



CITY OF PERRIS PLANNING COMMISSION

AGENDA

February 05, 2020

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Perez, Hernandez, Jimenez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Perez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for December 18, 2019

7. PUBLIC HEARING:

A. **Development Plan Review (DPR) 19-00002** – A proposal construct three (3) warehouse buildings totaling 31,200 sq. ft. on 1.58 acres located at the southeast corner of Patterson Avenue and Nance Street within the Light Industrial zone of the PVCC Specific Plan. **Applicant:** Richard Park, Ritapk LLC

REQUESTED ACTION: ADOPT Resolution No. 20-1 adopting Mitigated Negative Declaration No. 2348 and approving Development Plan Review (DPR) 19-00002 to construct three (3) warehouse buildings totaling 31,200 sq. ft. located at the southeast corner of Patterson Avenue and Nance Street, based on the findings and subject to the Conditions of Approval.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

Planning Commission Agenda

**CITY OF PERRIS
February 05, 2020**

Item 6A

**Planning Commission Minutes for
December 18, 2019**

CITY OF PERRIS

MINUTES:

Date of Meeting: December 18, 2019

06:05 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Jimenez, Perez; Hernandez, Vice-Chair Hammond, Chair Shively.

Commission Members Present: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for November 20, 2019

B. Street Name Review (PLN 18-05328) – A proposal to name one street within Tentative Map 31912 located at the northwest corner of 7th St and Clayton St. Applicant: Justen Lockmiller REQUESTED ACTION: Approve Street Name 18-05328 based on the findings contained within this document and accompanying exhibits.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve items 6A for Planning Commission Minutes of November 20, 2019 and 6B for Street Name Review (PLN18-05328).

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT: Commissioner Perez.

ABSTAIN:

7. PUBLIC HEARING:

- A. Development Plan Review 18-00002, Tentative Parcel Map 18-05058 (TPM 37457) Continued from November 20, 2019 PC Meeting – Proposal to consolidate four parcels into one lot to facilitate the construction of a 428,730 square feet (SF) warehouse building, on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway. Applicant: IDI Logistics, Inc. REQUESTED ACTION: ADOPT Resolution No. 19-15 adopting Mitigated Negative Declaration 2342 and approving Development Plan Review 18-00002, and Tentative Tract Map 18-05058 to facilitate the development of a 428,730 square foot industrial warehouse distribution building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue, based on the findings and subject to Conditions of Approval.

Commissioners Hammond and Jimenez acknowledged that they visited the site prior to the meeting.

Planning Manager Phung, presented the item to the Commission.

Vice Chair Hammond, requested clarification on the truck access.

Commissioner Jimenez, asked about a fire access gate option for the southwestern entry on Ramona Expressway and the potential for additional landscaping.

Commissioner Hernandez, asked about site specifications for electric vehicles.

Applicant Lou Monville on behalf of IDI, presented to the Commission.

Architect Steve Hong of HPA, spoke to the Commission regarding the architecture of the project.

Commissioner Perez, arrived to the meeting at 6:20pm.

Chair Shively, discussed the revision to the architecture.

John Condas on behalf of IDI, spoke to the Commission.

Traffic Consultant Scott Hildebrandt of Webb Associates, presented to the Commission.

Commissioner Hernandez, commented on electric energy building requirements and the AQMD comments for energy efficiency.

John Condas, discussed the tier 4 request for construction equipment and the feasibility of the AQMD requests.

Applicant Steve Hollis for IDI, presented to the Commission.

Commissioner Hernandez, asked if the applicant had any potential clients for the project.

Labor Union representative Mike Dea for LIUNA, spoke to the Commission.

Jose Hector Ramirez for LIUNA, spoke to the Commission.

Commissioner Jimenez, appreciated the response to the Commission's requests for additional landscaping and architectural features.

Vice Chair Hammond, commented on focusing on environmental issues, and appreciated the architectural changes made to the project.

Chair Shively, thanked architect Mr. Hong for the design revision, and suggested the potential for more trees on the property.

Planning Manager Phung, summarized the edits to the conditions including; Condition 51 to clarify payment of park fees and public art fees at the resolution of CEQA, and Condition 39n for enhanced landscaping to the property along Ramona Expressway.

Commissioner Jimenez, spoke on potential for lighting updates to the site.

Planning Manager Phung, discussed that modification to Condition 42 can be made to elaborate on lighting changes.

Commissioner Hernandez, requested clarification on the fire access gate requirement along Ramona Expressway at the southwest entrance.

Planning Manager Phung, noted that modification to Condition 52 can be made to add a fire gate at the southwest entrance along Ramona Expressway.

Applicant Steve Hollis for IDI, commented on site traffic between trucks and passenger vehicles.

Assistant City Attorney Khuu, clarified that the requested modifications for the motion included: fire access gate along Ramona Expressway, increased and enhanced landscaping, lighting enhancement, and park/art fees.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve Resolution No. 19-15 adopting Mitigated Negative Declaration 2342 and approving Development Plan Review 18-00002, and Tentative Tract Map 18-05058 to facilitate the development of a 428,730 square foot industrial warehouse distribution building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue, based on the findings and subject to Conditions of Approval, including modifications to: Condition 39n for enhanced landscaping along Ramona Expressway, Condition 42 for lighting changes, Condition 51 to clarify payment of park and public art fees at the resolution of the CEQA process, and Condition 52 to add a fire gate at the southwest entrance along Ramona Expressway.

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES: Commissioner Perez.

ABSENT:

ABSTAIN:

- B. Development Plan Review (DPR) 19-00003 – A proposal to construct a 251,504 square-foot warehouse building on 25.35 acres located at the northeast corner of Western Way and Nandina Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. Applicant: Russell Pierce, RDP Development Inc. REQUESTED

ACTION: ADOPT Resolution No. 19-23 adopting Mitigated Negative Declaration No. 2345 and approving Development Plan Review (DPR) 19-00003 to facilitate the construction of a 251,504 sq. ft. warehouse building located at the northeast corner of Western Way and Nandina Avenue, based on the findings and subject to the Conditions of Approval.

Commissioner Hammond and Jimenez acknowledged that they visited the site prior to the meeting.

Senior Planner Perez, presented the item to the Commission.

Commissioner Hernandez, asked about the amenities provided for the project.

Commissioner Jimenez, requested the potential for more employee amenities.

Vice Chair Hammond, commented on noise concerns for outdoor amenities, Condition 37b for requirements for LEED certification, Condition 4 for labor unions, and appreciated the modified condition for more veneer.

Chair Shively, discussed parking separation between the trucks and automobiles, Condition 37d for additional veneer, and Condition 37b for Lead level requirements.

Commissioner Hernandez, requested clarification on the landscaping requirements and who takes responsibility of maintenance after 1 year.

Commissioner Jimenez, asked for clarification on the truck traffic for this project.

Senior Engineer Pourkazemi, clarified the truck access route for the project.

Commissioner Jimenez, discussed her concern of the additional truck traffic this project will produce for the surrounding area.

Commissioner Perez, requested if the applicant would be open for a mister system to be added to the outdoor amenity locations.

Applicant Chris Sanford for Blackcreek, presented to the Commission.

Commissioner Jimenez, commented on air conditioning and more green area for employees.

Vice Chair Hammond, noted the need to eliminate standing water within the basin.

Chair Shively, asked about the building being 10% solar ready.

Applicant Russell Pierce, addressed the questions presented by the Commission.

Commissioner Jimenez, requested additional trees for the project.

Mike Dea for LIUNA, presented to the Commission showing support for the project.

Jose Ramirez for LIUNA, addressed the Commission.

Representative Edward Bonadiman for the property owner to the west, spoke on concerns of development of Western Way.

Applicant Russell Pierce, addressed the Western Way comments from Mr. Bonadiman.

City Engineer Stuart McKibbin, presented on the development of the Right of Way for Western Way.

Vice Chair Hammond, requested clarification on the street designation for Western Way.

Senior Engineer Pourkazemi, commented that Western Way is designated as a second arterial.

Commissioner Perez, inquired about the MND easement and spoke on issues with regional development.

Commissioner Jimenez, asked about the right of way dedication.

Representative Edward Bonadiman for the property owner to the west, spoke further to the Commission.

Applicant Russell Pierce, responded to the prior comments.

Chair Shively, addressed the need for additional veneer and appreciated the modified condition to utilize more veneer.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Chair Shively to Approve Resolution No. 19-23 adopting Mitigated Negative Declaration No. 2345 and approving Development Plan Review (DPR) 19-00003 to facilitate the construction of a 251,504 sq. ft. warehouse building located at the northeast corner of Western Way and Nandina Avenue, based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES: Commissioner Perez.

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Jimenez, commented on the City Christmas parade.

Vice Chair Hammond, thanked Staff for the Planning Commission dinner, and spoke on the City Christmas parade and high standard of development that was achieved in the year 2019.

Chair Shively, spoke on the growth of the City Christmas parade and wished everyone happy holidays.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Phung, commented on the City Christmas parade, the Planning Commission dinner, and wished the Commissioners happy holidays.

12. ADJOURNMENT 1 Page 2 of 2

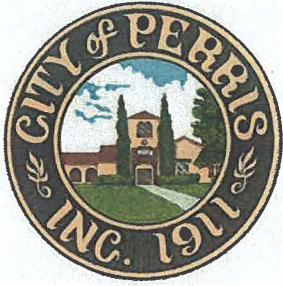
Planning Commission Agenda

CITY OF PERRIS
February 05, 2020

Item

7A

Development Plan Review (DPR) 19-00002



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

February 5, 2020

SUBJECT:

Development Plan Review (DPR) 19-00002 – A proposal construct three (3) warehouse buildings totaling 31,200 sq. ft. on 1.58 acres located at the southeast corner of Patterson Avenue and Nance Street within the Light Industrial zone of the PVCC Specific Plan. **Applicant:** Richard Park, Ritapk LLC

REQUESTED ACTION:

ADOPT Resolution No. 20-1 adopting Mitigated Negative Declaration No. 2348 and approving Development Plan Review (DPR) 19-00002 to construct three (3) warehouse buildings totaling 31,200 sq. ft. located at the southeast corner of Patterson Avenue and Nance Street, based on the findings and subject to the Conditions of Approval.

CONTACT:

Kenneth Phung, Planning Manager

BACKGROUND/DISCUSSION:

The applicant, Richard Park, is proposing to construct three (3) industrial buildings totaling 31,200 sq. ft. on approximately 1.58 net acres located at the southeast corner of Patterson Avenue and Nance Street, within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. The Project includes one (1) 20,500 SF building (Building A) and two (2) 5,350 SF buildings (Building B and C). Building A consists of 500 square feet of office area and a total of 20,000 square feet of warehouse area. Building B and C will include a total of 5,350 square feet for each building consisting of 500 square feet of office area and a total of 4,850 square feet of warehouse area. The site improvements include 15,816 square feet of landscaping, a water quality basin, parking lot lighting, two (2) trash enclosures and forty-four (44) parking spaces. The Project proposes one point of access along Nance Street with decorative paving. The Project is required to improve both Patterson Avenue and Nance Street with curb, gutter, and sidewalk along the project frontage. After construction is completed, the applicant contemplates establishing and operating a cannabis cultivation operation component which requires submittal and Planning Staff approval of a Commercial Marijuana Cultivation Regulatory Permit.

Staff collaborated with the applicant to develop building elevations to include colors and materials that would reflect the quality and design envisioned in the PVCC Specific Plan. The building elevations consist of a modern industrial design, including concrete tilt-up walls, parapet roofs, concrete cornices, window glazing, and brick veneer stone. Overall, the building presents a high-quality and visually interesting and aesthetically pleasing design that provides a clearly defined base, body, and cap.

Initial Study/MND No. 2348 was prepared for the Project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA) to determine whether the Project may have a significant effect on the environment. On the basis of this Initial Study, staff concluded that the project's potential significant impacts could be avoided or mitigated through the implementation of PVCC Specific Plan EIR mitigation measures, revisions to the site design, conditions of approval, and the application of the City's zoning ordinance standards. Overall, all potential significant effects on the environment would be reduced to a less than significant level. The Initial Study and Mitigated Negative Declaration was made available for a 30-day public review commencing on November 20, 2019, and ending on December 20, 2019, to public agencies

and property owners within a 300-foot radius of the Project site. One (1) late comment letter was received after the public review period from the California Department of Food & Agriculture (CDFA) dated January 7, 2020. Their comments were based on the future Cultivation use of the project site and not based on the construction of the site which would be reviewed under the City of Perris Commercial Cannabis Cultivation Permit. Therefore, the letter did not trigger any changes to the project or the completed environmental review. As of the writing of this report, no other comments for the project were received.

Overall, Staff recommends that the Planning Commission adopt Mitigated Negative Declaration No. 2348 and approve Development Plan Review (DPR) 19-00002 based on the findings contained in the staff report, and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: All costs associated with the project are paid by the applicant.

Prepared by: Nathan Perez, Senior Planner 
REVIEWED BY: Kenneth Phung, Planning Manager

Attachments: Staff Report
Exhibit A – Conditions of Approval (Planning, Engineering, Public Works & Building)
Exhibit B – Aerial View
Exhibit C – PVCC SP Land Use Map
Exhibit D – Site Plan, Landscaping Plan, Architecture
Exhibit E – PC Resolution 20-1
Exhibit F – Response to comment letter

MND, MMRP, Initial Study - MND 2348, Initial Study and associated studies are on file at the Planning Division and available online at:

<http://www.cityofperris.org/city-hall/departments/development/planning.html>

Consent:
Public Hearing: X
Workshop:
Presentation:
Other:

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT

STAFF REPORT

Date: February 5, 2020 – Planning Commission

Cases: Development Plan Review (DPR) 19-00002

Environmental Determination: An Initial Study has been prepared for the proposed project, which determined that subject to mitigation measures, there is no substantial evidence of adverse environmental effects; therefore, a Mitigation Negative Declaration (MND) No. 2348 has been prepared.

Project Planner: Nathan G. Perez, Senior Planner

Applicant/Owner: Richard Park
 Ritapk LLC
 3281 Preswick Lane
 Northbrook, IL 60062

Location: Southeast corner of Nance Street and Patterson Avenue

PROJECT DESCRIPTION: A proposal to construct a total of three (3) warehouse buildings totaling 31,200 SF on 1.58 vacant acres. The Project includes one 20,500 SF building (Building A) and two (2) 5,350 SF buildings (Building B and C). The project proposes forty-four (44) parking spaces, lighting, landscaping, and associated street improvements.

Acreage and Land Use:

<i>APN</i>	<i>Acreage</i>	<i>Land Use</i>
314-160-003	.65 acres	Vacant
314-160-004	.93 acres	Vacant

ZONING AND LAND USE:

Existing Zoning: Perris Valley Commerce Center Specific Plan -
 Light Industrial (LI)

Surrounding Zoning:

<i>Direction</i>	<i>Zoning – PVCCSP</i>
North	General Industrial (GI)
South	Light Industrial (LI)

East	Light Industrial (LI)
West	Light Industrial (LI)

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant Land
South	Industrial Warehouse Building
East	Vacant Land
West	Vacant Land

ANALYSIS & REVIEW:

PROJECT BACKGROUND

The Perris Valley Commerce Center (PVCC) Specific Plan 10-08-0007, was approved by City Council in January of 2012 and has been amended in subsequent years. The PVCC Specific Plan encompasses approximately 3,500 acres located east of the I-215 Freeway, north of Placentia Avenue, west of the Perris Valley Storm Drain, and south of the March Air Reserve Base. The purpose of the PVCC Specific Plan is to provide for the transition from what was an undeveloped agricultural area to a modern-day commerce center providing appropriate zoning, policies and guidelines to govern the development and promote compatibility of existing residential land uses with planned industrial, commercial, and office uses. Per the PVCC Specific Plan, the project site and properties to the west, east, and south are zoned Light Industrial (LI), while the property to the north is zoned General Industrial (GI) with a Specific Plan General Plan designation.

The project site is currently vacant and has been subject to historic and present heavy human disturbances. The entire site has been roughgraded and periodically tilled to control weeds. Also, illegal dumping has occurred in the past few years, leaving the site in a disturbed state containing native and non-native weeds with no existing natural habitat or drainages on the site.

The Project site is located approximately 1/3 miles south of the March Air Reserve Base/Inland Port (MARB/IP) Airport and is subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP) (RCALUC 2014). The MARB/IP ALUCP divides the area close to the airport into zones based on proximity to the airport and potential risks. The Project site is within Zone B2 (High Noise Zone), which encompasses most of the projected 65 dB CNEL contour, plus immediately adjoining areas. There was no requirement to forward the project to the Airport Land Use Commission (ALUC) for a consistency determination since no legislative action is included in the project proposal.

