877 sq. ft.
 PROPOSED PARKING SPACES: 3

LOT 02 DATA
 LOT AREA: 16,328 sq. ft.
 TYPE OF CONSTRUCTION: SINGLE-FAMILY RESIDENTIAL
 PROPOSED BUILDING FOOTPRINT: 0 sq. ft.
 PROPOSED PARKING SPACES: 0

LOT 03 DATA
 LOT AREA: 16,321 sq. ft.
 TYPE OF CONSTRUCTION: SINGLE-FAMILY RESIDENTIAL
 PROPOSED BUILDING FOOTPRINT: 0 sq. ft.
 PROPOSED PARKING SPACES: 0

LOT 04 DATA
 LOT AREA: 13,721 sq. ft.
 TYPE OF CONSTRUCTION: SINGLE-FAMILY RESIDENTIAL
 PROPOSED BUILDING FOOTPRINT: 0 sq. ft.
 PROPOSED PARKING SPACES: 0

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF FAIRFAX.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

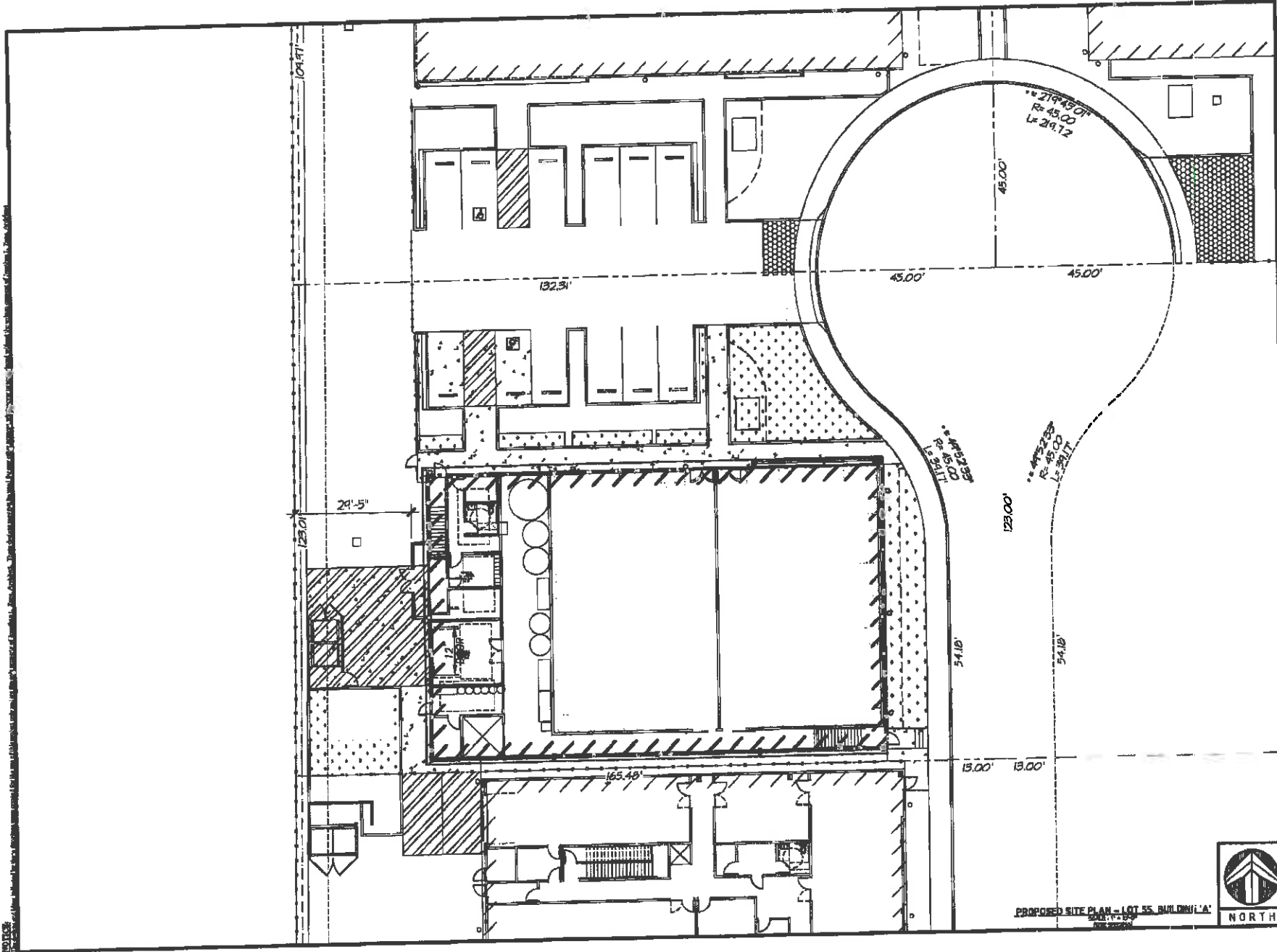
REVISIONS

NO.	DATE	BY

JONATHAN L. ZANE ARCHITECTURE
 1402 LAKE BLVD, STE 216, FAIRFAX, CA 94930
 510-445-0100
 JONATHAN@JLZARCH.COM

Permis Warehouse
 1402 LAKE BLVD, STE 216, FAIRFAX, CA 94930
 510-445-0100

DATE: 07/13/2023
 SCALE: 1" = 20'-0"
 DRAWN: A/L/S.
 JOB: 2023
 SHEET: T-2



PROPOSED SITE PLAN - LOT 55, BUILDING 'A'



REVISIONS	DATE	BY

JONATHAN L. ZANE
ARCHITECTURE
 JONATHAN L. ZANE ARCHITECTURE - C.A. LLC, 40-1046
 1050 NORTH LA CAJON DRIVE
 COSTA MESA, CA 92626 (714) 440-1800

PROFESSIONAL SEAL
 JONATHAN L. ZANE
 ARCHITECT
 STATE OF CALIFORNIA
 NO. 10504

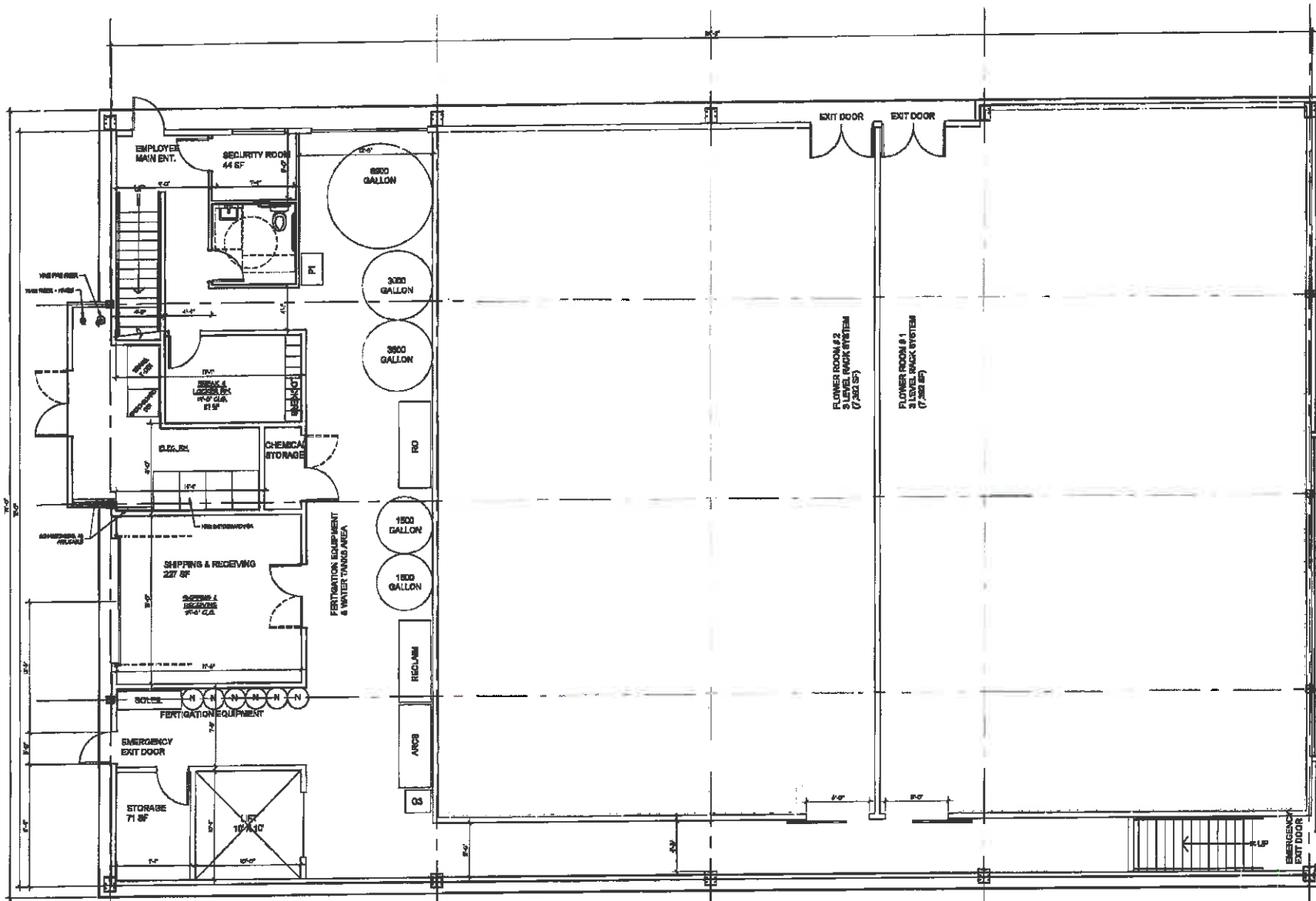
DATE: 09/20/2009
 SUBMITTAL: PERMITS
 DATE: 09/20/2009

