



# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

March 3, 2021

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:** Jimenez, Hernandez,  
Vice-Chair Hammond, Chair Shively

### 3. INVOCATION:

**4. PLEDGE OF ALLEGIANCE:** Commissioner Hernandez

### 5. PRESENTATION:

### 6. CONSENT CALENDAR:

- A. Planning Commission Minutes for February 03, 2021
- B. **Street Name Review 21-05005** – A proposal to name eighteen (18) streets within Tentative Tract Map 36648 and 36648-1 located west along Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway, and south of Moreno Valley City Limits. **Applicant:** Sarah Kowalski, Webb Associates.

**REQUESTED ACTION:** APPROVE Street Name 21-05005

### 7. PUBLIC HEARING:

- A. **Development Plan Review (DPR) 18-00012** – A proposal to construct a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 12,985 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business. **Applicant:** Ellie Taj

**REQUESTED ACTION:** ADOPT Resolution No. 21-01 finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 12,985 sq. ft. 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**

**COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION**

*With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.*

**ZOOM MEETING INFORMATION**

When: March 3, 2021, 06:00, PM Pacific Time (US and Canada)  
Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:

<https://zoom.us/j/642558532>

Meeting ID: 642 558 532

One tap mobile

+16699009128,,642558532# US (San Jose)

+12532158782,,642558532# US (Tacoma)

Dial by your location

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+1 312 626 6799 US (Chicago)

During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS  
March 03, 2021**

# Item

# 6A

**Planning Commission Minutes for  
February 03, 2021**

# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: February 3, 2021

06:03 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for January 20, 2021

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve A. Planning Commission Minutes for January 20, 2021

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

8. BUSINESS ITEM:

A. Workshop for the 2021-2029 Housing Element Update, Safety Element Update, and New Environmental Justice Element – A workshop to discuss and solicit information pertinent to the Housing Element Update, Safety Element Update, and new Environmental Justice Element. The discussion points will include addressing the

City's housing needs, improving the quality of life for the disadvantaged, promoting civic engagement, and improving public safety and relevant hazards associated with climate change. REQUESTED ACTION: Conduct workshop to discuss information pertinent to updating the 2021-2029 Housing Element, Safety Element, and adopting a new Environmental Justice Element to add to the Perris General Plan and solicit input.

Planning Manager Phung, noted that Sarah Walker for National Core will present this item to the Commission.

Sarah Walker, presented to the Commission.

Vice Chair Hammond, requested further information regarding environmental justice and the correlation to housing, bicycle paths, emissions related to trucks and green space. He also commented on a City of Riverside workshop for housing as a model to follow.

Sarah Walker, responded to the Commission about Environmental Justice and the process moving forward with addressing affordable housing and scheduling presentations.

Vice Chair Hammond, commented further on gathering public comment and stakeholder feedback on affordable housing within the City.

Sarah Walker, commented on an internal review of housing locations and reaching out to the public during COVID.

Chair Shively, asked if trails and emergency services will be reviewed within this update.

Sarah Walker, commented that trails will be reviewed within the Environmental Justice and emergency services within the Safety element.

Commissioner Jimenez, noted her concern with evacuation access in the event of an emergency and truck emission pollution. She also requested a focus on air quality impact to the northern part of Perris due to the industrial uses in the area and how disability is defined.

Sarah Walker, noted what is defined as a disability within the current study and clarified additional review on evacuation routes.

Commissioner Jimenez, recommended pro-active approaches to reaching out to the public to obtain larger volumes of public engagement.

Vice Chair Hammond, requested clarification on the year that the statistics were gathered for this study.

Chair Shively, asked the potential margin of error for the statistics provided.

Staff comment on the projections utilizing the 2010 Census data.

Vice Chair Hammond, commented on the need to identify the stakeholders who own the land and bring them into the process for the survey in order to obtain feedback on development on vacant land.

Commissioner Hernandez, asked if the 2020 Census data will be included once provided, the benefits between the 4 or 8 year plans, and agreed that a focus on seniors citizens is needed.

Sarah Walker, commented that the most accurate data will be researched and utilized moving forward and elaborated how the element addresses senior citizens.

Planning Manager Phung, noted the availability of the senior housing overlay.