PROJECT DESCRIPTION

The applicant is proposing to construct three (3) industrial buildings totaling 31,200 sq. ft. on approximately 1.58 net acres located at the southeast corner of Patterson Avenue and Nance

Street, within the LI zone of the PVCC Specific Plan. The Project includes one (1) 20,500 SF building (Building A) and two (2) 5,350 SF buildings (Building B and C). Building A consists of 500 square feet of office area and a total of 20,000 square feet of warehouse area. Building B and C will include a total of 5,350 square feet for each building consisting of 500 square feet of office area and a total of 4,850 square feet of warehouse area. The site improvements include 15,816 square feet of landscaping, a water quality basin, parking lot lighting, two (2) trash enclosures and forty-four (44) parking spaces. The Project proposes one point of access along Nance Street with decorative paving. The Project is required to improve both Patterson Avenue and Nance Street with curb, gutter, and sidewalk along the project frontage. After construction is completed, the applicant contemplates establishing and operating a cannabis cultivation operation component which requires submittal and Planning Staff approval of a Commercial Marijuana Cultivation Regulatory Permit.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed development is located in Planning Area 1, “North Industrial,” of the General Plan, which is primarily designated for industrial-based land uses and development. Planning Area 1 is bound to the north by March Air Reserve Base and the City of Moreno Valley, to the west by the 215 Interstate, to the east by Lake Perris, and to the south by Ramona Expressway. The General Plan describes Planning Area 1 as including land uses that are compatible with March Global Port, such as air-cargo support and air-cargo dependent businesses and uses that would not be disturbed by air cargo or military plane over-flights. It also assumes that heavy truck traffic can be expected in this area. Also, the project is consistent with the City’s General Plan Policy III.A. in the Land Use Element which seeks to accommodate diversity in the local economy by generating sales tax revenue from varying forms, which would be accomplished by the sale of medical marijuana products.

The General Plan designation for the Project site is PVCC Specific Plan . Per the PVCC Specific Plan, the project site is zoned “LI” (Light Industrial) with a Specific Plan (SP) General Plan designation. The proposed warehouse building is permitted in the “LI” zone, which allows light industrial uses and related activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. The proposed warehouse is consistent with the LI zoning district of the PVCC Specific Plan. Per the PVCC Specific Plan, a Development Plan Review (DPR) application is required for the review of architecture and site layout, subject to Planning Commission review and approval.

The design of the proposed project has been reviewed for compliance with the City of Perris General Plan (2030), PVCC Specific Plan regulations and determined to meet these policies and provisions. As such, the proposed project is consistent with both the General Plan and the zoning district.

PVCC SPECIFIC PLAN DEVELOPMENT STANDARDS

Development Standards

Per the PVCC Specific Plan, the Project site is zoned Light Industrial (LI) and the following Table summarizes compliance with PVCC-SP Development Standards for Light Industrial:

<i>Table 1. Comparison of PVCC-SP Development Standards</i>			
<i>PVCCSP Development Standards for LI</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
Lot Coverage	50 % max	46 %	Yes
Building Size	0.75 FAR	0.46 FAR	Yes
Structure Height	50 feet max	19 feet (highest point)	Yes
Front Setback (Nance Street)	10 feet min	25 feet	Yes
Street Side Setback (Patterson Avenue)	10 feet min	15 feet	Yes
Interior Setback	N/A	10 feet	Yes
Rear Setback	N/A	25 feet	Yes
Landscape Coverage	12%	23%	Yes

The Light Industrial (LI) zone permits a maximum building lot coverage of 50% and Floor Area Ratio (FAR) of 0.75%. The lot coverage is based on 31,200 SF of total building footprint area which equates to 46% lot coverage; thus, the Project complies with both the lot coverage and FAR provision of the PVCC Specific Plan.

The LI zone requires a minimum front yard setback of 10 feet for projects fronting local collectors (Patterson Avenue) and local streets (Nance Street). Per Perris Municipal Code (P.M.C.) 19.08 (Definitions), the front setback on a corner lot that has the shorter street frontage shall be considered the front lot line. Therefore, Nance Street is the front of the Project and requires a 10-foot setback. The proposed site plan depicts a setback of 15 feet from Patterson Avenue and 25 feet from Nance Street front property line to the building, which adhere to the front yard and street side yard setback requirement of 10 feet. Concerning the rear setback, the Project is adjacent to an existing industrial warehouse which does not require a setback. Overall, the Project adheres to the PVCC-SP development standards for the Light Industrial (LI) zone.

Access and Parking

The Parking and Loading Standards of P.M.C. Section 19.69 applies to this Project and requires that all industrial developments provide off-street parking. The parking requirement calculation is derived from 29,700 SF of warehouse floor area, and 1,500 SF office area. The table on the following page provides the required number of parking stalls by use compared to the number of stalls provided. The Project meets parking requirements.

<i>Use</i>	<i>Sq. ft. of use</i>	<i>City Ratio</i>	<i>Spaces Required</i>
Office	1,500 SF	1 space per 300 SF	5 spaces
Warehouse	29,700 SF	1 space per 1,000 sq. ft. for the first 20,000 sq. ft., and 1 space per 2,000 sq. ft. for the portion over 20,000 sq. ft.	25 spaces
Total Parking Space Required			30 spaces
Total Parking Spaces Provided			44 spaces

For projects that require between twenty-six (26) and fifty (50) parking stalls, a minimum of two (2) accessible parking stalls shall be provided per P.M.C. Section 19.69.3. The proposed Project includes two (2) accessible parking stalls located adjacent to Building A and Building B. Overall, the Project meets the P.M.C. 19.69 requirement for off-street parking.

Landscaping and Fencing

The PVCC Specific Plan requires landscaping to be provided at a minimum rate of 12% for the entire site. The conceptual landscape plan proposes a total of 15,816 square feet of onsite landscaping for the Project, which equates to 23% of the overall site area. Landscaping is provided at the base of the buildings facing the public right-of-way to the west, north, and east sides. Shade trees are also required to be provided throughout car parking areas at the rate of one shade tree for every six (6) vehicles, and water quality basins will be fully landscaped to blend with the overall landscape design. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less which will be maintained by an LMD (landscape maintenance district). All driveway entrances are required to have multi-level planting with trees, shrubs, and groundcover to accent all entrances.

The applicant proposes an eight (8) tall split-faced block wall along the easterly and southerly property line with a wrought iron fence with pilasters every 100 feet along Patterson Avenue and Nance Street.

Building Architecture

The Project is located within the LI zone of PVCC Specific Plan which requires all development to provide aesthetic enhancements such as decorative paving at entrance drives and enhanced building façade articulation and materials. From the original submittal, staff collaborated with the applicant to provide more architectural detailing such as enhancing the entries with additional fenestration, and adding pop-out areas and corner elements in accordance with the PVCC Specific Plan.

Staff worked in partnership and provided direction to the applicant to develop building elevations, colors, and materials that would reflect the quality and design envisioned in the PVCC-SP. The applicant has submitted revised building elevations with an architectural style

that consists of a modern industrial design, including concrete tilt-up walls, parapet roofs, concrete cornices, and brick veneer stone. The Project adheres to the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body and cap. The building design also features varying roof heights, enhanced architectural treatments, and substantial window fenestration on all façades facing the right-of-way or parking lot areas. The proposed color palette and materials (brick veneer) provide variety and interest through the use of color tones ranging from light grey (Knights Armor) to light green (Sage Green).

ENVIRONMENTAL DETERMINATION

Initial Study/MND No. 2348 was prepared for the Project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA) to determine whether the Project may have a significant effect on the environment. On the basis of this Initial Study, staff concluded that the project's potential significant impacts could be avoided or mitigated through the implementation of PVCC Specific Plan EIR mitigation measures, revisions to the site design, conditions of approval, and the application of the City's zoning ordinance standards. Overall, all potential significant effects on the environment would be reduced to a less than significant level. The Initial Study and Mitigated Negative Declaration was made available for a 30-day public review commencing on November 20, 2019, and ending on December 20, 2019, to public agencies and property owners within a 300-foot radius of the Project site. One (1) late comment letter was received after the public review period from the California Department of Food & Agriculture (CDFA) dated January 7, 2020. The comments were based on the future Cultivation use of the project site and not based on the construction of the site which would be reviewed under the City of Perris Commercial Cannabis Cultivation Permit. Therefore, the letter did not trigger any changes to the project or the completed environmental review. As of the writing of this report, no other comments for the project were received.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 20-1 adopting Mitigated Negative Declaration No. 2348 and approving Development Plan Review (DPR) 19-00002 to construct three (3) warehouse buildings totaling 31,200 sq. ft. on 1.58 acres located at the southeast corner of Patterson Avenue and Nance Street, based on the findings and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A – Conditions of Approval (Planning, Engineering, Public Works & Building)
- Exhibit B – Aerial View
- Exhibit C – Specific Land Use Map
- Exhibit D – Site Plan, Landscaping Plan, Architecture
- Exhibit E – PC Resolution 20-1
- Exhibit F – Response to comment letter

MND, Initial Study, MMRP, Response to comments - MND 2348, Initial Study and associated studies are on file at the Planning Division and available online at: <http://www.cityofperris.org/city-hall/departments/development/planning.html>

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT

DRAFT CONDITIONS OF APPROVAL

Development Plan Review (DPR) 19-00002

Planning Commission: February 5, 2020

Project: Development Plan Review (DPR) 19-00002 – A proposal construct three (3) warehouse buildings totaling 31,200 sq. ft. on 1.58 acres located at the southeast corner of Patterson Avenue and Nance Street within the Light Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan. **Applicant: Richard Park, Ritapk LLC**

GENERAL CONDITIONS:

1. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
2. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the *Perris Valley Commerce Center Specific Plan* (PVCC-SP) and Chapter 19 of the Perris Municipal code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on February 5, 2020, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
5. **Approval Period for Development Plan Review 19-00002.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
6. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the

Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan shall be submitted for approval prior to the submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (as applicable) shall be shown on the final set of construction plans.

7. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
8. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **January 15, 2019**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
9. **Fire Consultant.** The project shall adhere to the requirements of the Fire Consultant as indicated below:
 - a. Prior to the to the issuance of a grading permit a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - b. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - h. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the

City of Perris prior to installation.

- i. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
 - j. Prior to the issuance of a Certificate of Occupancy, the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist licensed by the FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
10. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **December 31, 2019**.
11. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated **January 3, 2019**.
12. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Review (DPR) 19-00002**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
13. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
14. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposals.
15. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained in a graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.
16. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility

- boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or a physical barrier such as a wall.
17. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
 18. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
 19. **Downspouts.** If applicable, exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
 20. **Payment of Department of Fish and Wildlife Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder", in the amount of \$2,456.75 for payment of State Department of Fish and Wildlife fees and the County documentary handling fee. In accordance with Section 753.5 (Title 14) of the California Code of Regulations, no project shall be operative, vested, or final until the filing fees have been paid.
 21. **Signage.** The project approval does not include signage. Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
 22. **Preliminary Water Quality Management Plan (PRE-WQMP) 19-00002.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including four bio-retention swales, one subterranean retention basin, self-retaining landscape and trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
 23. **Trash Enclosures.** All trash enclosures are required to be screened with landscaping and provide a solid decorative trellis cover.
 24. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between

- 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include person and phone number for the public to call in case of dirt and dust issues.
 - f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

25. **Parcel Merger.** A Parcel Merger application is required to be submitted prior to the issuance of grading permits. Both Project parcels (APN: 314-160-003 and 314-160-004) are required to be merged (recorded) prior to the issuance of building permits.
26. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
27. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
28. **Final Water Quality Management Plan (FWQMP).** Prior to issuance of grading permits a FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP

shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

29. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
- a. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
 - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - c. **Street Trees.** All street trees within the public right of way on Patterson Avenue and Nance Street shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
 - d. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
 - e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - f. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - g. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
 - h. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
30. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
31. **Walls and Fencing.** The following shall apply for wall and fencing:
- a. **Westerly and Northerly Walls.** A decorative eight (8) foot tall wrought iron fence with split-face pilasters to include a decorative cap every 100-feet to shall be used along the westerly and northerly property lines, subject to the review and approval

of the Planning Division.

- b. **Easterly and Southerly Walls.** A decorative eight (8) split-faced block wall shall be used along the easterly and southerly property line with pilasters every 100 linear feet and include a decorative cap, subject to the review and approval of the Planning Division.
 - c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat all graffiti shall be removed before 48 hours.
32. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometric, fixture details, and light standard elevations. High-efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.
33. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone B2:
- a. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joints Powers Authority (MJPA).
 - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - c. The following uses shall be prohibited:
 - i) 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.
 - ii) 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.
 - iii) Any use which would generate excessive 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, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 - e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.

- f. 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 communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 - g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 - h. 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 and March Air Reserve Base.
 - i. Based on the location and proximity to the runway, the project height may exceed the FAA threshold for height obstruction, which would require Form 7460-1 review from the FAA.
34. **Street Vacation.** The northerly half-width of Arizona Street along with both Project parcels (APN: 314-160-003 and 314-160-004) are required to be vacated.
35. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
36. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Appropriate Road and Bridge Benefit District (RBBD) fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.
37. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;

- c. Maintenance District No. 84-1;
- d. North Perris Community Facilities Assessment District;

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- 38. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.
- 39. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.
- 40. **Bicycle Lanes.** Appropriate striping for Class II bicycle lanes shall be provided on Patterson Avenue according to the *Perris Trails Master Plan* subject to the approval of the Planning Division and the City Engineer's Office.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1358
January 15, 2020
DPR 19-00002 - Warehouse
SEc of Nance Street & Patterson Avenue

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

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

Prior to Issuance of Grading Permit:

3. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape District and City's Flood Control District. The developer/property owner shall maintain all onsite and offsite landscaping. The proposed streetlights and existing traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
4. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan - all pads shall be graded to be a minimum of 1' above adjacent finished grade. Plans shall show the approved WDID No.
 - b. Final Drainage Plan, Hydrology and Hydraulic Report
 - c. Final WQMP (for reference)
 - d. Street Improvement Plan
 - e. Signing and Striping Plan
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Standards; street lights shall be per City of Perris Safety Lighting Standards.

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris, and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

5. The street runoff and the onsite runoff shall discharge to an adequate outlet as determined by the City Engineer.
6. The project is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the City. The developer/property owner shall pay the fee in effect at the time of issuance of first grading permit.

Prior to Issuance of Building Permit:

7. Water and Sewer Plan - Fire Department and Eastern Municipal Water District (EMWD) approvals are required prior to City Engineer's approval.
8. All rights-of-way dedications along the property frontage on Nance Street and Patterson Avenue, including the corner cut back shall be offered to the public in perpetuity. Dedications shall be free from all encumbrances as approved by the City Engineer.

9. All weather access per Fire Department standards shall be provided to the proposed buildings per the Precise Grading Plan.
10. Fire Department and EMWD approvals of onsite and offsite water and sewer plan shall be provided.
11. The developer/property owner shall submit a compaction certification from the Soil's Engineer in compliance with the approved geotechnical/soils report.


Prior to Issuance of Certificate of Occupancy:

12. Nance Street (Local - 60'/40') along the project frontage within the 30-foot half width dedicated right-of-way shall be improved to provide for 32-foot asphalt paving (using TI of 8.0), 6-inch curb and gutter at 20 feet south of centerline with 6-foot wide sidewalk and street lights.
13. If the existing power poles on the north side of Nance Street along the property frontage are in conflict with the required street improvements, they shall be removed and cables (under 66kv) shall be undergrounded.
14. Patterson Avenue (Collector - 66'/44') along the project frontage within the 33-foot half width dedicated right-of-way shall be improved to provide for 22-foot asphalt paving (using TI of 10.0), 6-inch curb and gutter at 22 feet east of centerline with 6-foot wide sidewalk and street lights.

If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

15. Existing power poles on Patterson Avenue along the property frontage shall be removed and cables (under 66kv) shall be undergrounded. All other utility poles, if any, shall be removed and cables undergrounded.
16. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
17. Any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

18. The developer/property owner shall pay fair share contribution for improvements provided by Parcel Maps Nos. 36512 and 36583 on Ramona Expressway, Patterson Avenue, and Webster Avenue pursuant to Reimbursement Agreement with RB/MRE Optimus LLC, as approved by City Council on July 31, 2018. Per the agreement Engineering must verify the cost of the RB/MRE Optimus LLC improvements and determine a fair share payment.



Stuart E. McKibbin
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

. NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: January 3, 2019

To: Nathan Perez, Senior Planner

From: Public Works

Subject: Development Plan Review 19-00002 (New Site Plan proposal) – A proposal to construct a total of three (3) warehouse buildings totaling 31,200 SF to establish and operate a marijuana cultivation business.

-
1. **Dedication and Landscape Easement** - Offer of Dedication and/or Landscape Easements for City Maintenance shall be provided as follows:
 - a. **East Patterson Ave.:** Provide Offer of Dedication, as needed to provide for full half width street, curb and gutter, sidewalk, lighting and off-site landscaping requirements, per City General Plan. **Developer to contact all applicable agencies and make himself knowledgeable and responsible to all their requirements including but not limited to Caltrans, EMWD, SCE etc., having jurisdiction over the Project.**
 - b. **South Nance Street:** Provide Offer of Dedication, as needed to provide for full half width street, curb and gutter, sidewalk, lighting and off-site landscaping requirements, per City General Plan. **Developer to contact all applicable agencies and make himself knowledgeable and responsible to all their requirements including but not limited to Caltrans, EMWD, SCE etc., having jurisdiction over the Project.**
 2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The Developer shall provide, for review and approval, a Landscape Easement for areas identified by City Staff. Offer of Dedication and Landscape Easement by City Staff Agreement, and certificate of acceptance to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plan Review** – The Developer shall provide the City with Landscape, Irrigation Plans, and a plan titled "LMD Off-Site Landscape Plan DPR 19-00002," and shall be mutually exclusive of any private property, on-site landscaping, during the plan review process for review and approval. **The full set of Landscape and Irrigation Plans shall be submitted for City review and approved prior to the start of construction.** The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code, the Perris Valley Commerce Center Standards and Guidelines, and approved City of Perris plant list. The

location, number, genus, species, and container size of the plants shall be shown. Elements of this Conceptual Landscape and Irrigation Plan shall include but not be limited to the following:

- a. **Landscape Limits:** Limits of right-of-way areas and/or easement areas clearly defined on plans as well as limits defined by a concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District (LMD). A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; and/or the design intent of neighboring development, as determined by the Special Districts Division, including:
 1. **Patterson Avenue**
 2. **Nance Street**

Note: As the City deems necessary, the Developer may be required to match adjacent plant palette. Developer to coordinate with the City.