330-040-053

A Proposed Office / Event Facility For
Perris Warehouse
 15000 15th
 Perris, CA 92570
 City of Perris

DATE: 11/19/2009
 SCALE: 1" = 10'-0"
 DRAWN: Art.S.
 JOB: 0873

SHEET:
C-2



FLOOR PLAN - BUILDING 'A' (LOT 55) FIRST FLOOR

BUILDING 'A'	1,468 sq. ft. SHEET
MECHANICAL SUPPORT / STORAGE	6,781 sq. ft. SHEET
FLOWER ROOM (BROWL)	8,209 sq. ft. ROOMS AREA
FIRST FLOOR:	

REVISIONS		
DATE	BY	

JONATHAN L. ZANE
 ARCHITECTURE
 ARCHITECTS
 JONATHAN L. ZANE ARCHITECT - CALIF. ARCH. NO. 11264
 1908 NORTH LA CAROLINA DRIVE
 CALIFORNIA, CA 92604 PHONE 949-209-7600



DATE	12/16/2009
DATE	12/16/2009
DATE	12/16/2009
DATE	12/16/2009
DATE	12/16/2009

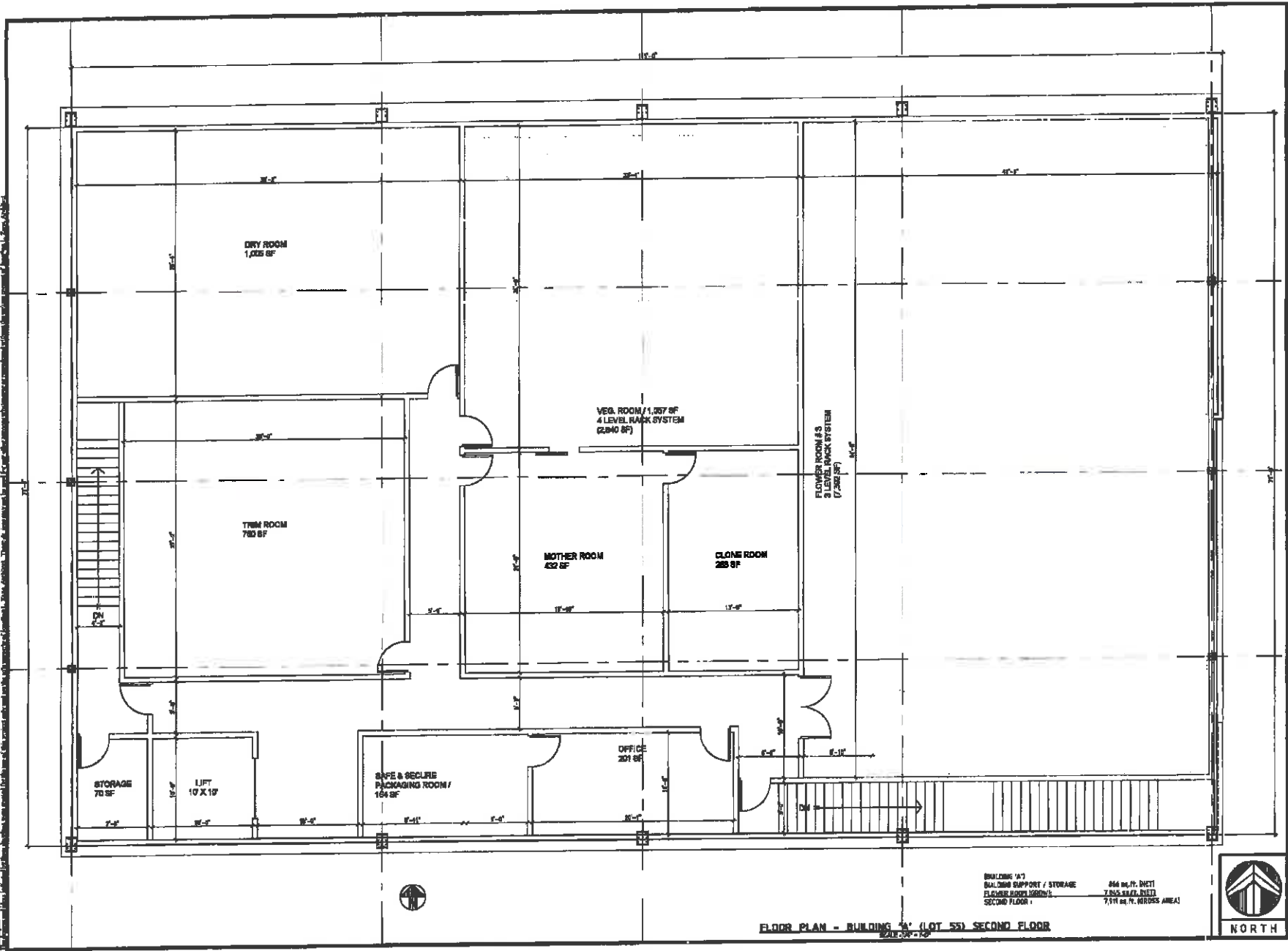
330-040-055

A Proposed Office / Shop Facility For
Pertis Warehouse
 330-040-055
 City of Perris



DATE	12/16/2009
SCALE	1/4" = 1'-0"
DRAWN	ANYS
JOB	2002
SHEET	A-1





FLOOR PLAN - BUILDING 1A (LOT 55) SECOND FLOOR

BUILDING 1A
 BUILDING SUPPORT / STORAGE 464 sq. ft. DETI
 FLOWER ROOM / VEGETABLE 7,855 sq. ft. DETI
 SECOND FLOOR 7,174 sq. ft. GROSS AREA



REVISIONS	
DATE	BY

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE, ARCHITECT - CAL. LIC. #C-12048
 1008 NORTH LA CALINDA DRIVE
 COSTA MESA, CALIF. 92626

330-860-055

A Proposed Office / Grow Facility For
Parris Warehouse
 1500 S. LA CALINDA
 COSTA MESA, CALIF. 92626
 CITY OF PARRIS

DATE: 1/26/20
 SCALE: 1/8" = 1'-0"
 DRAWN: Art.L.
 JOB: 2002
 SHEET: A-2



July 29, 2020

William Dickey
 CIRE Holding, LLC
 3639 Midway Dr, Suite B420
 San Diego, CA 92110

**Re: Parking Analysis - Proposed Cannabis Cultivation Facilities
 North of Malbert St, Perris**

Dear William Dickey,

Per your request, we have conducted a parking study for the proposed cannabis facilities. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

The proposed cannabis facilities are situated on parcels of General Industrial (GI) zoning on the north side of Malbert Street in the City of Perris. The proposed site plan is shown in Exhibit 1. The site is currently vacant and unimproved. The project plans to develop four lots (Lot Numbers 54 through 57) into indoor cannabis cultivation facilities that totals 58,105-square-foot gross floor area (GFA). Parking are shared between four lots in this development. Table 1 shows the breakdown of the proposed land uses and company vehicles.

Table 1. Lot and Land Use Breakdown

LOT #	Bldg #	Bldg GFA Sq. Ft.	Cultivation Sq. Ft.	Processing/ Manufacturing Sq. Ft.	Distribution/ Warehouse Sq. Ft.	Company Vehicle	Parcel Acreage
54	D	14,443	9,459	2,677	2,307	3	0.51 acres
55	A	16,120	16,120	0	0	0	0.50 acres
56	B	13,771	13,771	0	0	0	0.45 acres
57	C	13,771	13,771	0	0	0	0.46 acres
Total		58,105	53,121	2,677	2,307	3	

PARKING REQUIREMENT

The Municipal Code of the City of Perris has the following requirements for General Industrial (GI) uses:

Manufacturing: 1 space for every 500 square feet of manufacturing building area, and 1 space for every company vehicle, and the space required for additional uses on the site; or 1 space for every employee, whichever is largest

Warehousing: 1 space per 1,000 square feet of gross floor area for the first 20,000 square feet.

The number of parking spaces required for indoor cultivation use is not specified in the Municipal Code. The study recommends *one parking space for every employee of cultivation use*. Each lot anticipates up to five (5) staff specifically for cultivation activities, including one Operation Manager and four cultivation employees. Additionally, the Head Grower who oversees cultivation operations of all lots will be assigned with a parking space in Lot 54.

Parking calculation for the entire project is shown in Table 2.