Commissioner Jimenez, asked for clarification on correlation between people per household and average income.

Sarah Walker, clarified how the number of individuals per household is calculated.

Commissioner Jimenez, commented that multiple families are living in the same household within the City and that this should be considered when gathering statistics.

Vice Chair Hammond, noted the housing constraints and that a focus on these constraints is important and commented on the definition of affordable housing within the City.

Chair Shively, commented on gentrification and whether this is addressed.

Sarah Walker, clarified the policies that are in place to prevent gentrification and that it will be considered within the Housing element.

Vice Chair Hammond, commented on the difference between market rate and affordable housing.

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:

Vice Char Hammond, commented on the workshop template that the City of Riverside is utilizing.

Chair Shively, expressed the need for employment within the City for residents to reduce the amount of travel to the workplace.

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

Planning Manager Phung, commented that the next Planning Commission meeting will be on March 3rd.

Interim-Director of Development Services Neal, noted her approval of the presentation and appreciated the feedback from the Commission.

Vice Chair Hammond, asked if an update on vacant industrial land can be provided.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS  
March 03, 2021**

## **Item 6B**

**Street Name Review 21-05005**





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** March 3, 2021

**SUBJECT:** **Street Name Review 21-05005** - A proposal to name eighteen (18) streets within Tentative Tract Map 36648 and 36648-1 located west along Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway, and south of Moreno Valley City Limits. **Applicant:** Sarah Kowalski, Webb Associates.

**REQUESTED ACTION:** **APPROVE** Street Name 21-05005

**CONTACT:** Candida Neal, Interim Director of Development Services

**BACKGROUND/DISCUSSION:**

On August 29, 2017, the City Council approved Tentative Parcel Maps 36648 and 36648-1 (i.e., TPM 15-05002, a.k.a. Stratford Ranch Residential North) to subdivide 65.80 acres into 270 single-family lots located on the west side of Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway, and south of Moreno Valley City Limits. The applicant for the Street Name Review 21-05005 application, Sarah Kowalski from Webb Associates, is proposing to name eighteen (18) streets within the two Tract Maps.

Planning Staff reviewed and determined that the proposed street names do not conflict with any existing street names within the City of Perris. Also, the proposed street names have been reviewed by the Riverside County Emergency Communications Division. The names were found to be in accordance with Master Street Address Guide (MSAG). County staff found the recommended street names listed below are adequate and would not conflict with existing street names within the County of Riverside. The proposed street names are as follows:

<b>Proposed Street Names for TM 36648 &amp; 36648-1</b>	
<b>Placeholder Street Names for Tentative Tract Maps</b>	<b>Proposed Street Names</b>
<b>A Street</b>	Augusta Drive
<b>B Court</b>	Spyglass Court
<b>Southern Entrance from Evans Road</b>	Marbella Gate*
<b>C Court</b>	Green Court
<b>D Court</b>	Dune Court
<b>E Street</b>	Sawgrass Street
<b>F Street</b>	Pinehurst Street
<b>G Court</b>	Andrews Court
<b>H Street</b>	Bandon Avenue
<b>K Court</b>	Whistling Straits Court

<b>Proposed Street Names for TM 36648 &amp; 36648-1</b>	
<b>Placeholder Street Names for Tentative Tract Maps</b>	<b>Proposed Street Names</b>
<b>I Court</b>	Torrey Court
<b>J Street</b>	Chambers Street
<b>Middle Entrance from Evans Road</b>	Anira Court*
<b>Northern Entrance from Evans</b>	Belserra Gate *
<b>M Street</b>	Albatross Avenue
<b>N Street</b>	Stratford Place
<b>O Street</b>	Eagle Avenue
<b>P Street</b>	Highland Avenue
<b>Q Street</b>	Links Avenue
<b>R Street</b>	Troon Avenue
<b>S Street</b>	Ace Avenue
* Existing street names across Evans Road	

Also, the applicant provided alternative street names (see Exhibit B) that were reviewed by Planning Staff and the Riverside County Emergency Communications Division, which are adequate and would not conflict with existing street names within the City and County of Riverside.