- b. **Irrigation:** A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas, as determined by the Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers for a point to point irrigation system. No drip line will be used in the LMD landscape areas. Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375xl, or approved equal. "SMART" Controller shall include an ET based controller with weather station that is centrally controlled capable and Wi-Fi ready (Weather-Trak or approved equal). At the discretion of the Special Districts Division, public landscape areas utilizing no more than 8 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and Wi-Fi ready, such as the Weather Trak System, or approved equal. Proposed system shall be complete with wireless weather station, a five year bundle service, blade antenna, flow sensor and master valve. Coordinate locations of irrigation lines on all components of Architectural Plans, Landscape, Engineering, and all other plans.
- c. **Benefit Zone Quantities:** Landscape Plans to include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the Landscape Maintenance District will be required to maintain.
- d. **Meters:** Each Maintenance District is required to be metered separately. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for Landscape Maintenance District; Flood Control District; Street Lighting District; Traffic Signal on respective plans. Electrical meter pedestals are to be located in the ROW, easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Coordinate locations of meters on all components of Architectural Plans, Landscape, Engineering, and all other plans.

- e. **Controllers:** The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (within the off-site landscape area). All points of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections and located in the LMD area. Backflow preventers are to be screened on all sides with five (5) gallon plant material and be enclosed in a metal cage. Coordinate locations of controllers on all components of Architectural Plans, Landscape, Engineering, and all other plans.
4. **Recycled Water** - The project landscape architect shall coordinate with Eastern Municipal Water District (EMWD) to verify if the site will be served with recycled water. The Landscape and Irrigation plans and design shall meet the requirements of EMWD and provide additional irrigation components, as needed.
5. **The Project Landscape Architect** – Architect shall submit a copy of all project specifications, Landscaping and Irrigation Plans to EMWD and Caltrans for review and approval.
6. **Landscape Inspections** - The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled 48-Hours (Monday - Friday) in advance prior to actual inspection. Contact Public Works Special Districts Supervisor at (951) 657-3280 Ext. 617 to schedule inspections.
- **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four (4) hours.
 - **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** – Landscaping installed, irrigation system fully operational, and request for “start of a 1 year maintenance period” submitted, with all required turn over submittal items provided to Public works Engineering Administration/Special Districts.
 - **Turn-Over Inspection** – On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any of the following: potential irrigation defects; dead plant material and weeding; debris or graffiti needing removal; stressed, diseased, or dead trees; mulch condition; hardscape; and/or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At the sole expense of the Owner/Developer, shall be responsible for rectifying irrigation system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the inspector shall recommend to the City’s Special District Supervisor to accept turn-over of water and electrical accounts, Wi-Fi communication contracts and the entire landscape installation.

Note: The City reserves the right for the Contractor and/or Developer to pot hole or uncover all irrigation components at the sole expense of the Contractor and/or Developer, if inspection requirements are not met and/or missed inspection, as the City deems necessary.

7. **One Year Maintenance and Plant Establishment Period** – The applicant will be required to provide at a minimum a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one year maintenance period commences upon the successful completion of inspection #3, discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and/or graffiti removal; and keep all plants, trees and shrubs in a viable growth condition. Prior to start of the one year maintenance period, the developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City’s Special Districts Supervisor. The City shall perform periodic site inspections during the one year maintenance period, to identify any and all items needing correction prior to acceptance by the City, at the conclusion of the one year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials; weeding; replenishment of mulches; and/or repair of damaged or non-functioning components; test of irrigation controller communications; etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn over to the City maintenance staff. The applicant to provide a site point of contact for any site repairs that are needed, prior to final site sign off.

8. **Acceptance into Flood Control District (FCD) #1** - Prior to acceptance into FCD#1, the Developer shall deliver two (2) hard copies and one (1) electronic copy of the Storm Drain Plan As-Builts. Developer to also include one (1) copy (CD or USB Flash Drive) of video of the complete storm drain pipe intersections/transitions. The plans and CD to be submitted to the Department of Public Works attention:

Public Works
1015 South G Street
Perris, CA 92570
Cell: (951) 634-1187
E-mail: lhernandez@cityofperris.org

9. **Street Lights** - Prior to acceptance into Lighting District 84-1, coordinate turn over information pertaining to street lights, and traffic signal electrical/SCE service meters with City’s Special Districts Supervisor at (951) 657-3280 ext. 617. (i.e. provide electrical meter number, photo of pedestal, pole number, and a completed Riverside County Transportation Department Punch List). As-Builts of street lights must be provided, to include one (1) hard copy and a Flash Drive containing As-Builts. Coordinate “request for transfer of billing information” with SCE and City of Perris for all new service meter(s). The Developer shall pay 18-month energy charges to the City of Perris for all site street lighting. Call Daniel Louie, Project Manager at Willdan Financial Services at 951-587-3564 dlouie@willdan.com for amount due and obtaining a receipt for payment.

10. **Assessment District** - Prior to permit issuance, developer shall deposit \$5,250 per District, \$15,750 total due. Payment is to be made to the City of Perris, and check delivered to the City Engineer’s

Office. Payment shall be accompanied by the appropriate document for each District indicating intent and understanding of annexation, to be notarized by property owner(s):

- a. **Consent and Waiver for Maintenance District No. 84-1:**
- b. **Consent and Waiver for Landscape Maintenance District No. 1:**
- c. **Petition for Flood Control Maintenance District No. 1:**
- d. **Original notarized document(s) to be sent to:**

Attn: Daniel Louie
Willdan Financial Services
27368 Via Industria #200
Temecula, Ca 92590
P (951) 395-6670 or (951) 587-3500

- e. Additional information related to the annexation process can be obtained by contacting Willdan Financial Services.
- f. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

11. Landscaping Plans – The developer shall provide three (3) hard copies and one (1) electronic copy of the Landscape and Irrigation As-Built Plans, and a plan titled “LMD Off-Site Landscape Plan DPR 19-00002”. As-Built copies shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee.

12. Water Quality Management Plans - The applicant shall submit a Preliminary and final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce the long term maintenance costs and longevity of improvements. Components shall include, but not limited to:

- a. **Storm Drain Screens:** If off site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in the new catch basins to reduce sediment and trash loading within the storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Department and Special Districts Division.
- b. **WQMP Inspections:** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both “ON_SITE” and “OFF_SITE” WQMP inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.

c. Acceptance by Public Works and Special Districts: Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the final WQMP, shall be installed and fully operational, and approved by the final inspection by the City's WQMP Consultant, CGRM, and/or City Engineer. The Developer shall obtain a Final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The Developer shall deliver the same to the Public Works-Engineering Special Districts. In addition, prior to acceptance by the City, the Developer shall submit a Covenant and Agreement describing ongoing maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works and Special Districts Division. The Public Works Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with Riverside County.

13. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no more than 45 days. Property owner attendance at this City Council Meeting is not required.

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #19-00002 **3rd REVIEW**

Case Planner: NATHAN PEREZ (951) 943-5003.

Applicant: RICHARD PARK

Location: Located at the Southeast corner of Patterson Ave. & Nance Street

Project: Proposal to construct a total of three warehouse buildings totaling 31,200 SF to operate marijuana cultivation business

Project:

APN(s): 314-161-011 & 314-160-004

Reviewed By: David J. Martinez, CBO

Date: 12-31-19

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
 - H. Title 24 State Code Regulations for Accessibility.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 3,500 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. All signs shall be Underwriters Laboratories, or equal, approved.
5. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
6. Provide proper Fire Access to the site and for the proposed building.
7. A Knox Box will be required at the front entrance to the building and on all gates leading to the building.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off
 - F. Submit the Fire Sprinkler plans for review and approval.
 - G. **The lots must be consolidated prior to the issuance of the building permit.**
 - H. **The applicant will be required to submit for review and approval a complete private sewer disposal plan, in conformance with water quality and the 2016 California plumbing code or be required to hook up to the city sewer system.**
 - I. **The applicant will be required to complete the chemical class form for plan review.**

SPECIFIC FIRE CONDITIONS: To Be provided by Dennis Grubb & ASSOCIATES



AERIAL MAP

EXHIBIT B – DPR19-00002



EXHIBIT C – First Perry Logistics Industrial

PVCC SP MAP



11881 PATTISON BLVD
SUITE 100
PERIS, CA 92571
TEL: (951) 798-1111
WWW.EMPIREDESIGNGROUP.COM

RITAPK LLC

PERIS WAREHOUSE
APN: 314-160-004
SEC NANCE ST. & PATTERSON AVE.
PERIS, CA 92571



Project Number: E0281555
Date: January 26, 2024

NO.	DATE	REVISION DESCRIPTION
1	1-26-24	PER PLUMBER COMMENTS
2	1-29-24	PER PLUMBER COMMENTS
3	1-29-24	PER PLUMBER COMMENTS
4	1-29-24	PER PLUMBER COMMENTS

CONCEPTUAL FEM-A FLOOR PLAN
SHEET NO.

A 1.0

- KEYED NOTES:**
- 1. AUTOMATIC FIRE EXTINGUISHERS TO BE INSTALLED IN ALL AREAS AS PER NFPA 10.
 - 2. AREA A TO BE CONCRETE.
 - 3. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 4. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 5. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 6. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 7. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 8. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 9. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 - 10. INTERIOR WALLS TO BE 1/2" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

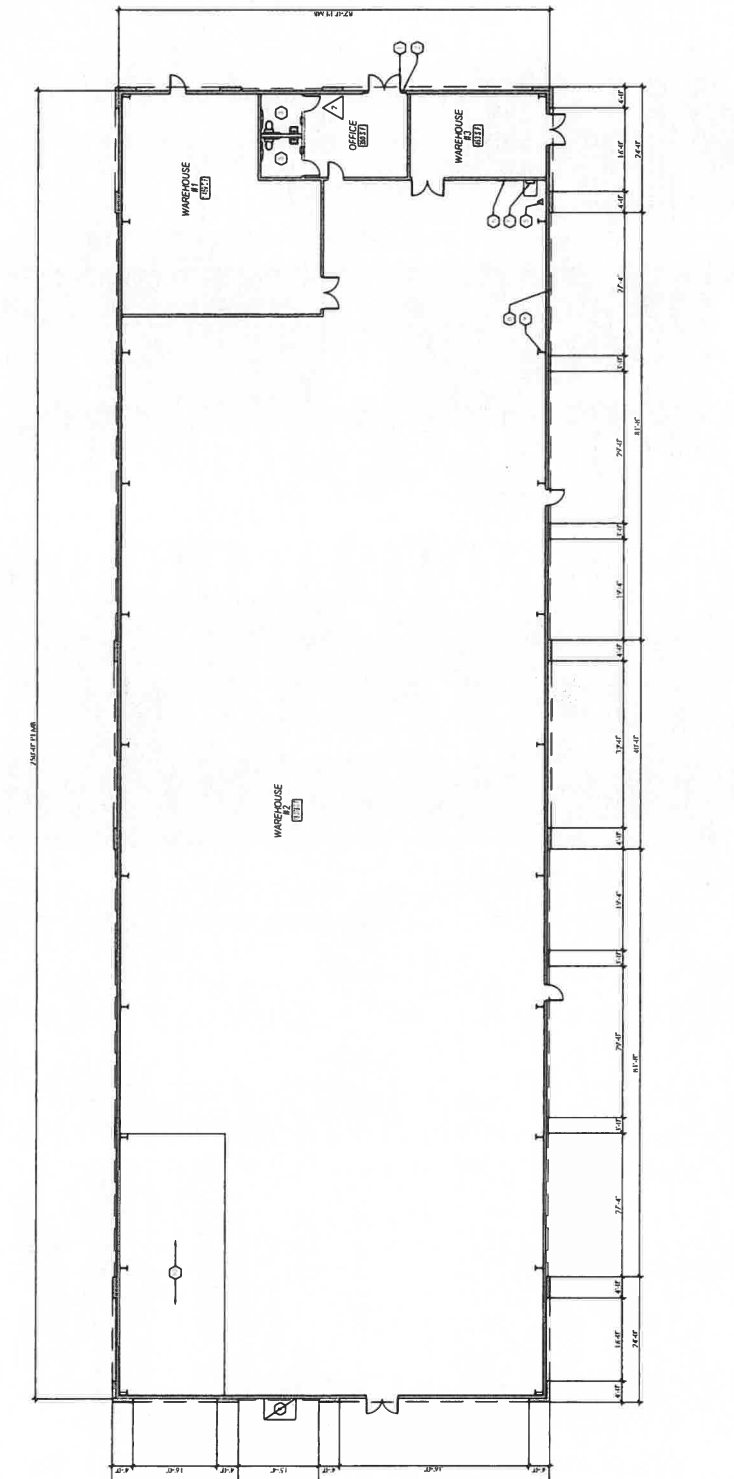
WALL LEDGED:

PER THE 2022 CALIFORNIA BUILDING CODE (CBC) SECTION 705.10.1, ALL INTERIOR WALLS SHALL BE CONCRETE OR CONCRETE MASONRY.

- GENERAL NOTES:**
- A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF WORK.
 - B. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - C. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - E. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - F. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - G. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - I. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - J. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - K. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - M. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - N. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - O. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - Q. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - R. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - S. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - U. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - V. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - W. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
 - X. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - Y. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - Z. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.

FLOOR AREA BREAKDOWN:

AREA	AREA (SQ FT)
WAREHOUSE 1	10,000
WAREHOUSE 2	10,000
WAREHOUSE 3	10,000
OFFICE	1,000
STAIRS	500
TOTAL	31,500



CONCEPTUAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA BREAKDOWN:
 FLOOR AREA BREAKDOWN: 4,893.1
 SQUARE FEET

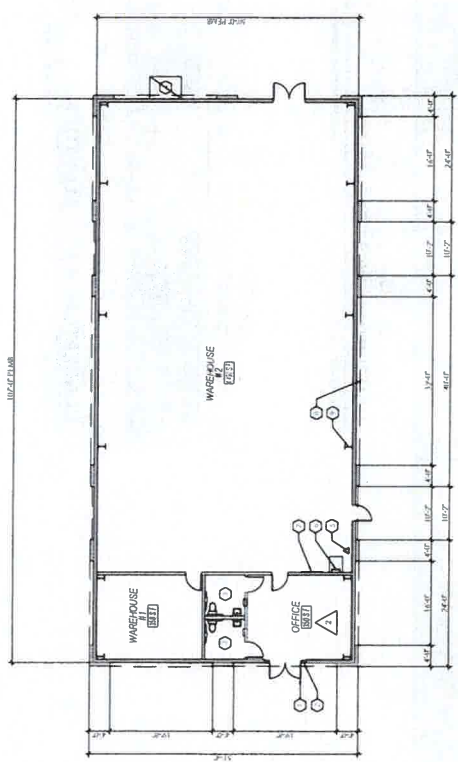
- KEYED NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SYSTEM MANUFACTURER'S REQUIREMENTS.
 2. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
 3. THE FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.
 4. THE FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.
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 16. THE FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.