Table 2. Parking Calculation

USE	Cultivation	Processing/ Manufacturing	Distribution/ Warehouse	Company Vehicle	Parking Required	Parking Provided
Parking Requirement	1 space per employee	1 space per 500 SF	1 space per 1,000 SF	1 space per vehicle		
Lot 54	6	5.4	2.3	3	17	17
Lot 55	5	N/A	N/A	0	5	6
Lot 56	5	N/A	N/A	0	5	6
Lot 57	5	N/A	N/A	0	5	7
Total					32	36

The proposed development requires 32 parking spaces, including 17 spaces for Lot 54 and 5 spaces each for Lots 55, 56, and 57.

SUMMARY

The project plan indicates that a total of 36 parking spaces are provided, including 17 spaces on Lot #54, 6 spaces each on Lots #55 and 56, and 7 spaces on Lot #57, exceeding the requirement of 32 parking spaces. With a reciprocal parking agreement expected between all developed lots, the project provides sufficient parking spaces to accommodate the projected parking demand. No parking overflow onto public street is expected.

Regards,

K2 Traffic Engineering, Inc.



Jende "Kay" Hsu, T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 22, 2020

Ms. Melody Segura, Project Planner
City of Cathedral City Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Mance
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Houseman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lorton St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.aluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1089PS20
Related File No.: CUP20-014 (Conditional Use Permit)
APNs: 675-500-004

Dear Ms. Segura:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC’s general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Cathedral City Case No. CUP20-014 (Conditional Use Permit) a proposal to establish an unmanned wireless telecommunication facility with a 65 foot tall antenna support on 0.92 acres, located southerly of Madrid Road, easterly of Landau Boulevard, westerly of Valencia Street, and northerly of Vista Chino.

The site is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). Within Compatibility Zone E of the Palm Springs International Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 13R-31L at Palm Springs International Airport at its southerly terminus is approximately 395.5 feet above mean sea level (AMSL). At a distance of approximately 10,900 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top point exceeding 504 feet AMSL. The site’s elevation is 416 feet AMSL, and the proposed wireless facility height is 65 feet, resulting in a maximum top point elevation of 481 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, provided that the City of Cathedral City applies the following recommended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

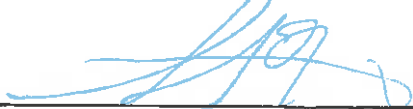
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight 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 climb following takeoff or towards an aircraft engaged in a 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. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached Notice of Airport in Vicinity shall be provided to all potential purchasers of the property.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater 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, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Mitchell Bryant (applicant/representative)
Cathedral 168 – Hugo Chau (property owner)
Ulises Aguirre, Interim Airport Manager, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1089PS20\ZAP1089PS20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)
(13)(A)

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

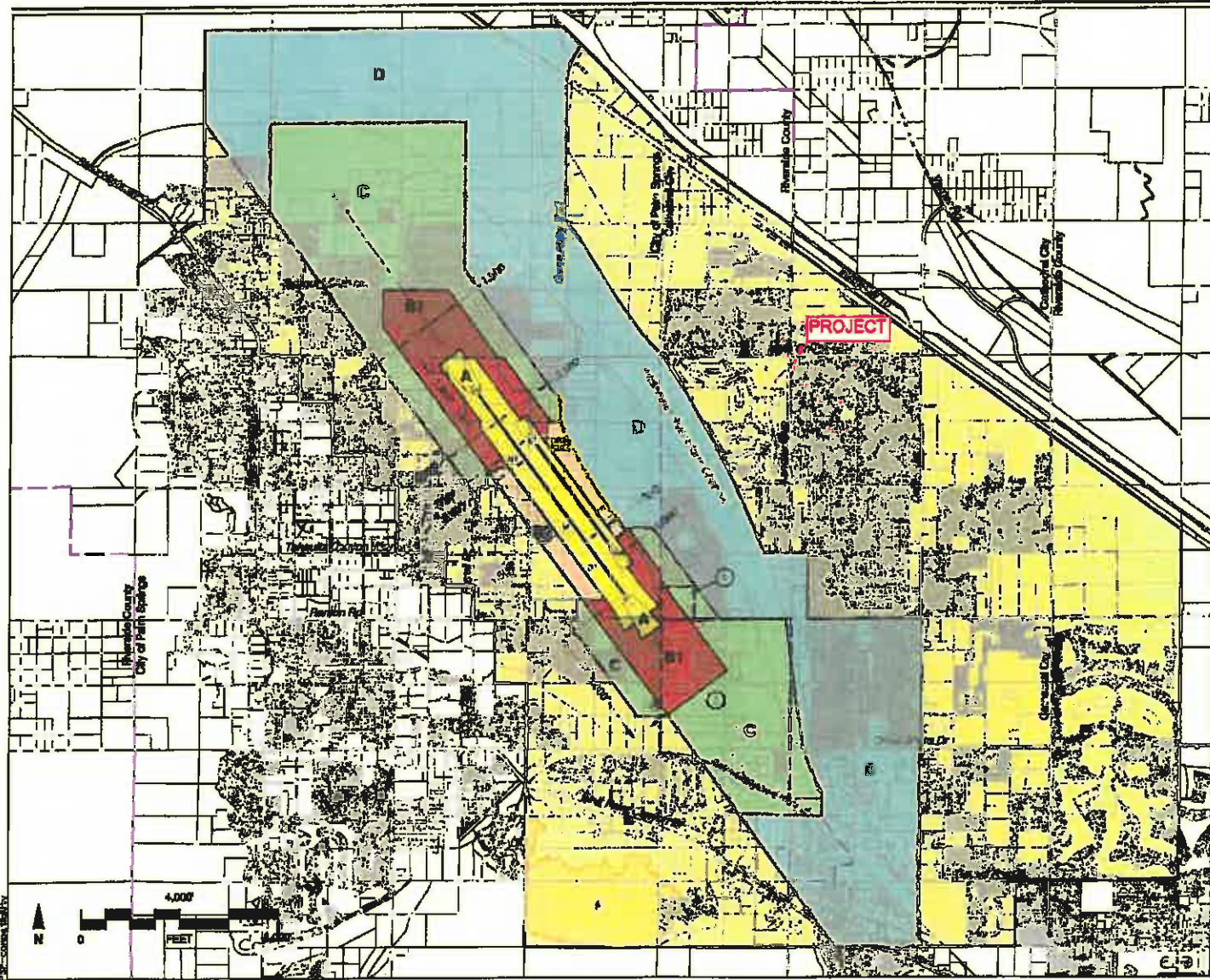
**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

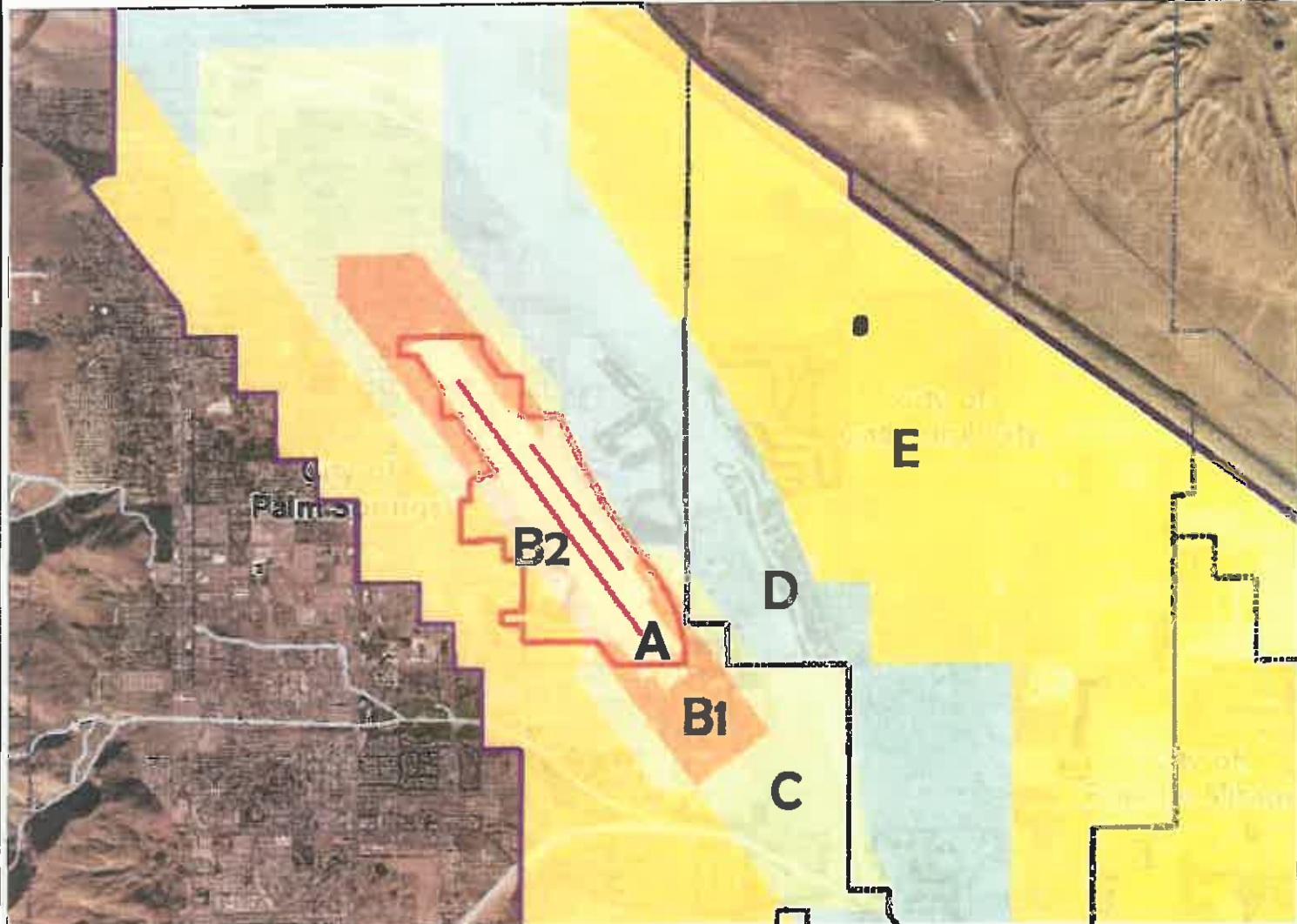
Ⓢ See Policy PB.2.1.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted March 2008)

Map PS-1

Compatibility Map
 Palm Springs International Airport

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones**
 - OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGH1
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8



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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas

Airport Compatibility Zones

OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ1
- B1-APZ1-EXC1
- B1-APZ1
- B1-APZ1-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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Notes

0 376 752 Feet

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Map My County Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas
 - World Street Map



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Notes

0 375 752 Feet

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Map My County Map



Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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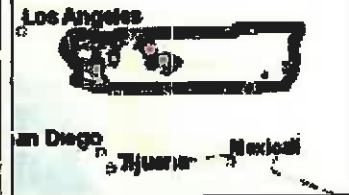
Notes






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Map My County Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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Notes

0 752 1,505 Feet

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Map My County Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas
 - World Street Map



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Notes



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SITE NUMBER: CSL04886
SITE NAME: CATHEDRAL 168

PACE#: MRLOS052851 | FA#: 11553758 | USID#: 283366

A/E DOCUMENT REVIEW STATUS	
Status Code	
1	Accepted - With minor or no comments, construction may proceed
2	Not Accepted - Please resolve comments and resubmit
4	Review not required. Construction may proceed.

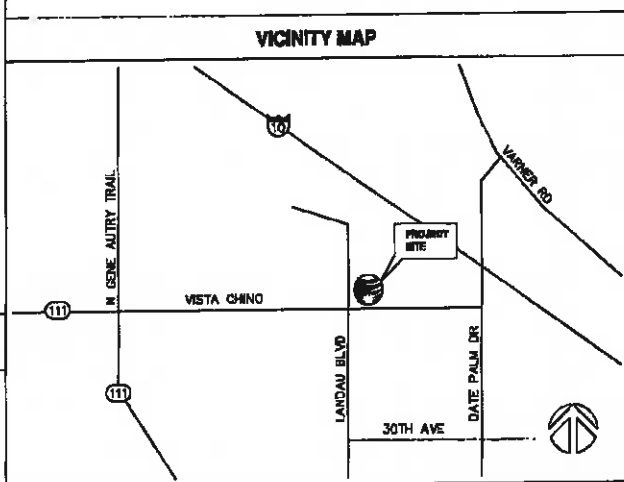
Acceptance does not constitute approval of design details, calculations, materials, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations

Reviewed	ENG	CONST			
By: Ritigada					
Date: 10/28/20					

DRAWING INDEX (ZONING)	REV.
AA-CSL04886-T01	4
AA-CSL04886-Z01	4
AA-CSL04886-Z02	4
AA-CSL04886-Z03	3
AA-CSL04886-Z04	3
AA-CSL04886-S01	3
AA-CSL04886-S02	3
AA-CSL04886-S03	3

DIRECTIONS
DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN
1. HEAD SOUTHEAST ON EDINGER AVE TOWARD RED HILL AVE 2. TURN RIGHT ONTO RED HILL AVE 3. TURN RIGHT ONTO VALENCIA AVE 4. TURN RIGHT ONTO NEWPORT AVE / DEL AVO AVE 5. TAKE RAMP LEFT FOR CA-55 N 6. KEEP STRAIGHT ONTO CA-91 E 7. AT EXIT 65B, TAKE RAMP RIGHT FOR CA-80 EXST TOWARD IRVING / SAN DIEGO
8. KEEP STRAIGHT ONTO I-215 S / CA-80 E 9. KEEP LEFT ONTO CA-80 HOV LANE/C. 10. KEEP STRAIGHT ONTO CA-80 E 11. TAKE RAMP LEFT FOR I-10 E 12. AT EXIT 15A, TAKE RAMP RIGHT FOR DATE PALM DRIVE TOWARD CATHEDRAL CITY / RANCHO MIRAGE 13. TURN RIGHT ONTO DATE PALM DR 14. TURN RIGHT ONTO VISTA CHINO 15. ARRIVE AT VISTA CHINO

PROJECT INFORMATION	
SCOPE OF WORK:	AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:
	1. INSTALL (0) 60' HIGH MONOPOLE 2. INSTALL (0) CMU ENCLOSURE WITH TRELIS 3. INSTALL (1) SHORE WIND SHELTER WITHIN CMU ENCLOSURE 4. INSTALL (1) 20KW AC GENERATOR WITHIN CMU ENCLOSURE 5. INSTALL (6) 8'W PANEL ANTENNAS 6. INSTALL (15) RIBBS, (3) SURGE SUPPRESSORS AND (1) GPS ANTENNA 7. INSTALL (1) 2'W MICROWAVE DISH 8. POWER, FIBER, TELCO AND COAX RUNS
SITE ADDRESS:	8050 VISTA CHINO CATHEDRAL CITY, CA 92234
PROPERTY OWNER:	CATHEDRAL 168, LLC 5817 OAK AVE #200 TEMPLE CITY, CA 91789 CONTACT: HUGO CHAU PHONE: (626) 486-8128
APPLICANT:	AT&T WIRELESS 1452 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780
JURISDICTION:	CITY OF CATHEDRAL CITY
APN:	675-500-004
CURRENT ZONING:	POC (PLANNED COMMUNITY COMMERCIAL)
CURRENT LAND USE:	COMMERCIAL
NEW OCCUPANCY/USE:	TYPE 1 (UNMANNED TELECOMMUNICATIONS FACILITY)
NEW CONST. TYPE:	V-B
LEASE AREA:	352 SQ. FT.



CODE COMPLIANCE
** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
1. 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 3. 2019 CALIFORNIA ELECTRICAL CODE 4. 2019 CALIFORNIA MECHANICAL CODE (CMC) 5. 2019 CALIFORNIA ENERGY CODE 6. 2019 CALIFORNIA FIRE CODE (FC) 7. 2019 CALIFORNIA GREEN CODE 8. 2019 CALIFORNIA REFERENCES STANDARDS CODE

SITE QUALIFICATION PARTICIPANTS		
A/E	NAME/CONTACT	COMPANY
	GUO DO/BOK YU	DCI PACIFIC
SAC	MITCHELL BRYANT	COASTAL BUSINESS GROUP
ZONING	MITCHELL BRYANT	COASTAL BUSINESS GROUP
RF	JAMIC ARMED	AT&T
CONST	RON VANDERBAL	BECHTEL COMMUNICATIONS
LL/OWNER	HUGO CHAU	LANDLORD

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
20000 JEFFERSON PARK | SUITE 200
IRVING, CA 92614

CSL04886 - CATHEDRAL 168
PACE#: MRLOS052851 | FA#: 11553758 | USID#: 283366

8050 VISTA CHINO
CATHEDRAL CITY, CA 92234

1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISION	BY	CHK	APPV
1	08/11/20	ISSUE FOR CONSTRUCTION AND AS UPDOTE	RF	BOK	CHAU
2	07/23/20	ISSUE FOR POWER REPORT CHANGE	RF	BOK	CHAU
3	03/24/20	ISSUE FOR CLIENT COMMENTS	RF	BOK	CHAU
4	02/14/20	ISSUE FOR PERMIT COMMENTS	RF	BOK	CHAU
5	02/05/20	ISSUE FOR PERMIT PERMIT (ISSUE)	RF	BOK	CHAU