WALL LEDGED:

1. ALL WALLS SHALL BE 12" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL BE 12" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
3. ALL WALLS SHALL BE 12" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



A CONCEPTUAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



EMPIRE DESIGN GROUP
 11811 BENTLEY BLVD., SUITE 100
 SAN DIEGO, CA 92121
 TEL: 619-444-1111
 FAX: 619-444-1112
 WWW.EMPIREDESIGNGROUP.COM

RITAPK LLC

PERRIS WAREHOUSE
 APN: 314-160-004
 SEC NANCE ST. & PATTERSON AVE.
 PERRIS, CA 92571



Project Name: PERRIS WAREHOUSE
 Date: JANUARY 26, 2012
 Engineer: [Signature]

NO.	DATE	REVISION DESCRIPTION
1	01/26/12	ISSUE FOR PERMITS
2	01/26/12	FOR COMMENTS
3	01/26/12	FOR COMMENTS
4	01/26/12	FOR COMMENTS
5	01/26/12	FOR COMMENTS
6	01/26/12	FOR COMMENTS
7	01/26/12	FOR COMMENTS
8	01/26/12	FOR COMMENTS
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16	01/26/12	FOR COMMENTS
17	01/26/12	FOR COMMENTS
18	01/26/12	FOR COMMENTS
19	01/26/12	FOR COMMENTS
20	01/26/12	FOR COMMENTS

CONCEPTUAL FLOOR PLAN
 SHEET NO. A 1.1



3185 BAYVIEW BLVD.
SUITE 100
EMERYVILLE, OHIO 44024
PH: 440.325.1100
WWW.EMPIREDG.COM

DATE: 08/14/18
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN

RITAPK LLC

PERRIS WAREHOUSE
APN: 314-160-004
SEC NANCE ST. & PATTERSON AVE
PERRIS, CA 92571

PROJECT NO: 18-001
DATE: 08/14/18
BY: JLD
CHECKED BY: JLD



DATE: 08/14/18
PROJECT NUMBER: 18-001
SHEET NUMBER: 01
TOTAL SHEETS: 01

CONCEPTUAL PERMITS
EXTERIOR ELEVATIONS

A 2.0

KEYED NOTES:

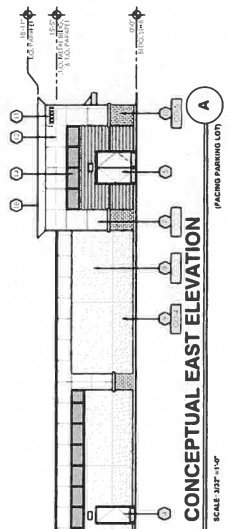
- 1. INTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT.
- 2. INTERIOR WALLS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
- 3. INTERIOR FLOORS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION.
- 4. INTERIOR CEILING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD.
- 5. INTERIOR LIGHTING TO BE DETERMINED BY THE ARCHITECT.
- 6. INTERIOR DOORS TO BE FINISHED WITH 1 3/4" SOLID CORE DOORS.
- 7. INTERIOR WINDOWS TO BE FINISHED WITH 1 3/4" SOLID CORE WINDOWS.
- 8. INTERIOR PARTITIONS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
- 9. INTERIOR STAIRS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
- 10. INTERIOR ELEVATORS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
- 11. INTERIOR MECHANICAL SYSTEMS TO BE DETERMINED BY THE ARCHITECT.
- 12. INTERIOR ELECTRICAL SYSTEMS TO BE DETERMINED BY THE ARCHITECT.
- 13. INTERIOR PLUMBING SYSTEMS TO BE DETERMINED BY THE ARCHITECT.
- 14. INTERIOR FIRE PROTECTION SYSTEMS TO BE DETERMINED BY THE ARCHITECT.
- 15. INTERIOR SOUND ATTENUATION TO BE DETERMINED BY THE ARCHITECT.
- 16. INTERIOR AIR QUALITY TO BE DETERMINED BY THE ARCHITECT.
- 17. INTERIOR ENERGY EFFICIENCY TO BE DETERMINED BY THE ARCHITECT.
- 18. INTERIOR ACCESSIBILITY TO BE DETERMINED BY THE ARCHITECT.
- 19. INTERIOR SECURITY SYSTEMS TO BE DETERMINED BY THE ARCHITECT.
- 20. INTERIOR DATA COMMUNICATIONS SYSTEMS TO BE DETERMINED BY THE ARCHITECT.

EXTERIOR COLORS:

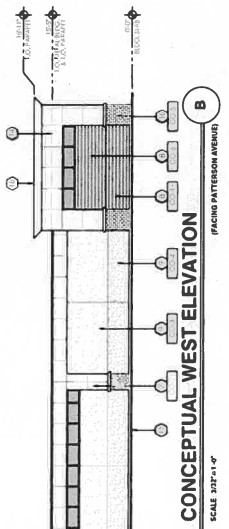
- 1. EXTERIOR WALLS - WHITE CHALK PAINT.
- 2. EXTERIOR ROOF - METAL PANELS.
- 3. EXTERIOR FLOORS - POLISHED CONCRETE.
- 4. EXTERIOR CEILING - POLISHED CONCRETE.
- 5. EXTERIOR LIGHTING - MODERN INDUSTRIAL STYLE.
- 6. EXTERIOR WINDOWS - ALUMINUM FRAME WITH TINTED GLASS.
- 7. EXTERIOR DOORS - ALUMINUM FRAME WITH TINTED GLASS.
- 8. EXTERIOR PARTITIONS - METAL PANELS.
- 9. EXTERIOR STAIRS - METAL PANELS.
- 10. EXTERIOR ELEVATORS - METAL PANELS.
- 11. EXTERIOR MECHANICAL SYSTEMS - METAL PANELS.
- 12. EXTERIOR ELECTRICAL SYSTEMS - METAL PANELS.
- 13. EXTERIOR PLUMBING SYSTEMS - METAL PANELS.
- 14. EXTERIOR FIRE PROTECTION SYSTEMS - METAL PANELS.
- 15. EXTERIOR SOUND ATTENUATION - METAL PANELS.
- 16. EXTERIOR AIR QUALITY - METAL PANELS.
- 17. EXTERIOR ENERGY EFFICIENCY - METAL PANELS.
- 18. EXTERIOR ACCESSIBILITY - METAL PANELS.
- 19. EXTERIOR SECURITY SYSTEMS - METAL PANELS.
- 20. EXTERIOR DATA COMMUNICATIONS SYSTEMS - METAL PANELS.

GENERAL NOTES:

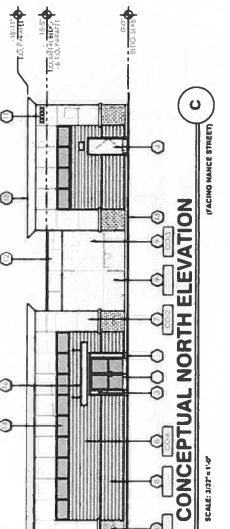
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA MECHANICAL CODE (CMC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ELECTRICAL CODE (CEC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA PLUMBING CODE (CPC).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE CODE (CFC).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ACCESSIBILITY STANDARDS (CALIF AB 107).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CALIF EEC).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA SECURITY STANDARDS (CALIF SEC).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA DATA COMMUNICATIONS STANDARDS (CALIF DCS).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA AIR QUALITY STANDARDS (CALIF AQS).
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA SOUND ATTENUATION STANDARDS (CALIF SAS).
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR FINISH STANDARDS (CALIF IFS).
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR LIGHTING STANDARDS (CALIF ILS).
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR DOOR STANDARDS (CALIF IDS).
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR WINDOW STANDARDS (CALIF IWS).
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR PARTITION STANDARDS (CALIF IPS).
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR STAIR STANDARDS (CALIF ISS).
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR ELEVATOR STANDARDS (CALIF IES).
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR MECHANICAL STANDARDS (CALIF IMS).
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR ELECTRICAL STANDARDS (CALIF IES).
- 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR PLUMBING STANDARDS (CALIF IPS).
- 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR FIRE STANDARDS (CALIF IFS).
- 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR SECURITY STANDARDS (CALIF IS).
- 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR DATA COMMUNICATIONS STANDARDS (CALIF IDS).
- 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR AIR QUALITY STANDARDS (CALIF IAS).
- 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR SOUND ATTENUATION STANDARDS (CALIF ISAS).
- 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR FINISH STANDARDS (CALIF IFS).
- 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR LIGHTING STANDARDS (CALIF ILS).
- 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR DOOR STANDARDS (CALIF IDS).
- 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR WINDOW STANDARDS (CALIF IWS).
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- 32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR STAIR STANDARDS (CALIF ISS).
- 33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR ELEVATOR STANDARDS (CALIF IES).
- 34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR MECHANICAL STANDARDS (CALIF IMS).
- 35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR ELECTRICAL STANDARDS (CALIF IES).
- 36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR PLUMBING STANDARDS (CALIF IPS).
- 37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR FIRE STANDARDS (CALIF IFS).
- 38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR SECURITY STANDARDS (CALIF IS).
- 39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR DATA COMMUNICATIONS STANDARDS (CALIF IDS).
- 40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR AIR QUALITY STANDARDS (CALIF IAS).
- 41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA INTERIOR SOUND ATTENUATION STANDARDS (CALIF ISAS).



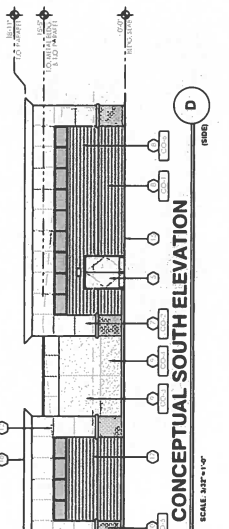
CONCEPTUAL EAST ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL WEST ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



DATE	JANUARY 26, 2012
PROJECT	PERIS WAREHOUSE
LOCATION	PACIFIC PARKING LOT
DRAWN BY	CA
CHECKED BY	CA
PROJECT NO.	12-001

KEYED NOTES:

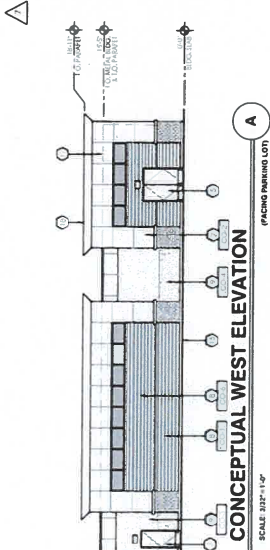
1. ALUMINUM EXTRUSION WINDOW AND DOOR SYSTEMS
2. 304 STAINLESS STEEL HANDRAILS & FINISH
3. ADA COMPLIANT 3.0" x 3.0"
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EXTERIOR COLORS:

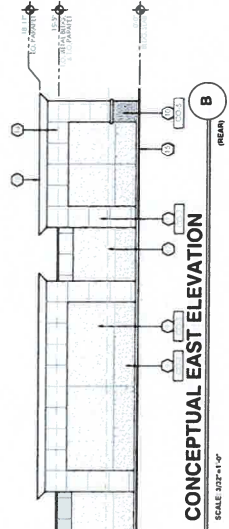
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GENERAL NOTES:

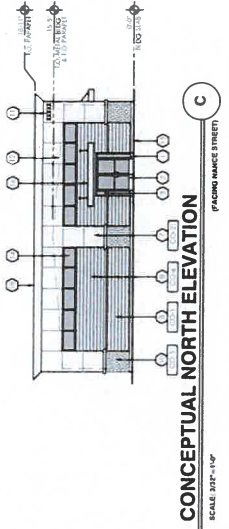
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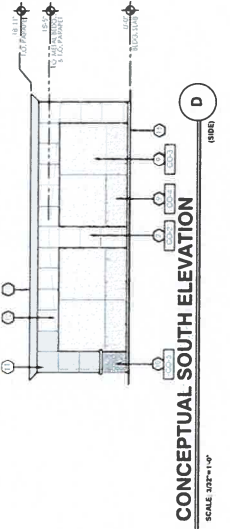
CONCEPTUAL WEST ELEVATION
 SCALE: 3/32" = 1'-0"



CONCEPTUAL EAST ELEVATION
 SCALE: 3/32" = 1'-0"



CONCEPTUAL NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



CONCEPTUAL SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



11811 Technology Blvd
 Suite 100
 Irvine, CA 92618
 Tel: 949.261.1111
 Fax: 949.261.1112
 www.empire-design.com

DATE: 08/20/2014
 PROJECT: PERIS WAREHOUSE

RITAPK LLC

PERIS WAREHOUSE
 APN: 314-160-004
 SEC NANCE ST. & PATTERSON AVE.
 PERRIS, CA 92571



DATE	REVISION	BY
08/20/2014	01	EM
08/20/2014	02	EM
08/20/2014	03	EM
08/20/2014	04	EM
08/20/2014	05	EM
08/20/2014	06	EM
08/20/2014	07	EM
08/20/2014	08	EM
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08/20/2014	10	EM
08/20/2014	11	EM
08/20/2014	12	EM

MATERIALS BOARD

KEYED NOTES:

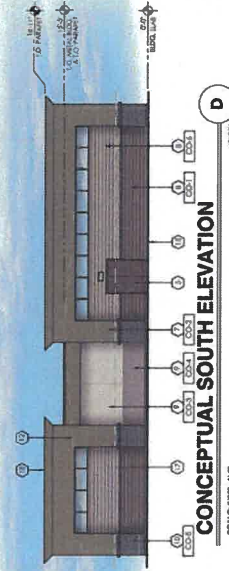
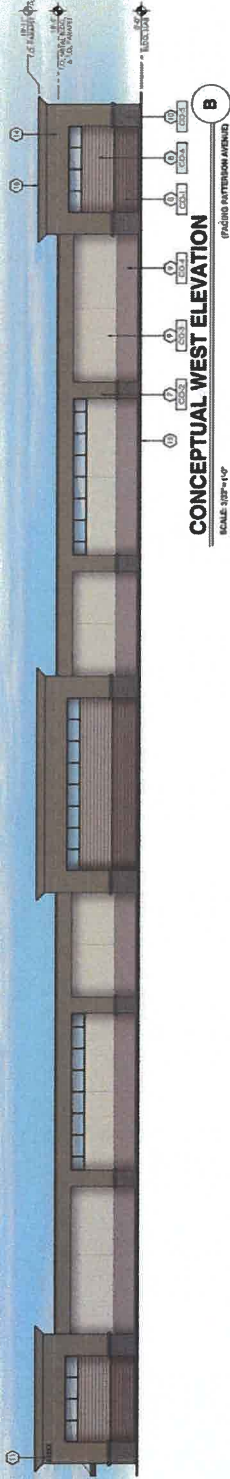
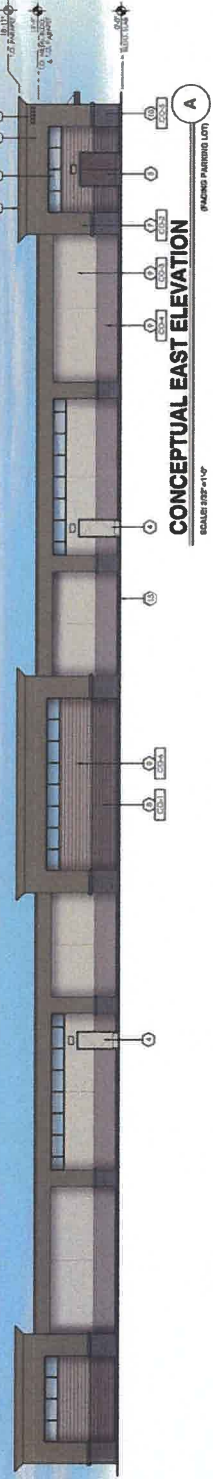
- 1 ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM
- 2 3000 DOUBLE HANE ENTRANCE DOOR
- 3 ADA ACCESSIBILITY SIGN
- 4 3000 HOLLOW METAL HANGDOOR (HMF)
- 5 3000 HOLLOW METAL DOUBLE HANGDOOR (DHF)
- 6 800 PANEL - HMF END/FIBER METAL SIDING
- 7 800 PANEL - HMF END/FIBER METAL PANEL OR EQUAL
- 8 SMOOTH LAP SIDING - HMF CHIGHT SMOOTH LAP SIDING
- 9 HMF PAINT STUCCO SYSTEM - OVER 1/2" ENGRAINED OVER HMF AND METAL PANELS OR EQUAL
- 10 SMOOTH FACE BRICK - HMF OR EQUAL
- 11 LOCKING HANGDOOR SET WITH HMF AND ADA COMPLIANT ACCESSIBILITY AND A MINIMUM HEIGHT OF 17" AND A MINIMUM CLEARANCE OF 80" FROM THE GROUND TO THE TOP OF THE HANGDOOR SET SHALL NOT BE PLACED ON WINDOW SURFACES
- 12 FLOOR LINE OF PARK
- 13 NOT USED
- 14 SPHERE GLASS WINDOW SYSTEM TO MATCH STOREFRONT (HMF)
- 15 6" HIGH CURB SIDEWALKS BELONGS
- 16 STEEL WELDED MESH AND CURB (TOP GRADE) HIGH HOISTED TO MATCH TOP OF PROPOSED CURB WALL @ PROPERTY LINE
- 17 METAL FINISHED CONCRETE, FIN.