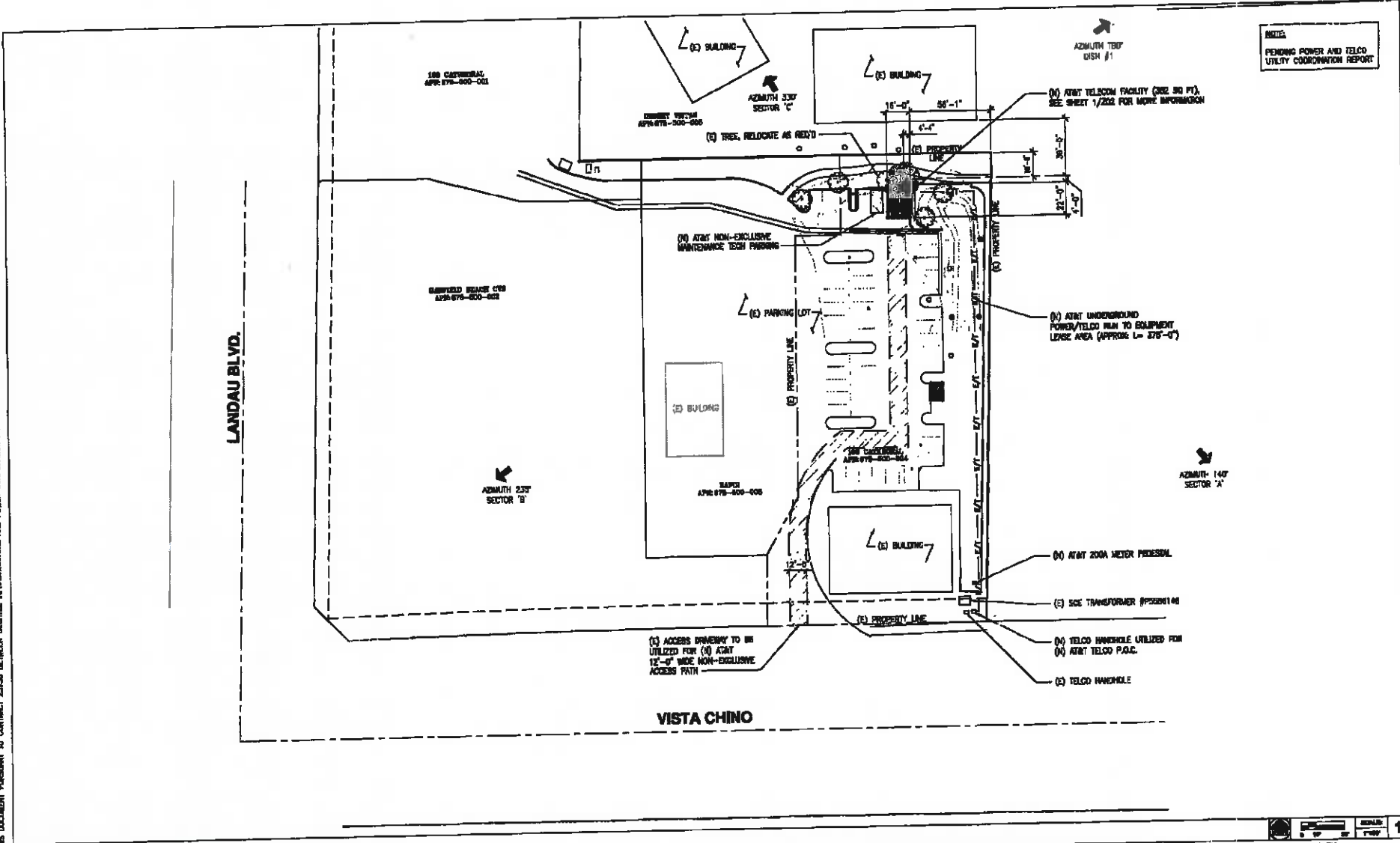
AT&T MOBILITY
TUSTIN, CA

TITLE SHEET

AA-CSL04886-T01 4

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NOTE:
 PENDING POWER AND TELCO UTILITY COORDINATION REPORT

SITE PLAN

DCI PACIFIC
 A|N|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 10000 WILSON BLVD | SUITE 100
 DUBLIN, CA 94568

CSL04886 - CATHEDRAL 168
 PACE#: MRLOS052851 | FAX: 11553758 | USID#: 283308

6850 VISTA CHINO
 CATHEDRAL CITY, CA 92234

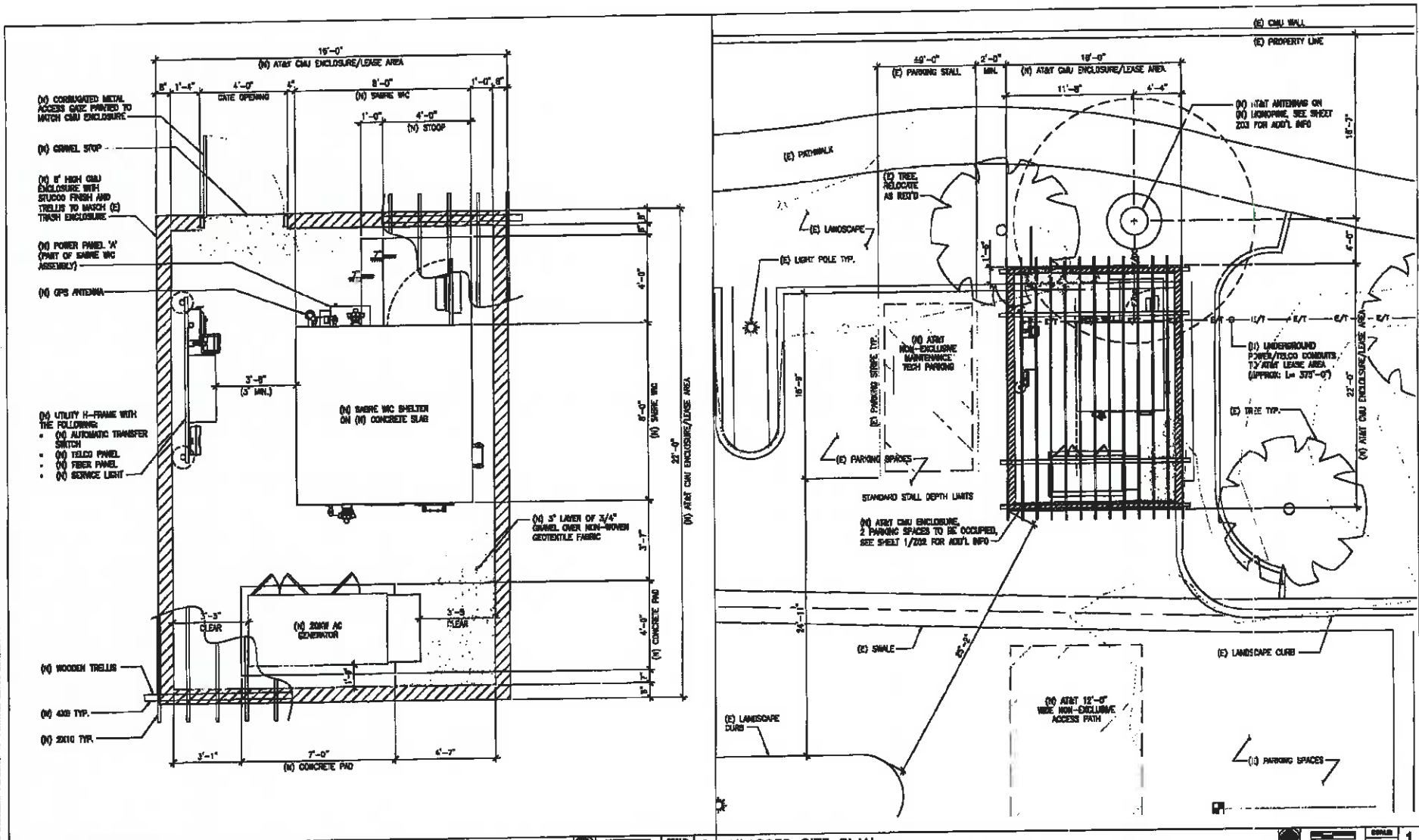


1	08/11/15	ISSUE, NEW COMMENTS AND REV IMPACT	RF	MM	MM
2	07/23/15	ISSUE, TOWER HEIGHT CHANGE	RF	MM	MM
3	06/25/15	ISSUE, CLIENT COMMENTS	RF	MM	MM
4	05/16/15	ADDITIONAL NEW COMMENTS	RF	MM	MM
5	05/20/15	ISSUE FOR ISSUING PERMIT (1.00)	RF	MM	MM
NO.	DATE	REVISION	BY	CHK	APP
SCALE AS SHOWN		DESIGNED	DRWN		



AT&T MOBILITY TUSTIN, CA	
SITE PLAN	
08/28/15	AA-CSL04886-201
1	4

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EQUIPMENT AREA PLAN **2 ENLARGED SITE PLAN** SCALE 1" = 1'-0"

DCI PACIFIC
A|B|C WORKS

ARCHITECTURE | ENGINEERING | CONSTRUCTION
2500 SANDHILL DRIVE, SUITE 100
SAN JOSE, CA 95128

CSL04886 - CATHEDRAL 168
 PACE#: MRL05052851 | FAX#: 11533758 | USID#: 283366

68630 VISTA CHINO
CATHEDRAL CITY, CA 92234

at&t
MOBILITY

4000 RIVERSIDE AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	DESCRIPTION	BY	CHK	APP
4	08/11/20	ISSUE FOR CONCRETE AND UP LAYOUT	BY	CHK	DND
3	07/23/20	ISSUE FOR TREE LOCATE CURVE	BY	CHK	DND
2	05/29/20	ISSUE FOR SIGN CONFORMANCE	BY	CHK	DND
1	03/16/20	ADDITIONAL SIGN CONFORMANCE	BY	CHK	DND
0	02/26/20	ISSUED FOR SIGNING PERMIT (TODAY)	BY	CHK	DND
NO.	DATE	DESCRIPTION	BY	CHK	APP
SCALE	AS SHOWN	ISSUED	BY	CHK	APP

AT&T MOBILITY
TUSTIN, CA

ENLARGED SITE PLAN AND EQUIPMENT AREA PLAN

DATE: 08/11/20

PROJECT NUMBER: AA-CSL04886-202

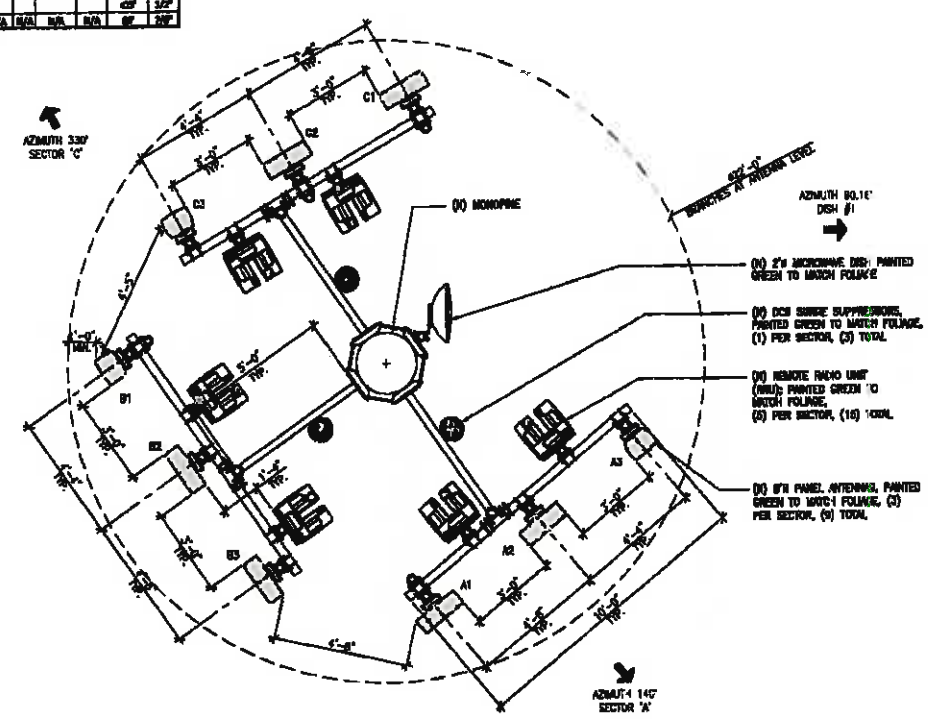
SCALE: 1" = 1'-0"

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CSLO4886 ANTENNA & RRU SCHEDULE

SECTOR	PORTS	ANTENNA		H2O	H2O	REMOVAL/REPAIR INFRASTRUCTURE				DISTANCE				DIRECTION	
		TYPE	MODEL/NO.			TYPE	NO.	UP OR DOWN	USE HIGH ANTENNA	QTY	LENGTH	QTY	LENGTH	QTY	LENGTH
ALPHA	A1	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"	1	200'	2'	1	200'	2'
	A2	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"						
	A3	LTE	CLAYTON 800-3500K	370	30'-0"	WIRE 4000 25000	1	UP	<12"						
BETA	B1	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"	1	200'	2'	1	200'	2'
	B2	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"						
	B3	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"						
GAMMA	G1	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"	1	200'	2'	1	200'	2'
	G2	LTE	BATHWREN 800-3500K	540	30'-0"	WIRE 4000 25000	1	UP	<12"						
	G3	LTE	CLAYTON 800-3500K	370	30'-0"	WIRE 4000 25000	1	UP	<12"						

- NOTES:**
1. ALL NEW ANTENNAE, SURGE SUPPRESSOR, RRU AND MOUNTING BRACKETS MUST BE PAINTED GREEN TO MATCH MONOPINE FOLIAE.
 2. PINE SOCKS TO BE INSTALLED ON PANEL ANTENNAS AND PAINTED TO MATCH MONOPINE FOLIAE.



ANTENNA LAYOUT PLAN AND SCHEDULE

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
24 HOURS A DAY | 365 DAYS A YEAR
10000 N. CENTRAL EXPRESSWAY, SUITE 1700
DALLAS, TEXAS 75243

CSLO4886 - CATHEDRAL 168
PAGE#: WRL05052881 | FAX#: 11533758 | USD#: 283366

68030 VISTA CHINO
CATHEDRAL CITY, CA 92254

at&t
MOBILITY

NEW CONSTRUCTION, 2ND FLOOR
TUSTIN, CA 92680

4	08/11/20	ISSUE: 07A COMMENTS AND R# UPDATES	BY: BDC	CHK: BDC
3	07/23/20	ISSUE: POWER HEIGHT CHANGE	BY: BDC	CHK: BDC
2	03/26/20	ISSUE: CLEW COMMENTS	BY: BDC	CHK: BDC
1	03/18/20	ADDITIONAL BID COMMENTS	BY: BDC	CHK: BDC
0	02/28/20	ISSUE FOR ZONING PERMIT (R000)	BY: BDC	CHK: BDC
NO.	DATE	REVISION	BY	CHK/APPV
SCALE	AS SHOWN	DATE	ISSUED	DATE



AT&T MOBILITY
TUSTIN, CA

ANTENNA LAYOUT PLAN, AND SCHEDULE

DATE: 08/11/20

PROJECT: CSLO4886-203

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

OWNER'S NAME: MR CARROLL
 ACCESSION'S PARCEL NUMBER(S) 870-000-004

DATE OF SURVEY: (MADRID EPOCH 2010)
 THE BEARING BEYOND HEREON ARE BASED CALIFORNIA STATE PLANE
 COORDINATE SYSTEM - ZONE 11, AS DETERMINED BY C.P.L.
 OBSERVATIONS USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE
 GEODETIC OFFICE 1.50 DISTING.

DATE OF ELEVATIONS: MARCH 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL
 GEODETIC SURVEY C.G.L.S. REFERENCE STATIONS: 1) JPLM, ELEVATION
 = 100.48' AND 2) TUPA, ELEVATION = 101.77' WITH GRID 2012
 CORRECTIONS APPLIED.

SITE BENCHMARK IS A 16-INCH IRON ROD, LOCATED SOUTHWEST OF
 SERVICE AT THE END OF A PARKING STRIP, AS SHOWN HEREON.
 ELEVATION = 41.89'.

FEMA FLOOD ZONE DETERMINATION: National Flood Insurance Program

County REFERENCE
 Map/Parcel: 06080C18798
 Effective Date: 4/26/2008
 The Flood Zone Designation for this site is: ZONE: X-5A(0)

PROPERTY LEGAL DESCRIPTION
 (WAITING FOR TITLE)

TITLE REPORT NOTES
 (WAITING FOR TITLE)

1) This is not a boundary survey. This is a specialized
 topographic map. The property lines and easements shown hereon
 are (with regard information of record hereon). Floyd Surveying
 provided the topographic survey to record information using the
 law found monuments shown hereon. No title research was
 performed by Floyd Surveying.

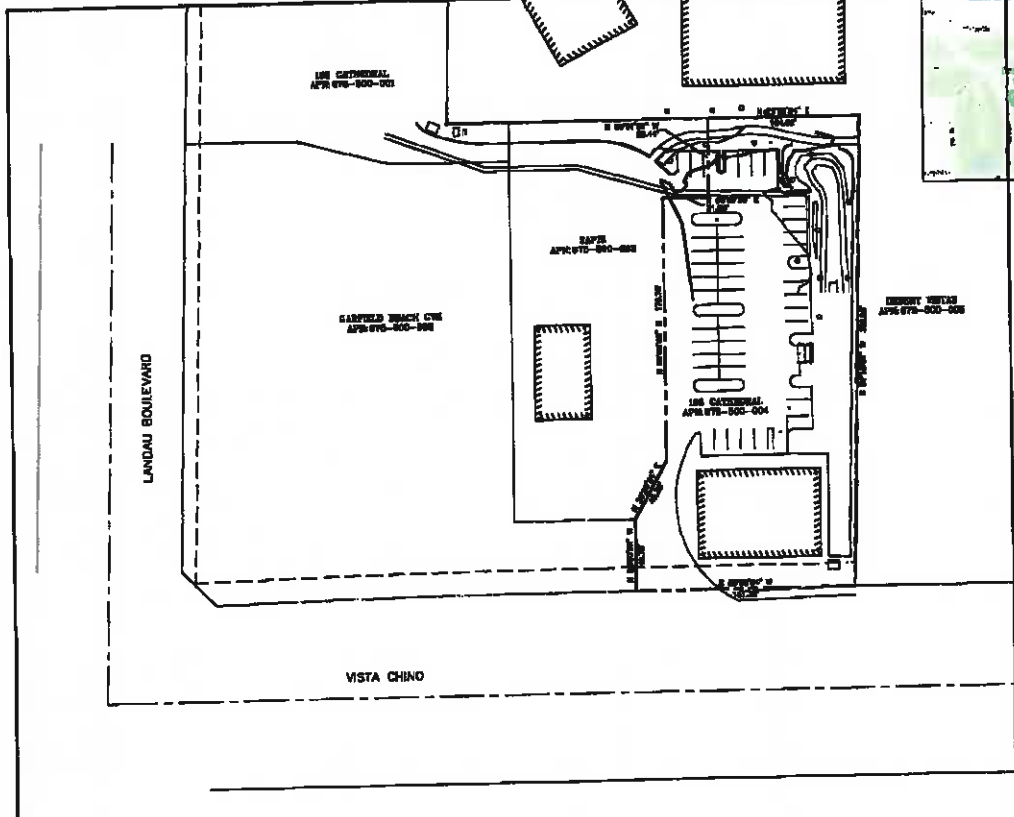
2) Any changes made to the information on this plan, without the
 written consent of Floyd Surveying releases Floyd Surveying of any
 and all liability.