EXTERIOR COLORS:

- CD-1 ENGLISH ANAKH - HMF CHIGHT SMOOTH LAP SIDING - USE EQUAL
- CD-2 SAGE GREEN - SMOOTH METAL WALL PANELS - USE EQUAL
- CD-3 POLAR WHITE - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) - USE EQUAL
- CD-4 TUMORA - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) - USE EQUAL
- CD-5 MANGUASTE BONGDOT - BRICK VIBER - USE EQUAL
- CD-6 BEERING GRAY - HMF CHIGHT SMOOTH LAP SIDING - USE EQUAL

GENERAL NOTES:

1. ALL EXTERIOR WORK SHALL BE ACCORDING TO THE PERIS WAREHOUSE ARCHITECTURAL DRAWINGS. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. THE EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL EXTERIOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. THE EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



EXTERIOR COLORS:

- CD-1 ENGLISH ANAKH - HMF CHIGHT SMOOTH LAP SIDING - USE EQUAL
- CD-2 SAGE GREEN - SMOOTH METAL WALL PANELS - USE EQUAL
- CD-3 POLAR WHITE - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) - USE EQUAL
- CD-4 TUMORA - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) - USE EQUAL
- CD-5 MANGUASTE BONGDOT - BRICK VIBER - USE EQUAL
- CD-6 BEERING GRAY - HMF CHIGHT SMOOTH LAP SIDING - USE EQUAL



Color: SAGE GREEN
 REF: 41 - LRV: 71 - COL: 26 # 29

POLAR WHITE
 REF: 0.02 5811245
 REF: 0.02 5811245

TUMORA
 REF: 0.02 5811245
 REF: 0.02 5811245

KEYED NOTES:

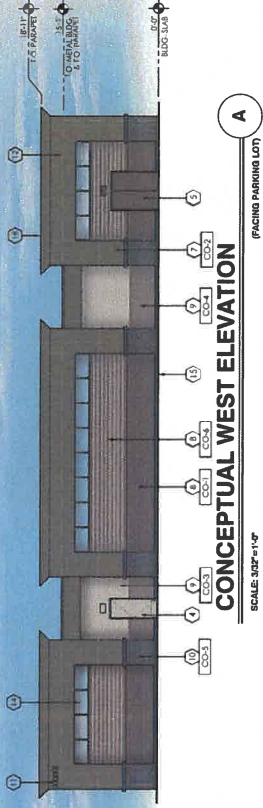
- 1 ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM
- 2 DOUBLE MAIN ENTRANCE DOOR
- 3 ADA ACCESSIBILITY SIGN
- 4 3070 HOLLOW METAL MANDOR (TYP)
- 5 3070 HOLLOW METAL DOUBLE MANDOR (TYP)
- 6 88 PANEL - PRE ENGINEERED METAL BUILDING
- 7 FLUSH PANEL - SMOOTH METAL WALL PANELS OR EQUAL
- 8 SMOOTH LAP SIDING - FIBER CEMENT WALL PANELS OR EQUAL
- 9 THREE PART STUCCO SYSTEM OVER METAL LATH OVER 1/2" DRUGGLASS OVER INSULATED METAL PANELS OR EQUAL
- 10 SMOOTH FACE BRICK VENEER OR EQUAL
- 11 ADDRESS SHALL BE POSTED ON THE UPPER 1/4 OF THE BUILDING, IN A MINIMUM HEIGHT OF 48" AND A MINIMUM AREA OF 100 SQ. INCHES. THE BACKGROUND AND A MINIMUM HEIGHT OF 12" AND A MINIMUM AREA OF 100 SQ. INCHES SHALL NOT BE PLACED ON WINDOW SURFACES
- 12 ROOF LINE OF FRAM
- 13 NOT USED
- 14 SPANDREL GLASS WINDOW SYSTEM TO MATCH STOREFRONT (TYP)
- 15 6" HIGH CURB SURROUNDING BUILDING
- 16 STEEL AWNING, ROOF, AND CLEVIS (TYP) GRADE FINISH MOUNTED 8" @ 6" O.C. AT MAIN ENTRANCE DOOR
- 17 DOWNSIDE USE OF PROPOSED CURB WALL @ PRIORITY LINE
- 18 METAL SHARED CORNICE TYP.

EXTERIOR COLORS:

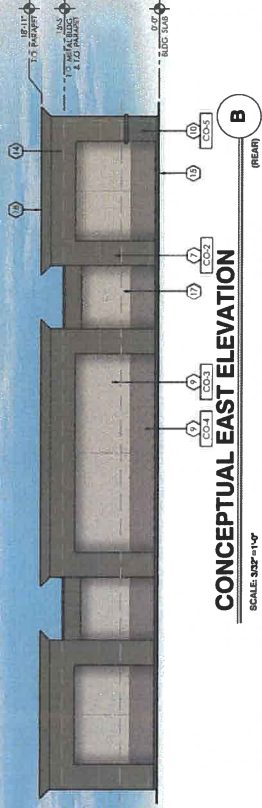
- CO-1 ENIGHS ARMOR - FIBER CEMENT SMOOTH LAP SIDING -OR EQUAL
- CO-2 SAGE GREEN - SMOOTH METAL WALL PANELS
- CO-3 POLAR WHITE - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) -OR EQUAL
- CO-4 TUNDRA - THREE PART STUCCO SYSTEM (PORTLAND CEMENT) -OR EQUAL
- CO-5 MANGANESE IRONSPOT - BRICK VENEER -OR EQUAL
- CO-6 STERLING GRAY - FIBER CEMENT SMOOTH LAP SIDING -OR EQUAL

GENERAL NOTES:

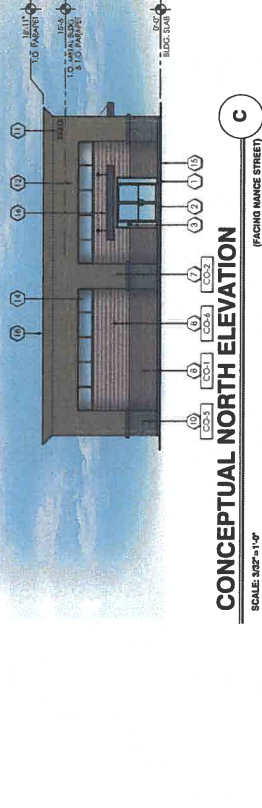
1. ALL PENETRATED AND GLAZED AREAS SHOULD BE RECESSED 2 TO 4" INCHES TO FURTHER ARTICULATE THE FACADE. ALL PENETRATED AREAS SHOULD BE FINISHED WITH DECORATIVE MATERIALS CONSISTENT WITH THE BUILDING MATERIALS.
2. NO EXTERIOR DOWNPOUTS ARE PERMITTED ON THE FRONT OR SIDE ELEVATIONS. DOWNPOUTS ARE PERMITTED ON THE REAR ELEVATION. DOWNPOUTS SHALL BE LOCATED AWAY FROM THE BUILDING.
3. ALL ROOF OR GROUND-MOUNTED EQUIPMENT SHALL BE FULLY CONCEALED FROM A VIEW OF ADJACENT PROPERTIES AND THE PUBLIC RIGHT OF WAY.



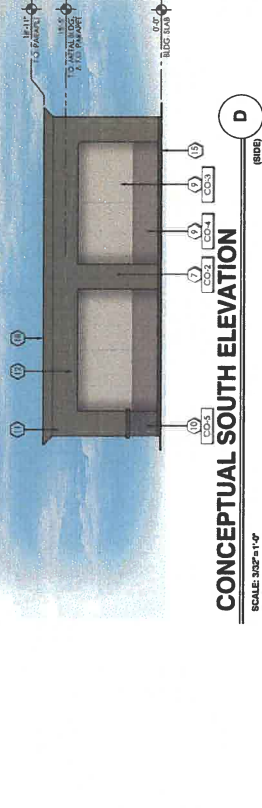
CONCEPTUAL WEST ELEVATION
SCALE: 3/32" = 1'-0"



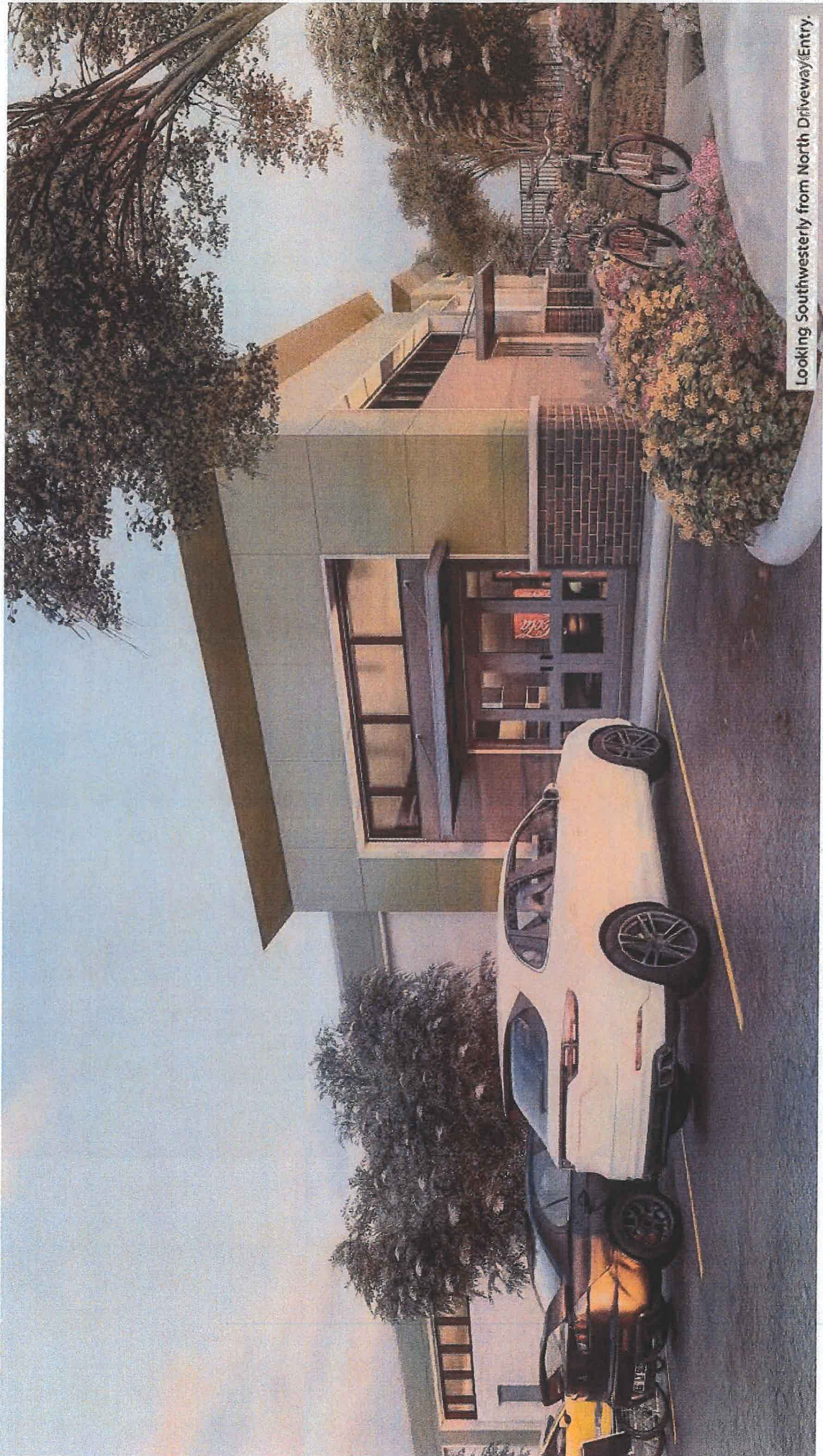
CONCEPTUAL EAST ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



CONCEPTUAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

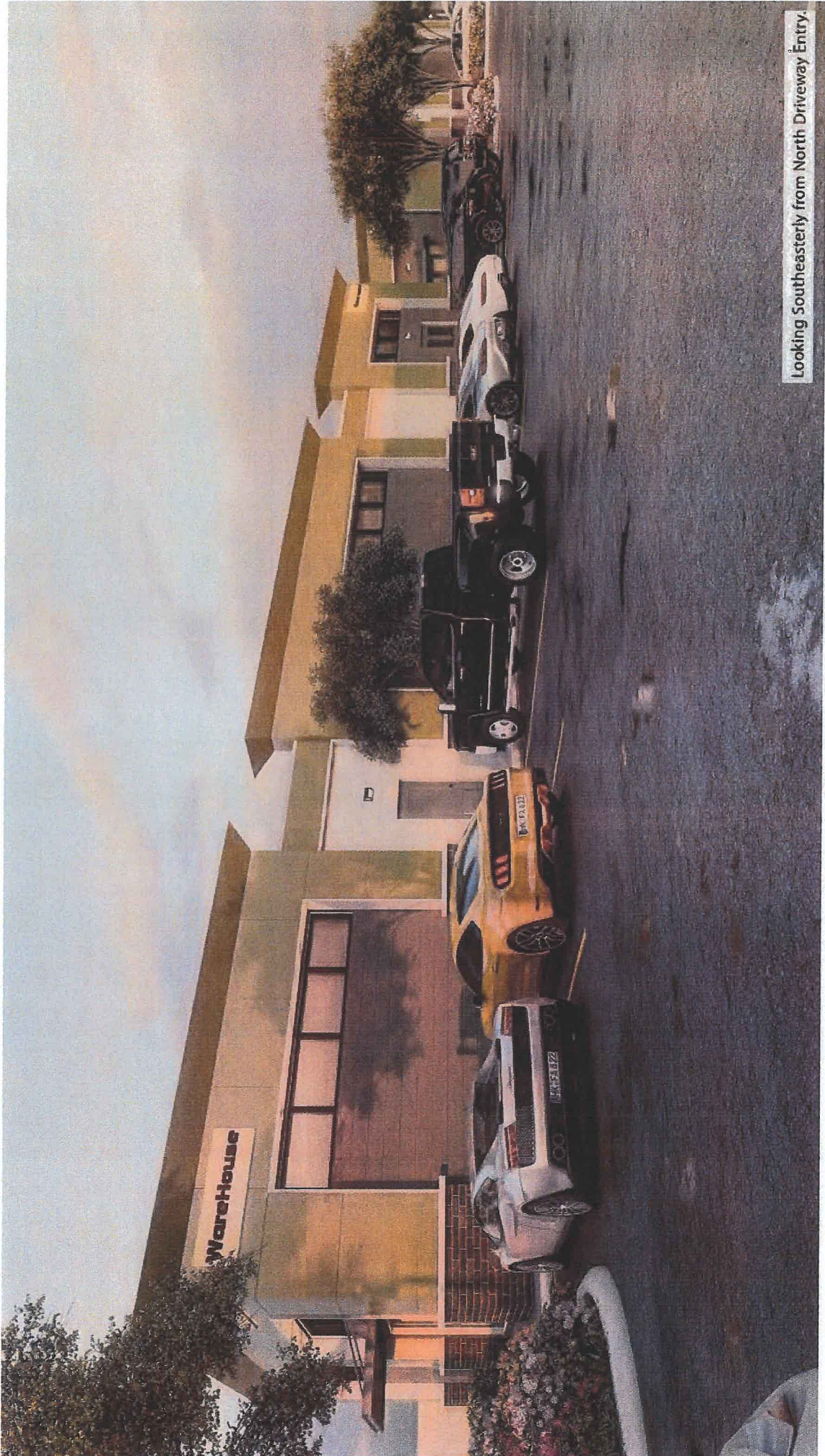


Looking Southwesterly from North Driveway/Entry.

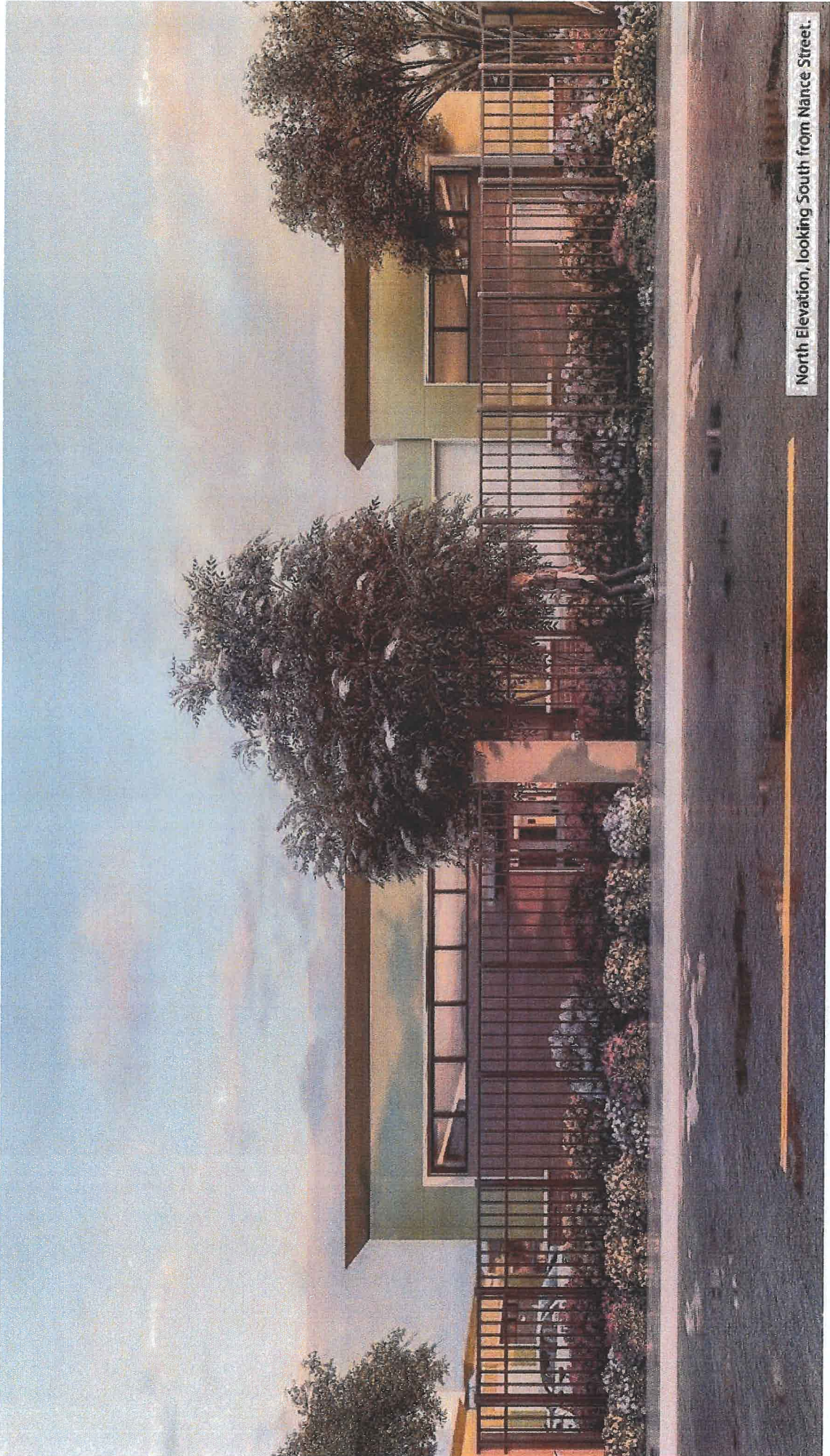


Patterson Ave.

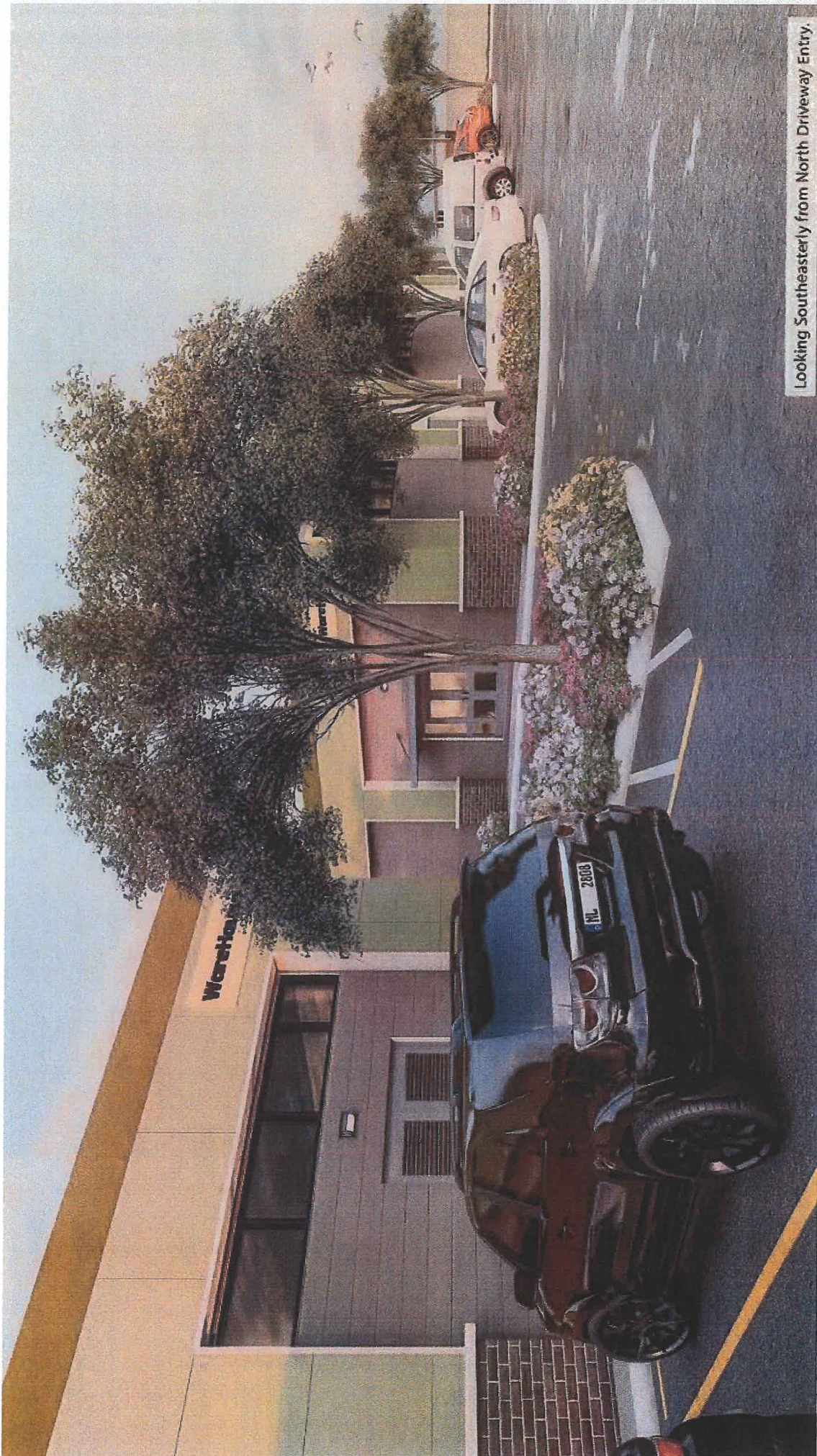
Looking Northeasterly from Southwest Property Corner.



Looking Southeasterly from North Driveway Entry.



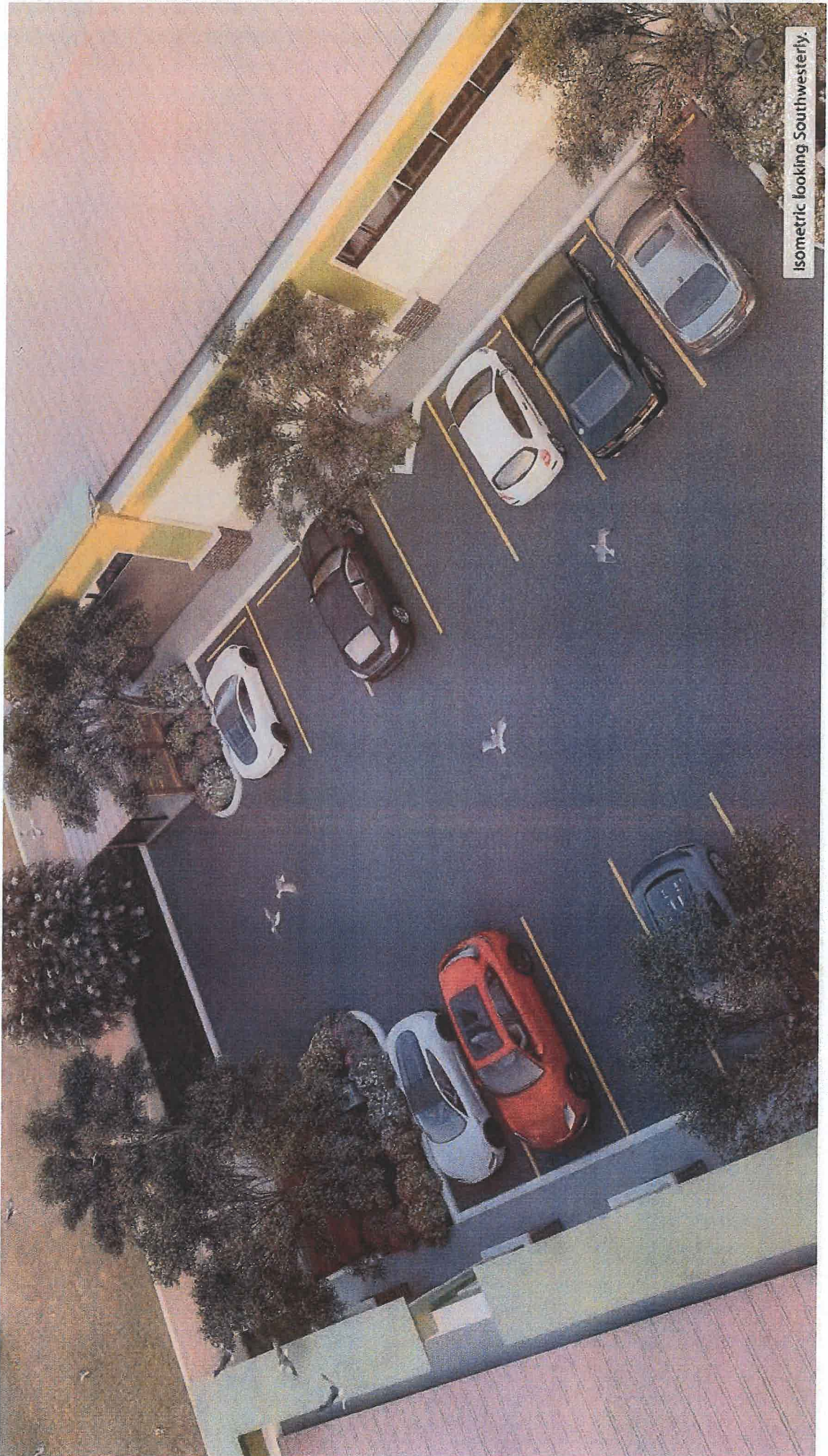
North Elevation, looking South from Nance Street.



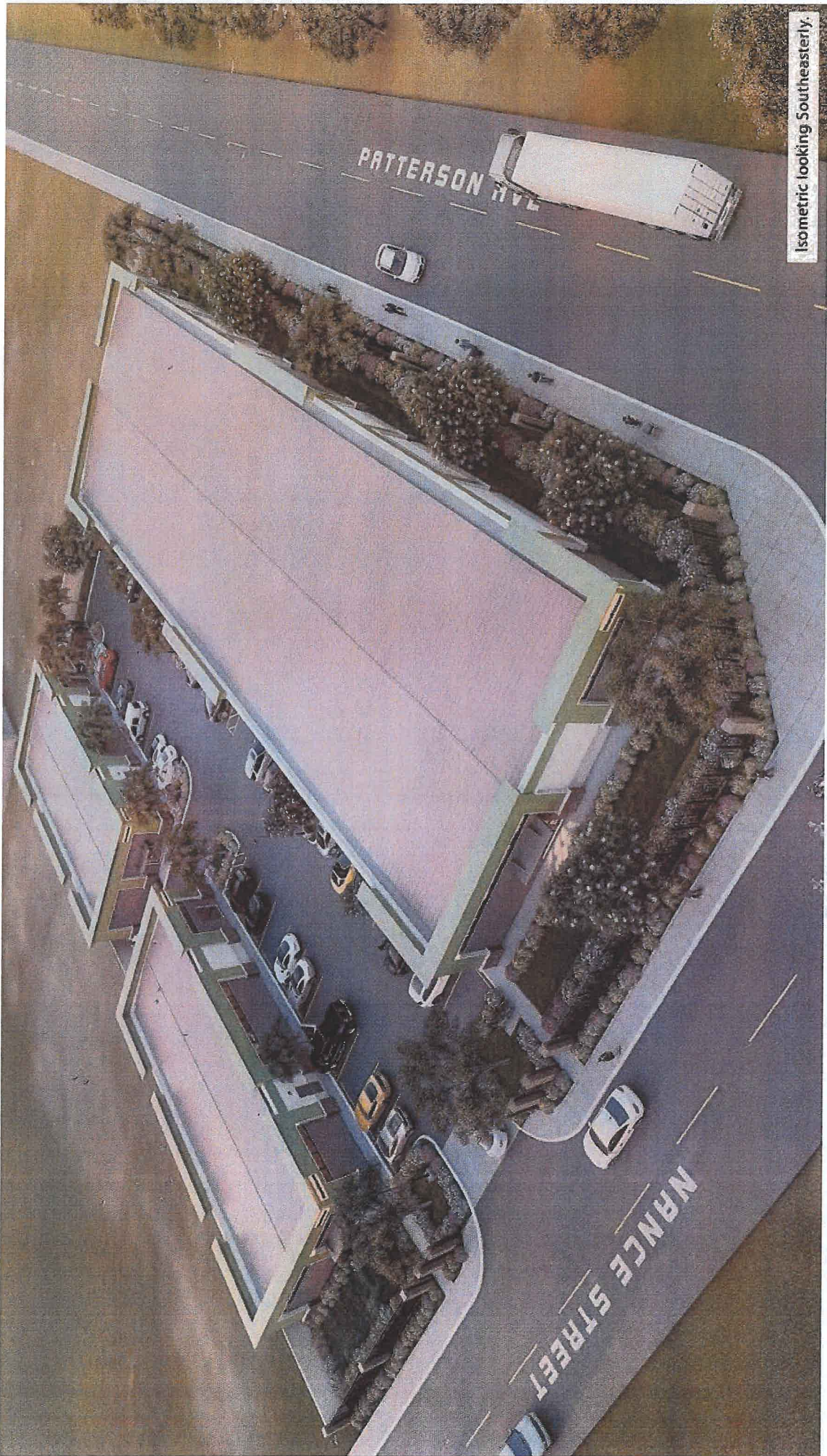
Looking Southeasterly from North Driveway Entry.



Looking Easterly from West Property Line.



Isometric looking Southwesterly.

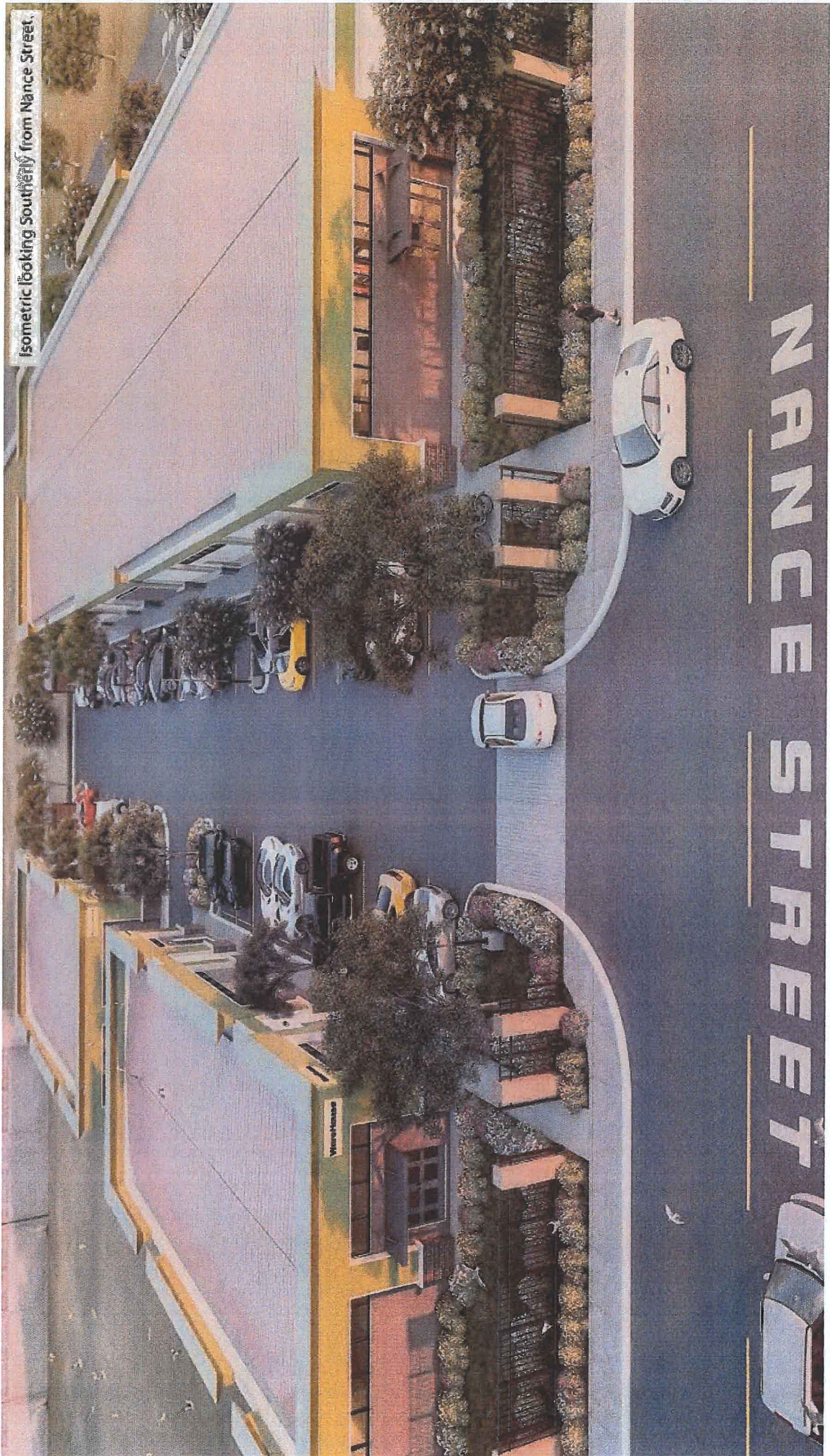


Isometric looking Southeasterly.



Isometric looking Northwesterly from Eastern Property Corner.

Isometric looking Southwily from Nance Street.