3) These drawings & specifications are the property & copyright of
 Floyd Surveying & shall not be used on any other work without the
 agreement with the Surveyor. Written permission shall later
 authorize your agent & shall be written on the job site. Any
 discrepancy shall be brought to the notice of the Surveyor prior to
 commencement of any work.

4) This survey completed on February 8, 2020



VICINITY MAP



LEGEND

- These standard symbols will be found in this drawing.
- HANDED CAP SYMBOL
 - LIGHT POLE
 - ⊙ MONUMENT PILE
 - ⊙ TREE EXCLUSIVE
 - ⊙ TREE TOP CONTOUR
 - TREE TOP CONTOUR
 - BOTTOM OF CURB
 - ELECTRICAL TRANSFORMER
 - FLOORING CURB & CUTTER
 - UP OF CUTTER
 - LIGHT POLE TOP
 - SIDEWALK EDGE ELEVATION
 - FRONT STEPS
 - ROOF DOWNWARD
 - ROOF TOP
 - SIDEWALK
 - TOP OF CURB
 - TELEPHONE WALK
 - TREE TOP CONTOUR
 - TREE TOP CONTOUR
 - TOP OF WALL
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EMENT LINE
 - FENCE LINE
 - BUILDING EDGE
 - OVERHEAD WIRE

OVERALL SITE PLAN

FLOYD SURVEYING
 3400 GALLERIE STREET
 THOUSAND OAKS, CA 91320
 OFFICE: (805) 880-0630
 FAX: (805) 880-0630

DCI PACIFIC
 ATRIC WORKS
 ARCHITECTURE | INTERIORS | CONSTRUCTION
 24300 15TH STREET | SUITE 100 | IRVINE, CA 92614
 T 949 451-1888 | F 949 451-1887

CSL04886
 88030 VISTA CHINO
 CATHEDRAL CITY, CA 92234

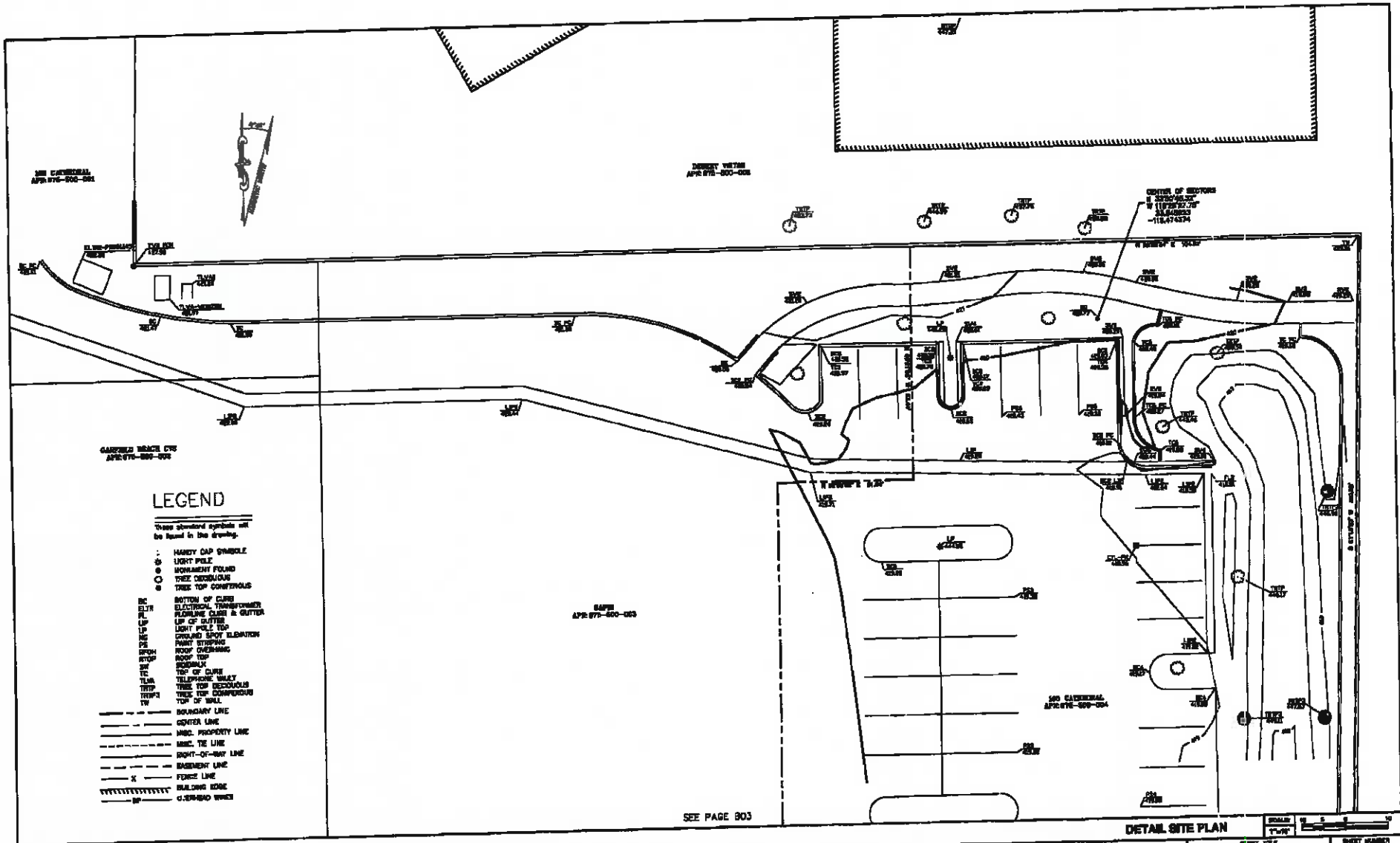
at&t
 Mobility
 1400 ROBERT AVENUE, 3RD FLOOR
 THOUSAND OAKS, CA 91320

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	2/18/20	ISSUED FOR ZONING SUBMITTAL	CAF	CAF	CAF
2			BY	CAF	APP'D

SCALE: AS SHOWN
 DESIGNED: []
 DRAWN: []



TOPOGRAPHIC SURVEY
 SHEET NUMBER: **B01**



LEGEND

- These standard symbols will be found in the drawing.
- HAZY CUP SYMBOL
 - LIGHT PILE
 - MONUMENT FOUND
 - TREE DECIDUOUS
 - TREE TOP CONIFEROUS
 - TREE TOP CONIFEROUS
 - BC BOTTOM OF CURB
 - ELT ELECTRICAL TRANSFORMER
 - FL PLUMBING FLANGE CURB & GUTTER
 - UP UP OF CURB
 - LP LIGHT PILE TOP
 - MS GROUND SPOT ELEVATION
 - PS PAINT STOPPING
 - RFH ROOF OVERHANG
 - RTF ROOF TOP
 - STP STOP
 - STP STOP
 - TE TELEPHONE
 - TE TELEPHONE MOUNT
 - TRIP TREE TOP DECIDUOUS
 - TRIP TREE TOP CONIFEROUS
 - TW TOP OF WALL
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE
 - BUILDING EDGE
 - CATHEDRAL WHEEL

DETAIL SITE PLAN
 SCALE: AS SHOWN
 SHEET TITLE: TOPOGRAPHIC SURVEY
 SHEET NUMBER: B02

FLOYD SURVEYING
 2400 GALLERIE STREET
 TEMPE, AZ 85281
 OFFICE: (480) 302-4888
 FAX: (480) 302-4888
 EMAIL: floyd@floydsurveying.com

DCI PACIFIC
 ALIEN WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 24 INDUSTRIAL PARK DRIVE, SUITE 100 | GARDEN CITY, CA 95923
 TEL: (916) 434-1100 | FAX: (916) 434-1101