RESOLUTION NUMBER NO. 20-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADOPTING MITIGATED NEGATIVE DECLARATION NUMBER 2348 AND APPROVING DEVELOPMENT PLAN REVIEW 19-00002 TO CONSTRUCT THREE WAREHOUSE BUILDINGS TOTALING 31,200 SQUARE FEET ON 1.58 ACRES LOCATED AT THE SOUTHEAST CORNER OF PATTERSON AVENUE AND NANCE STREET, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant Richard Park (“Applicant”) proposes to construct three (3) warehouse buildings totaling 31,200 square feet (“Project”) on approximately 1.58 vacant acres located at the southeast corner of Patterson Avenue and Nance Street; and

WHEREAS, a Development Plan Review application (DPR 19-00002) was submitted for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 19-00002 is considered a “Project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, an Initial Study and Mitigated Negative Declaration #2348 was prepared for the above-mentioned application and petition, which includes Development Plan Review 19-00002, (“the Project”) and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 20, 2019, to December 20, 2019; and

WHEREAS, the project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan which the site is within Airport Overlay Zone B2 (High Noise Zone) which encompasses most of the projected 65 dB CNEL contour plus immediately adjoining areas, and restricts non-residential intensity to 100 people per average acre and 250 people per single acre; and

WHEREAS, staff determined the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB ALUCP), and therefore does not require ALUC (Airport Land Use Commission) review; and

WHEREAS, a duly noticed public hearing was held on February 5, 2020, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does resolve as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. The Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that based upon on the Initial Study prepared for the project in accordance with the City of Perris (“City”) guidelines for implementing the CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City, therefore a Mitigated Negative Declaration (2348) has been prepared, with findings that:

- A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment, and a Mitigated Negative Declaration (2348) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon all information and data which constitutes the administrative record, including all oral and written evidence presented at the public hearing, the Planning Commission hereby finds, as the applicable review authority for discretionary actions related to the project, that Conditions of Approval have been adopted, as follows, such that the project use and design comply with the noise compatibility policies, noise attenuation policies, non-residential density standards and other required development conditions, the airspace protection policies, and the overflight policies of the AOZ:

- A. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joints Powers Authority (MJPA).
- B. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- C. The following uses shall be prohibited:
 - i) 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.
 - ii) 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.

- iii) 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, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- D. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- E. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
- F. 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 communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- G. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- H. 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 and March Air Reserve Base.
- I. Based on the location and proximity to the runway, the project height may exceed the FAA threshold for height obstruction, which would require Form 7460-1 review from the FAA.

Section 4. The Planning Commission further finds, based upon staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Project, the following regarding Development Plan Review (DPR) 19-00002:

- A. *The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The proposed site development was reviewed by City staff and determined to be in compliance with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial (LI) development including use, setbacks, height of buildings, lot coverage, architecture, lighting and landscaping are provided by the PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. Staff determined the proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial (LI) land use. In addition, the Project has been deemed consistent with the 2014 March

ARB/Inland Port Airport Land Use Compatibility Plan. The Project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

- B. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The Project site is a relatively flat, rectangular parcel with frontage along Patterson Avenue and Nance Street. Utilities already exist within along Patterson Avenue that will serve this industrial development. This is a suitable site for the warehouse building proposed.

- C. The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed warehouse building and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The adjacent use to the south is a new distribution warehouse facility (Optimus II) and to the east and south are properties that are designated as Light Industrial, which will be required to construct future industrial uses as designated per the PVCC SP.

The proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial land use. There will be no large truck traffic generated from this small-scale warehouse building. Furthermore, the Conditions of Approval prepared for the Project will insure the Project will not be detrimental to the public health, safety or welfare.

- D. The architecture proposed is compatible with community standards and protects the character of adjacent development.*

As stated above, the proposed architecture meets PVCC-SP design standards for LI (Light Industrial) development, and thereby protects the character of adjacent development, and is compatible with the surrounding industrial development area. The Project is adjacent to similar industrial development to the south. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments intermittently along the façade. The proposed color palette and materials provide variety and interest through the use of color tones that are used around the building base and to further accentuate the corner and pop-out façade elements.

- E. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The *Perris Valley Commerce Center Specific Plan (PVCC SP)* requires landscaping to be provided at a minimum rate of 12% for the entire site. The conceptual landscape plan proposes a total of 15,816 square feet of onsite landscaping for the Project, which equates to 23% of the overall site area. Landscaping is provided at the base of the buildings facing the public right-of-way to the west, north, and east sides. Shade trees are also required to be provided throughout car parking areas at the rate of one shade tree for every six (6) vehicles, and water quality basins will be fully landscaped to blend with the overall landscape design. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less which will be maintained by a LMD (landscape maintenance district). All driveway entrances are required to have multi-level planting with trees, shrubs, and groundcover to accent all entrances.

- F. *The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed Project.*

The proposed project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions of approval, which will ensure that the project is developed in compliance with City and affected service agency codes and policies.

Section 5. The Planning Commission adopts Mitigated Negative Declaration 2348 and mitigation measures.

Section 6. The Planning Commission hereby approves Development Plan Review DPR 19-00002 for the Project, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the Conditions of Approval attached to this Resolution.

Section 7. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 8. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 5th day of February, 2020.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 20-1 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 5th day of February, 2020, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Building and Public Works)



RESPONSE TO COMMENTS
MITGATED NEGATIVE DECLARATION (MND) 2348
CANNABIS CULTIVATION WAREHOUSE AT NANCE ST/PATTERSON AVE

Project Title: Cannabis Cultivation Warehouse at Nance St/Patterson Ave, Development Review (DPR) 19-00002

Lindsay Rains
Licensing Program Manager
California Department of Food & Agriculture
CalCannabis Cultivation Licensing Division
1220 N Street, Suite 400
Sacramento, CA 95814

Subject: Response to Comments on the Initial Study/Mitigated Negative Declaration (SCH No. 2019119076) – Cannabis Cultivation Warehouse Project PLN DPR 19-00002

Thank you for your comments on the Initial Study/Mitigated Negative Declaration for the Cannabis Cultivation Warehouse Project PLN DPR 19-00002, received via email on January 7, 2020, which was after the end of the public review period of December 19, 2019. As you are aware, Section 15074(b) of the State California Environmental Quality Act (CEQA) Guidelines requires that prior to approving a project, the lead agency must consider the proposed IS/MND together with any comments received during the public review process. Written responses to comments are not required; however, the City provides the following responses to your comments.

Comment GC 1: Acknowledgement of CDFA Regulations

The IS/MND does not acknowledge that CDFA is responsible for the licensing and regulation of cannabis cultivation. The IS/MND would be more informative if it acknowledged CDFA's responsibilities for cannabis cultivation licensing and regulation, as well as enforcement, as defined in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation (Bus. & Prof. Code, § 26103(a)). The IS/MND's analysis would also benefit from discussion of the protections for environmental resources provided by CDFA's regulations. In particular, the impact analysis would be further supported by an explicit identification of the state regulations that are being relied on to reduce the severity of impacts on the following resource topics:

- Aesthetics (See 3 California Code of Regulations § 8304(c); § 8304(g).)
- Air Quality and Greenhouse Gas Emissions (See § 8102(s); § 8304(e); § 8305; § 8306.)
- Biological Resources (See § 8102(w); § 8102(dd); § 8216; § 8304(a-c); § 8304(g).)
- Cultural Resources (See § 8304(d).)
- Hazards and Hazardous Materials (See § 8102(q); § 8106(a)(3); § 8304(f); § 8307.)
- Hydrology and Water Quality (See § 8102(p); § 8102(v); § 8102(w); § 8102(dd); § 8107(b); § 8216; § 8304(a and b); § 8307.)
- Noise (See § 8304(e); § 8306.)
- Utilities and Service Systems (See § 8102(s); § 8108; § 8308.)
- Energy (See § 8102(s); § 8305; § 8306.)
- Cumulative Impacts (related to the above topics).

Exhibit F

Response: *The applicant currently has an application to build a vacant site with three (3) warehouse industrial buildings which are associated with this MND. The Project per CEQA, is not for the future use but the physical construction of the site.*

The applicant intends to use one of the buildings for cultivation (the other two are small warehouses for other tenants), however the applicant will need to submit a cultivation application to the city to review through HDL (see attached application requirements in link below). this review is an administrative approval process not associated with physical development. See <http://www.cityofperris.org/city-hall/forms/CommercialMarijuanaCultivationPermitApplication.pdf>

After the city approves this application, then CDFA will be contacted. The tenant or operator of the facility will be required to secure a commercial cannabis cultivation license prior to approval to operate the facility. As the project only involves the construction of the buildings, one of which is intended to support cannabis cultivation, the CDFA is not a Responsible Agency under CEQA as its approval is not required for the construction of the Proposed Project. Also, as there is not currently a cannabis license application in process with the City or State, an analysis of the operational details of a cannabis facility is not possible and the approval, construction and operation of the Proposed Project without a cannabis license is possible and does not require CDFA approval at this time.

Comments GC 2: Proposed Project Description

The IS/MND's Proposed Project Description does not include a description of cannabis cultivation operations and maintenance activities. While some descriptions of these activities are included in other sections of the document, the IS/MND would be strengthened if it clearly described operation and maintenance activities as part of the Proposed Project Description section. Relevant operational information might include:

- a. Hours of operation;
- b. Estimated number of daily trips to and from the site for employee commuting, delivery of materials or supplies, and shipment of products;
- c. Any heavy equipment that will be used for cultivation operations, including tractors, forklifts, trucks, etc.;
- d. Any water efficiency equipment that would be used;
- e. Utilities that would serve the project; and
- f. Source(s) and amounts of energy expected to be used in operating the project, including any generators that may be used, as well as any energy management and efficiency features incorporated into the Proposed Project.

Response: *The IS/MND analyzes the potential impacts the construction of the Proposed Project as it is currently proposed. The project is anticipated to support a potential cannabis licensed tenant; however, as an applicant has not submitted an application for a cannabis license to the City and as such, a more specific analysis of a cannabis operation is not possible at this time. The IS/MND analyzed the potential impacts a potential cannabis tenant would have based on information provided by the applicant. The following are responses to the specific requests for relevant operational information:*

- a) *The Proposed Project would be required to adhere to hours of operation per the City's Municipal Code and, if applicable, CDFA cannabis hours of operation restrictions.*

- b) *The IS/MND analyzed impacts related to the estimated number of employees with regards to traffic trips, construction equipment and duration. Operational estimates were based on a proposed industrial warehouse use.*
- c) *Equipment used for the cultivation operations would be contained within the proposed buildings and would not have an effect on the surrounding environment. Any operational impacts related to air quality and greenhouse gases were analyzed in the Air Quality and Greenhouse Gas Emissions Impact Analysis Report and Addendum to the Air Quality and Greenhouse Gas Emissions Impact Analysis Report prepared for the project based on an industrial warehouse use.*
- d) *Water efficiency equipment is not subject to CEQA and was not analyzed in the IS/MND.*
- e) *Utility services required for the Proposed Project were included in Table 19 in Section 6.19(a) and is not necessary to include in the Proposed Project Description.*
- f) *Energy consumption and sources were analyzed in the Air Quality and Greenhouse Gas Emissions Impact Analysis Report and Addendum to the Air Quality and Greenhouse Gas Emissions Impact Analysis Report prepared for the project based on an industrial warehouse use in Section 6.3 and is not necessary to include in the Proposed Project Description. Also, the project is required to comply with all requirements of Title 24 for energy management and efficiency.*

Comment SC 1: 1. Summary, Other Public Agencies Whose Approval is Required

The IS/MND would be improved if it listed all agencies requiring approval and what type of permit is required from each agency listed. In particular, CDFA should be included in this list, because the Proposed Project requires a cannabis cultivation license from CDFA in order to operate.

Response: The IS/MND included the agencies whose approval is required for the construction of the Proposed Project. The CDFA's approval is not required for the construction of the project. The City will contact the CDFA if/when an application has been submitted for a commercial cannabis license.

Comment SC 2: 2.2 Project Approvals

The IS/MND would be improved if it specified all of the City-issued permits that would be required for the Proposed Project, including a City-issued Commercial Marijuana Cultivation Operation Regulatory Permit.

Response: The IS/MND includes all City-issued permits required for construction of the Proposed Project. If/when a commercial cannabis license application is submitted, it will be reviewed; however, at this time, a Commercial Marijuana Cultivation Operation Regulatory Permit application has not been submitted.

Comment SC 3: 6.1 Aesthetics

The IS/MND would be improved if it explained where the Proposed Project is located in relation to Route 74/Ramona Expressway and provide an analysis of whether operation of the project would impact this County Eligible Scenic Highway.

Response: The IS/MND adequately analyzes the potential impacts to Scenic Highways; however, to clarify, the Proposed Project is located approximately 0.77 mi (1.24 km) north of Ramona Expressway/Route 74 and would not alter or affect the scenic nature of Ramona Expressway/Route 74 as the project is in an industrial area surrounded by other, larger industrial developments.

Comment SC 4: 6.2 Agricultural Resources

The IS/MND would be improved by clearly disclosing whether the Proposed Project site includes agricultural zoning or an active Williamson Act contract.

Response: The IS/MND provides the Proposed Project zoning and surrounding land zoning in Section 3.1 Location and Setting. The Proposed Project Site and surrounding zoning is Light Industrial and General Industrial.

Comment SC 5: 6.4 Biological Resources

This statement appears to contradict to other statements within the IS/MND that no vernal pools are present at the Proposed Project site. The IS/MND would be improved if it clarified the presence of suitable habitat within and adjacent to the Proposed Project and if so, provided an analysis of whether there is any potential for impacts to this habitat.

Response: The IS/MND includes an analysis of all the biological resources with a potential to occur at the project site. Section 6.4(a) states "Low-quality suitable habitat is present for both fairy shrimp within the BSA in the form of roadside ditches along the Project site. None of these species were observed within the BSA during the biological reconnaissance survey and all three species are covered via compliance with the MSHCP and payment of associated fees." As the project is within Riverside County, it is subject to the Riverside County Multiple Specific Habitat Conservation Plan (MSHCP) which mitigates for these species throughout the County. In addition, the biological survey concluded that the fairy shrimp was absent from the project site.

Comment SC 6: 6.4 Biological Resources

The IS/MND would be improved if it included an impact statement, associated analysis, and mitigation measures, as appropriate, to address potential impacts of San Diegan whiptail.

Response: See the response to comment SC 5 above. Compliance with the MSHCP and the incorporation of Mitigation Measures BIO-1, BIO-2, and BIO-3, impacts would be less than significant.

Comment SC 7: 6.4 Biological Resources

The IS/MND would be improved if it included an impact statement, associated analysis, and mitigation measures, as appropriate, to address potential impacts to hunting habitat for the loggerhead shrike and California horned lark.

Response: See the response to comment SC 5 above. Compliance with the MSHCP and the incorporation of Mitigation Measures BIO-1, BIO-2, and BIO-3, impacts would be less than significant.

Comment SC 8: 6.4 Biological Resources

Other than discussion provided for the burrowing owl, the IS/MND does not address potential for ground- and shrub nesting birds to establish nests on site. The IS/MND would be improved by identifying ground- and shrub nesting species that have the potential to nest on the Proposed Project site, and describing how implementation of mitigation measures BIO- 2 and 810-3 would reduce potentially significant impacts.

Response: See the response to comment SC 5 above. Compliance with the MSHCP and the incorporation of Mitigation Measures BIO-1, BIO-2, and BIO-3, impacts would be less than significant.

Comment SC 9: 6.4 Biological Resources

The "Less than Significant Impact" box is checked for this impact topic. This appears to contradict the text that states there would be no impact, and then later indicates mitigation is necessary to reduce impacts to a less-than-significant level. The document would be improved if the language in the IS/MND and the check boxes were made consistent.

In addition, no mitigation measure is included under the impact discussion. If mitigation is required, it should be included in this section, along with an analysis of how that mitigation measure would reduce impacts to less than significant levels.

Response: Section 6.4(d) has been revised as follows. The last sentence of the paragraph was a remnant of a previous draft of the document and has been removed.

"Less than Significant Impact. The Project Site does not occur within or adjacent to a Multiple Species Habitat Conservation Plan (MSHCP) Core, Linkage, Constrained Linkage, or Non-Contiguous Habitat Block and doesn't provide linkage to wildlife corridors, native habitat or wildlife nursery. The Project site is composed of primarily disturbed, ruderal vegetation that offers little habitat value to resident or migratory wildlife and no habitat for migratory fish. Thus, no impacts to wildlife species, migratory corridors, and native wildlife nursery sites will occur. ~~The following mitigation measure would reduce potential impacts to migratory birds to less than significant."~~

Comment SC 10: 6.4 Biological Resources

The IS/MND would be improved if it elaborated on the significance of the designations described (e.g., outside of MSHCP criteria area or area plan subunit). In other words, it would be helpful to explain the difference between being located within the MSHCP Mead Valley Area Plan, but not designated within a criteria area or area plan subunit.

Response: The IS/MND adequately addresses this comment.

Comment SC 11: 6.6 Energy

The IS/MND would be improved if it disclosed source(s) and amounts of energy expected to be used for operating the Proposed Project, including any generators and pumps that may be used, as well as any energy management and efficiency features incorporated into the Proposed Project.

Response: See response to comment GC 2.

Comment SC 12: 6.6 Energy

The IS/MND would be improved by specifying BMPs that would be implemented and describing how these practices would reduce potential impacts to a less-than-significant level. In addition, if these standards and practices would be implemented as mitigation, they should be specified as such, and the checkbox, "Less than Significant with Mitigation Incorporated" should be checked.

Response: See response to comment GC 2. BMPs are not mitigation measures and compliance with Title 24, AB 341, and the City's Climate Action Plan does not require the incorporation of additional mitigation measures to reduce the impacts to levels below significance thresholds.

Comment SC 13: 6.7 Geology and Soils

The IS/MND would be improved if the characteristics of the soil types found on the Proposed Project site were listed and mapped to support findings provided in this section.

Response: The IS/MND includes the findings from the Preliminary Soil Investigation and Infiltration Tests Report, which was included in the Appendix and relied on those findings to

Comment SC 14: 6.7 Geology and Soils & 6.19 Utilities and Service Systems

The statements on pages 43 and 73 relating to the use of septic systems appear to contradict each other. The IS/MND would be improved by clarifying whether the Proposed Project involves use of septic tanks and/or an alternative waste disposal system, or whether the Project would extend sanitary sewer to the site.

Response: The IS/MND findings on page 43 (Section 6.7(e)) states there would be No Impact as the project site does not contain soils that are incapable of supporting a septic system. The discussion on page 73 (Section 6.19(a)) includes a statement that the project would include the installation of a septic system. The project was originally designed to connect to the sanitary sewer system; however, due to the distance to connect to the sewer system, a septic tank would be installed until such a time that the project can feasibly be connected to the sanitary sewer system.

The IS/MND shall be revised as follows:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than Significant Impact. The Project would involve the use of septic tanks or alternative waste disposal systems in-lieu of connection to the sanitary sewer system. The project site contains soil classified as Silty Sand that drains as shown in the table below (Soil Exploration Co., Inc., 2019).

Infiltration Test/Tabulated Test Results

Test No.	Depth of Test (feet)	Earth Material	Infiltration Rate (in/hr)
I-1	4	Silty Sand (SM)	0.12
I-2	4	Silty Sand (SM)	0.23

The City Engineer has approved the use of a septic tank for the Proposed Project until the project can connect to the sanitary sewer system. A less than significant impact would occur.

Comment SC 15: 6.10 Hydrology and Water Quality

The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by clearly describing existing runoff and storm water drainage systems, whether the Proposed Project involves improvements to existing on-site storm drain system, the capacity of future planned storm water drainage systems, and other relevant information to support the impact determination.

Response: The IS/MND includes references to the Preliminary Water Quality Management Plan (WQMP) prepared for the Proposed Project. The WQMP analyzed the project's affects on drainage patterns of the project site and surrounding area and includes BMPs that ensure the project will remain consistent with the City's MS4 permit.

Comment SC 16: 6.13 Noise

Section 6.3, Air Quality, describes the nearest sensitive receptors as office workers located within trailers, approximately 216 feet west of the Proposed Project. The IS/MND would be improved by considering potential noise impacts to these additional sensitive receptors.

Response: The IS/MND performed a CEQA analysis of potential noise impacts based on the City's General Plan. The analysis included the nearest sensitive receptors as the residences located approximately 0.47 miles to the southeast of the project site. The office workers located approximately 216 feet to the west are within industrially zoned area with a higher threshold for noise impacts according to the City's General Plan.

Comment SC 17: 6.13 Noise

The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by disclosing anticipated operational decibel levels and comparing them to the maximum decibel levels provided in Table 12, and other applicable goals and policies established within the City's General Plan.

Response: The IS/MND included operational noise estimates for an industrial warehouse within an industrial area. The noise thresholds were based on the City's General Plan. As the project is currently proposed, it is not anticipated to generate

Comment SC 18: 6.15 Public Services

State regulations require indoor cultivation license applicants obtain an attestation that the local fire department has been notified of the cultivation site. The IS/MND would be improved by disclosing whether the City's Fire Department has been notified of proposed cannabis cultivation activities and/or an attestation may be included as an attachment that supports the determination that no additional fire personnel or equipment would be required for operation.

Response: See response to comment GC 1. If/when a commercial cannabis license application is submitted to the City, the local fire department will be notified and will identify any additional fire personnel or equipment required for the cannabis operation.

Comment SC 19: 6.17 Transportation and Traffic

The IS/MND would be improved by describing and providing associated impact analysis for daily operational vehicle trips, including daily trips to and from the site for employee commuting, delivery of materials or supplies, shipment of products, and any other operational needs.

Response: The IS/MND Section 6.17 included estimates for the number of employees that could be included in a potential cannabis operation.

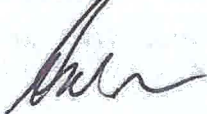
Comment SC 20: 6.21 Mandatory Findings of Significance

The IS/MND would be improved by identifying whether any other cannabis growing operations exist or have been proposed in the vicinity of the Proposed Project. The IS/MND should analyze whether the Proposed Project would make a considerable contribution to any cumulative impacts from these other projects.

Response: The IS/MND included a cumulative analysis of all projects that have been submitted to the City at the time of its preparation. The Proposed Project is located within the Perris Valley Commercial Center Specific Plan (PVCCSP), Planning Area 1 (PA-1) and is zoned light industrial (LI). Properties to the North of the Project site are zoned general industrial (GI) and properties to the south, east, and west are zoned LI. The Proposed Project would not result in any cumulative impacts that have not already been analyzed and addressed in the City's General Plan EIR or PVCCSP EIR.

Please let me know if you have any additional questions. I can be reached by phone at (951) 943-5003 ext. 279, or via e-mail at nperez@cityofperris.org. Also, please note that the City of Perris Planning Commission will consider approval of the Project and adoption of the MND at a public hearing scheduled for 6:00 p.m., on Wednesday, February 5, 2020, in the City Council Chambers of the City of Perris, 101 North "D" Street.

Sincerely,



Nathan Perez
Senior Planner



CALIFORNIA DEPARTMENT OF
FOOD & AGRICULTURE

January 7, 2020

City of Perris, Planning Division
Nathan Perez, Senior Planner
135 North "D" Street
Perris, CA 92570

Re: Initial Study/Mitigated Negative Declaration (SCH No. 2019119076) – Cannabis
Cultivation Warehouse Project PLN DPR 19-00002

Dear Mr. Perez:

Thank you for providing the California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2019119076) prepared by Geovironment Consulting on behalf of the City of Perris for the proposed Cannabis Cultivation Warehouse Project PLN DPR 19-00002 (Proposed Project).

CDFA has jurisdiction over the issuance of licenses to cultivate, propagate and process commercial cannabis in California. CDFA issues licenses to outdoor, indoor, and mixed-light cannabis cultivators, cannabis nurseries and cannabis processor facilities, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012(a)(2).) All commercial cannabis cultivation within California requires a cultivation license from CDFA. For a complete list of all license requirements, including CalCannabis Licensing Program regulations, please visit:

https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text_01162019_Clean.pdf.

CDFA expects to be a Responsible Agency for this project because the project will need to obtain an annual cultivation license from CDFA. In order to ensure that the IS/MND is sufficient for CDFA's needs at that time, CDFA requests that a copy of the IS/MND, revised to respond to the comments provided in this letter, and a signed Notice of



Determination be provided to the applicant, so the applicant can include them with the application package it submits to CDFA. This should apply not only to this Proposed Project, but to all future CEQA documents related to cannabis cultivation applications in the City of Perris.

CDFA offers the following comments concerning the IS/MND.

General Comments (GCs)

GC 1: Acknowledgement of CDFA Regulations

The IS/MND does not acknowledge that CDFA is responsible for the licensing and regulation of cannabis cultivation. The IS/MND would be more informative if it acknowledged CDFA's responsibilities for cannabis cultivation licensing and regulation, as well as enforcement, as defined in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation (Bus. & Prof. Code, § 26103(a)). The IS/MND's analysis would also benefit from discussion of the protections for environmental resources provided by CDFA's regulations. In particular, the impact analysis would be further supported by an explicit identification of the state regulations that are being relied on to reduce the severity of impacts on the following resource topics:

- Aesthetics (See 3 California Code of Regulations § 8304(c); § 8304(g).)
- Air Quality and Greenhouse Gas Emissions (See § 8102(s); § 8304(e); § 8305; § 8306.)
- Biological Resources (See § 8102(w); § 8102(dd); § 8216; § 8304(a-c); § 8304(g).)
- Cultural Resources (See § 8304(d).)
- Hazards and Hazardous Materials (See § 8102(q); § 8106(a)(3); § 8304(f); § 8307.)
- Hydrology and Water Quality (See § 8102(p); § 8102(v); § 8102(w); § 8102(dd); § 8107(b); § 8216; § 8304(a and b); § 8307.)
- Noise (See § 8304(e); § 8306.)
- Utilities and Service Systems (See § 8102(s); § 8108; § 8308.)
- Energy (See § 8102(s); § 8305; § 8306.)
- Cumulative Impacts (related to the above topics).

GC 2: Proposed Project Description



The IS/MND's Proposed Project Description does not include a description of cannabis cultivation operations and maintenance activities. While some descriptions of these activities are included in other sections of the document, the IS/MND would be strengthened if it clearly described operation and maintenance activities as part of the Proposed Project Description section. Relevant operational information might include:

- a. Hours of operation;
- b. Estimated number of daily trips to and from the site for employee commuting, delivery of materials or supplies, and shipment of products;
- c. Any heavy equipment that will be used for cultivation operations, including tractors, forklifts, trucks, etc.;
- d. Any water efficiency equipment that would be used;
- e. Utilities that would serve the project; and
- f. Source(s) and amounts of energy expected to be used in operating the project, including any generators that may be used, as well as any energy management and efficiency features incorporated into the Proposed Project.

Specific Comments and Recommendations

In addition to the general comment provide above, CDFA provides the following specific comments regarding the analysis in the IS/MND.



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
1	2	1. Summary, Other Public Agencies Whose Approval is Required	Other Public Agencies Whose Approval is Required	The IS/MND would be improved if it listed all agencies requiring approval and what type of permit is required from each agency listed. In particular, CDFA should be included in this list, because the Proposed Project requires a cannabis cultivation license from CDFA in order to operate.
2	3	2.2. Project Approvals	N/A (general comment)	The IS/MND would be improved if it specified all of the City-issued permits that would be required for the Proposed Project, including a City-issued Commercial Marijuana Cultivation Operation Regulatory Permit.
3	15	6.1 Aesthetics	The Ramona Expressway is a County Eligible (i.e., future) Scenic Highway according to the Riverside County Integrated Project. However, the proposed Project is not located within an officially	The IS/MND would be improved if it explained where the Proposed Project is located in relation to Route 74/Ramona Expressway and provide an analysis of whether operation of the project would impact this County Eligible Scenic Highway.



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
4	19	6.2 Agricultural and Forestry Resources	designated state scenic highway of the California Scenic Highway Mapping System. No impact to existing zoning for agricultural use or Williamson Act contract would occur as a result of the Project.	The IS/MND would be improved by clearly disclosing whether the Proposed Project site includes agricultural zoning or an active Williamson Act contract.
5	31	6.4 Biological Resources	Low-quality suitable habitat is present for both fairy shrimp within the BSA in the form of roadside ditches along the Project site.	This statement appears to contradict to other statements within the IS/MND that no vernal pools are present at the Proposed Project site. The IS/MND would be improved if it clarified the presence of suitable habitat within and adjacent to the Proposed Project and if so, provided an analysis of whether there is any potential for impacts to this habitat.
6	31	6.4 Biological Resources	The BSA contains open areas and sparse vegetation moderate	The IS/MND would be improved if it included an impact statement, associated analysis, and mitigation measures, as



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
7	31	6.4 Biological Resources	<p>habitat suited for the San Diegan whiptail.</p> <p>While suitable hunting habitat is present for the loggerhead shrike and California horned lark, there are no large shrubs or trees present for nesting.</p>	<p>appropriate, to address potential impacts of San Diegan whiptail.</p> <p>The IS/MND would be improved if it included an impact statement, associated analysis, and mitigation measures, as appropriate, to address potential impacts to hunting habitat for the loggerhead shrike and California horned lark.</p>
8	32	6.4 Biological Resources	<p>As discussed above, there is potential for ground-, and shrub-nesting birds to establish nests on the Project site in the future.</p>	<p>Other than discussion provided for the burrowing owl, the IS/MND does not address potential for ground- and shrub nesting birds to establish nests on site. The IS/MND would be improved by identifying ground- and shrub nesting species that have the potential to nest on the Proposed Project site, and describing how implementation of mitigation measures BIO-2 and BIO-3 would reduce potentially significant impacts.</p>
9	34	6.4 Biological Resources	<p>Thus, no impacts to wildlife species,</p>	<p>The "Less than Significant Impact" box is checked for this impact topic. This appears</p>



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
			<p>migratory corridors, and native wildlife nursery sites will occur. The following mitigation measure would reduce potential impacts to migratory birds to less than significant.</p>	<p>to contradict the text that states there would be no impact, and then later indicates mitigation is necessary to reduce impacts to a less-than-significant level. The document would be improved if the language in the IS/MND and the check boxes were made consistent.</p> <p>In addition, no mitigation measure is included under the impact discussion. If mitigation is required, it should be included in this section, along with an analysis of how that mitigation measure would reduce impacts to less than significant levels.</p>
10	35	6.4 Biological Resources	<p>The Project Site is located within the Western Riverside County MSHCP Mead Valley Area Plan. The Project Site is not located within an MSHCP criteria area or area plan subunit.</p>	<p>The IS/MND would be improved if it elaborated on the significance of the designations described (e.g., outside of MSHCP criteria area or area plan subunit). In other words, it would be helpful to explain the difference between being located within the MSHCP Mead Valley Area Plan, but not designated within a criteria area or area plan subunit.</p>



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
11	38	6.6. Energy	N/A (general comment)	The IS/MND would be improved if it disclosed source(s) and amounts of energy expected to be used for operating the Proposed Project, including any generators and pumps that may be used, as well as any energy management and efficiency features incorporated into the Proposed Project.
12	38	6.6. Energy	Project compliance with best management practices (BMP) would reduce to less than significant the potential for environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation.	The IS/MND would be improved by specifying BMPs that would be implemented and describing how these practices would reduce potential impacts to a less-than-significant level. In addition, if these standards and practices would be implemented as mitigation, they should be specified as such, and the checkbox, "Less than Significant with Mitigation Incorporated" should be checked.
13	41-44	6.7 Geology and Soils	N/A (general comment)	The IS/MND would be improved if the characteristics of the soil types found on the



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
14	43 and 73	6.7 Geology and Soils and 6.19 Utilities and Service Systems	(Page 43) The Project would not involve the use of septic tanks or alternative waste disposal systems. (Page 73) The Project also proposes a septic system on-site in lieu of extending sanitary sewer to site.	Proposed Project site were listed and mapped to support findings provided in this section. The statements on pages 43 and 73 relating to the use of septic systems appear to contradict each other. The IS/MND would be improved by clarifying whether the Proposed Project involves use of septic tanks and/or an alternative waste disposal system, or whether the Project would extend sanitary sewer to the site.
15	54	6.10 Hydrology and Water Quality	While the Project would result in an increase in impervious surface for development of the proposed Project, the Project would not increase impervious surfaces and/or nuisance and storm	The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by clearly describing existing runoff and storm water drainage systems, whether the Proposed Project involves improvements to existing on-site storm drain system, the capacity of future planned storm water drainage



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
16	58	6.13 Noise	<p>flows such that flows could not be accommodated by the existing storm drain system. The on-site storm drain system would be designed with sufficient capacity to capture all surface flows consistent with the City's (MS4).</p> <p>The nearest sensitive receptors appear to be homes located approximately 0.47 miles southeast of the Project site on Markham Street.</p>	<p>systems, and other relevant information to support the impact determination.</p> <p>Section 6.3, <i>Air Quality</i>, describes the nearest sensitive receptors as office workers located within trailers, approximately 216 feet west of the Proposed Project. The IS/MND would be improved by considering potential noise impacts to these additional sensitive receptors.</p>
17	58-59	6.13 Noise	<p>Project operational noise would comply with the goals and policies of the County's</p>	<p>The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by disclosing</p>



Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
18	62	6.15 Public Services	<p>General Plan Noise Element. PMC Section 19.44.070 (b) (1), Noise, requires the control of noise so it is compatible with surrounding land uses. The Project isn't expected to result in substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>N/A (general comments)</p>	<p>anticipated operational decibel levels and comparing them to the maximum decibel levels provided in Table 12, and other applicable goals and policies established within the City's General Plan:</p> <p>State regulations require indoor cultivation license applicants obtain an attestation that the local fire department has been notified of the cultivation site. The IS/MND would be improved by disclosing whether the City's</p>



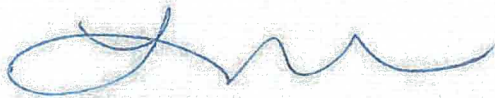
Comment No.	Page Number	Resource Topic	IS/MND Text	CDFA Comments and Recommendations
19	65	6.17 Transportation and Traffic	N/A (general comment)	Fire Department has been notified of proposed cannabis cultivation activities and/or an attestation may be included as an attachment that supports the determination that no additional fire personnel or equipment would be required for operation.
20	78	6.21 Mandatory Findings of Significance	N/A (General Comment)	The IS/MND would be improved by describing and providing associated impact analysis for daily operational vehicle trips, including daily trips to and from the site for employee commuting, delivery of materials or supplies, shipment of products, and any other operational needs. The IS/MND would be improved by identifying whether any other cannabis growing operations exist or have been proposed in the vicinity of the Proposed Project. The IS/MND should analyze whether the Proposed Project would make a considerable contribution to any cumulative impacts from these other projects.



Conclusion

CDFA appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist, at (916) 576-6407 or via e-mail at Kevin.Ponce@cdfa.ca.gov.

Sincerely,



Lindsay Rains,
Licensing Program Manager