CSL04886
 88030 VISTA CHINO
 CATHEDRAL CITY, CA 92234

atat
 Surveying
 1401 BERNARD AVENUE, 2ND FLOOR
 TUSTIN, CA 92780

DATE	REVISION	BY	CHK
1/18/20	ISSUED FOR DESIGN SUBMITTAL	DJP	DJP
		BT	CKK
SCALE	AS SHOWN	REVISIONS	ISSUED



TOPOGRAPHIC SURVEY
B02

SEE PAGE B02

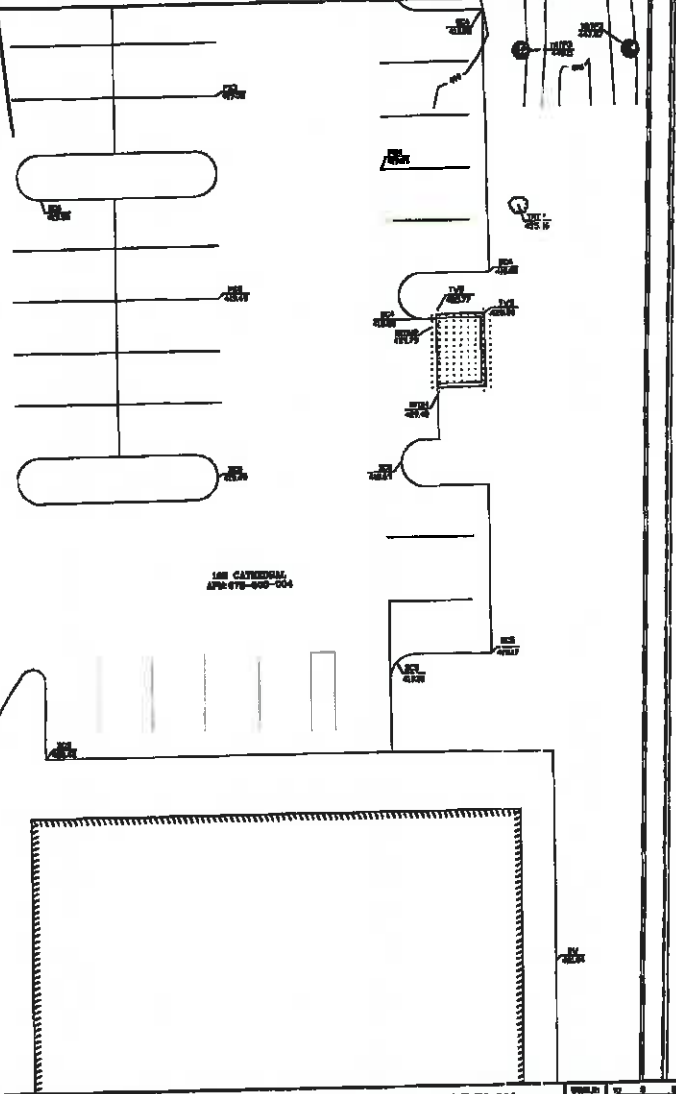
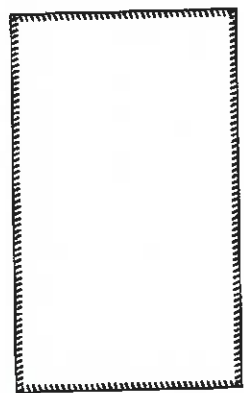
GARFIELD BEACH LWB
APR 678-000-002

MAPS
APR 678-000-002

100 CATHEDRAL
APR 678-000-004

LEGEND

- These standard symbols will be found in the drawings.
- HANDED CAP SYMBOL
 - LIGHT POLE
 - SURVEY POINT
 - TREE DESIGNATION
 - TREE TOP CONTOUR
 - BOTTOM OF CURB
 - ELECTRICAL TRANSFORMER
 - FLOWLINE CURB & GUTTER
 - LIP OF GUTTER
 - LIGHT POLE TOP
 - GROUND SPOT ELEVATION
 - ROOF STRONG
 - ROOF OVERHANG
 - ROOF TOP
 - SIDEWALK
 - TOP OF CURB
 - TELEPHONE WALL
 - TREE TOP DESIGNATION
 - TREE TOP CONTOUR
 - TOP OF WALL
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE
 - BUILDING EDGE
 - OVERHANG WIRES



DETAIL SITE PLAN



FLOYD SURVEYING
3488 MILLER STREET
VENICE, CA 90291
PHONE: (310) 300-3000
FAX: (310) 300-3000

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
24 BUCHHEIM STREET | SUITE 200 | BERKELEY, CA 94704
P: 908.426.1000 | F: 908.426.1001

CSL04886

66030 VISTA CHINO
CATHEDRAL CITY, CA 92234



LAND ENGINEERING AND DESIGN
SANTA ANA, CALIFORNIA

NO.	DATE	REVISION	BY	CHKD	APP'D
0	2/16/20	REFUSED FOR ZONING SUBMITTAL	DAF	DAF	DAF
1			DAF	DAF	DAF
2			DAF	DAF	DAF

SCALE: AS SHOWN DESIGNED: DRAWN:



TOPOGRAPHIC SURVEY **B02**



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
NOVEMBER 12, 2020**

DRAFT

11-23-20

COMMISSIONERS PRESENT LIVE: Russell Betts, Arthur Butler, John Lyon, Richard Stewart

COMMISSIONERS PRESENT REMOTELY: Steve Manos, Steven Stewart (attended 9:45 am)

COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT** (Vote 5-0; Absent: Youmans, Steven Stewart)
Motion: John Lyon
Second: Richard Stewart
- ZAP1434MA20 – Sean St. Peter** – County of Riverside Case No. CUP200026 (Conditional Use Permit). A proposal to establish a 4,646 square foot cannabis distribution and retail facility as part of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel located northerly of Cajalco Expressway, easterly of Harvill Avenue, southerly of Messenia Lane, and westerly of Interstate 215 (The original proposal to construct two retail commercial buildings totaling 12,872 square feet and two restaurant buildings with drive-thru totaling 6,686 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT** subject to the amended condition created at the meeting, that the occupancy generated in the self-storage facility shall not exceed the Compatibility Zone B2 intensity criteria maximum of 100 people per average acre and 250 people in any given acre area. (Vote 6-0; Absent: Youmans)
Motion: John Lyon
Second: Richard Stewart
- ZAP1436MA20 – Greens Inv. 11, LLC (Representative: Adam Corral)** – March Joint Powers Authority Case Nos. GPA20-01 (General Plan Amendment), SPA20-02 (Specific Plan Amendment), PPA16-02 (Plot Plan Amendment), CUP20-04 (Conditional Use Permit), CZ20-01 (Change of Zone), PM20-06 (Tentative Parcel Map No. 37116-2). A proposal to construct a 100,000 square foot warehouse building with mezzanine and a 3-story 138,152 square foot self-storage facility on a 6.6 acres, located northerly of Van Buren Boulevard, easterly of Opportunity Way, and westerly of the 215 Freeway. The applicant also proposes amending the site's General Plan land use designation and Meridian Specific Plan designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The applicant also proposes to divide the 6.6 acres into two commercial lots (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

1

A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

**AIRPORT LAND USE COMMISSION MEETING
MINUTES
NOVEMBER 12, 2020**

- 3.3 Staff report recommended: **ZAP1100RI20 – Inland Harbor, LLC (Representative: MDS Consulting)** – City of Jurupa Valley Case Nos. MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan). A proposal to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, 1.81 acres of open space/landscaping, 1.83 acres of water treatment basin, and 3.10 acres of public roads, located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad. The applicant also proposes a change of zone for the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT** (Vote 6-0; Absent: Youmans)
- Motion: Richard Stewart**
Second: Art Butler

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Update March Air Reserve Base Compatibility Use Study (CUS). Request appointment of a second Commissioner to the Policy Committee.

Simon Housman, ALUC Director recommended Jamil Dada of Riverside, a financial advisor for Provident Bank and a community activist to take his seat as second Commissioner to the Policy Committee due to his role as presenter as well. Mr. Dada has accepted the position. The ALUC by a vote of 6-0 approved the appointment of Jamil Dada as second Commissioner to the Policy Committee, therefore removing Simon Housman. Mr. Housman also added that they are continuing to review RFP proposals to find the best consulting firm to work with ALUC on the project.

4.3 Jacqueline Cochran Regional Airport Off-Field Landing.

Paul Rull, ALUC staff presented Power Point slides informing the Commission of the Zone D off-field landing in the Jacqueline Cochran Regional Airport Influence area.

4.4 Presentation of Publicly Reported Efforts to Close the Banning Airport.

Information only. FAA has no plans to close the airport so far. Russell Betts, Chair requested staff update for further development.

4.5 Discuss ALUC Glare Reviews and obtain direction from the Commission on how to best handle these.

Russell Betts, Chair directed staff to propose a Residential Solar Study Review Policy to discuss and approve at the next Commission meeting on December 10.

4.6 Approval and Adoption of Revised Record Retention Procedure.

Commissioner Butler motioned to adopt the revise retention policy. Seconded by Commissioner Lyon. (Vote 6-0; Absent: Youmans)

VIDEO:

2

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**AIRPORT LAND USE COMMISSION MEETING
MINUTES
NOVEMBER 12, 2020**

5.0 APPROVAL OF MINUTES

Steven Stewart, Vice Chair motioned to approve the October 8, 2020 minutes. Seconded by Commissioner Lyon. Absent: Commissioner Youmans (Vote 6-0)

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

None

8.0 ADJOURNMENT

Russell Betts, Chair adjourned the meeting at 10:53 a.m.

Y:\ALUC COMMISSION - PUBLIC HEARING\ALUC Minutes\2020 Minutes\Minutes 11-12-20.doc

VIDEO:

3

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