The Planning Commission is designated as the responsible agency to approve street names by the Perris Municipal Code 19.63.020. The following findings are required to approve the street names request:

1. The street names are pleasant sounding, appropriate, easy to read, and add pride to ownership.
2. The street names are homogeneous to the proposed or existing street names in the surrounding area.
3. The street names do not include numerical and alphabetical letter names, surnames of living persons, or frivolous, complicated or undesirable words.
4. The street names do not have an unconventional spelling.
5. The street names avoid unnecessary prefixes and suffixes.
6. The street names are not a duplication of any existing street names within the City.

The proposed street names meet the criteria established by the City's Municipal Code, and therefore comply with the required findings. Staff recommends that the Planning Commission approve Street Name 21-05005 based on the findings contained in this submittal and accompanying exhibits.

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**BUDGET (or FISCAL) IMPACT:** Cost of staff preparation of this item is covered by the applicant.

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

Attachments: Exhibit A – Street Map Exhibit  
 Exhibit B – Alternate street name list

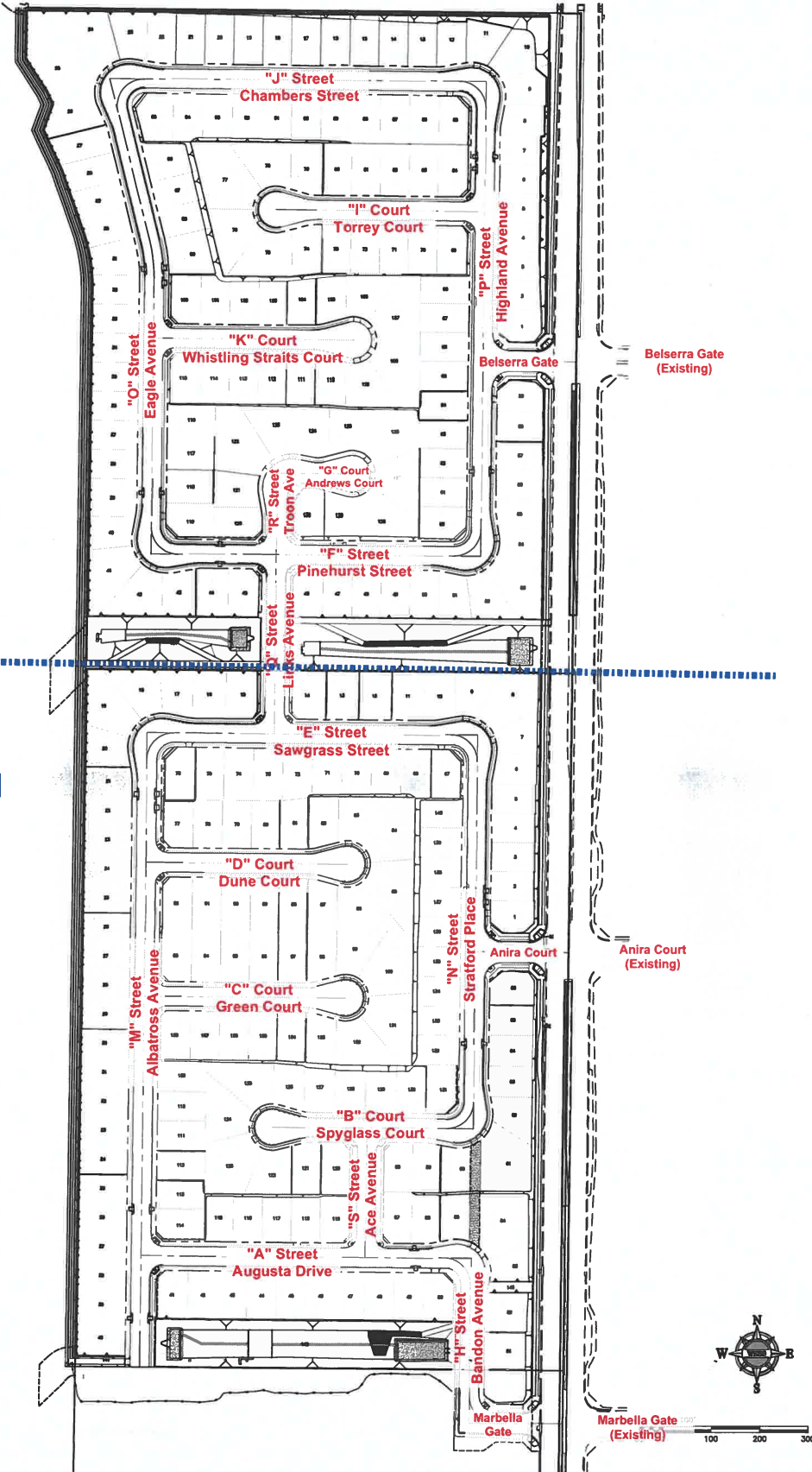
Consent: X  
 Public Hearing:  
 Workshop:  
 Presentation:

**EXHIBIT A**  
**Street Map Exhibit**

# TRACT 36648-1 & 36648

TTM 36648

TTM 36648-1



<b>WLB</b> ASSOCIATES	ENGINEERING CONSULTANTS	S.D. 17-0284
	3726 HICKORY STREET RIVERSIDE, CA, 92506 PH: (951) 508-1070 FAX: (951) 788-1250	SHEET <b>1</b> OF 1 SHEETS

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**EXHIBIT B**  
**Alternate Street Name List**

	Main/Primary Names	Suffix	Secondary Names	Suffix	Third Choice	Suffix	Fourth Choice	Suffix
A Street	Augusta	Drive	Bermuda	Drive	Acacia	Drive	Primrose	Drive
B Court	Spyglass	Court	Trilogy	Court	Hickory	Court	Orchid	Court
Southern Entrance from Evans Road	Marbella *	Gate						
C Court	Green	Court	Maderas	Court	Tanoak	Court	Bergamot	Court
D Court	Dune	Court	Bodega	Court	Cherry	Court	Carnation	Court
E Street	Sawgrass	Street	Zoysia	Street	Aspen	Street	Azalea	Street
F Street	Pinehurst	Street	Birdie	Street	Oak	Street	Daisy	Street
G Court	Andrews	Court	Dornach	Court	Alder	Court	Dahlia	Court
H Street (connects to Marbella Gate)	Bandon	Avenue	Green	Avenue	Walnut	Avenue	Sage	Avenue
I Court	Whistling Straits	Court	Fishers Island	Court	Hemlock	Court	Desert Rose	Court
J Street	Torrey	Court	Palmer	Court	Birch	Court	Begonia	Court
K Street	Chambers	Street	Borrego	Street	Sycamore	Street	Tulip	Street
Middle Entrance from Evans Road	Anira *	Court						
Northern Entrance from Evans	Belsera *	Gate						
M Street	Albatross	Avenue	Cinnabar	Avenue	Magnolia	Avenue	Lantana	Avenue
N Street (connects to Anira Court)	Stratford	Place	Melbourne	Avenue	Robinia	Avenue	Firethorn	Avenue
O Street	Eagle	Avenue	Cypress Point	Avenue	Spruce	Avenue	Lavender	Avenue
P Street (connects to Belsera Gate)	Highland	Avenue	Royal County Down	Avenue	California-Laurel	Avenue	Kalmia	Avenue
Q Street	Links	Avenue	Pine Valley	Avenue	Willow	Avenue	Bluestar	Avenue
R Street	Troon	Avenue	Muirfield	Avenue	Beech	Avenue	Lily	Avenue
S Street	Ace	Avenue	Oakmont	Avenue	Balsam	Avenue	Lupine	Avenue

\* Existing street name across Evans Road

# **Planning Commission Agenda**

**CITY OF PERRIS  
March 03, 2021**

# Item

# 7A

**Development Plan Review (DPR) 18-00012**



# CITY OF PERRIS

## PLANNING COMMISSION AGENDA SUBMITTAL

**MEETING DATE:**

March 3, 2021

**SUBJECT:**

**Development Plan Review (DPR) 18-00012** – A proposal to construct a 7,080 sq. ft. two-story industrial building (1<sup>st</sup> and 2<sup>nd</sup> story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, and three (3) greenhouses totaling 12,985 sq. ft. located at 1261 W. Oleander Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business.  
**Applicant:** Ellie Taj

**REQUESTED ACTION:**

**ADOPT Resolution No. 21-01** finding the proposed project Categorically Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 sq. ft. industrial building with three greenhouses totaling 12,985 sq. ft. based on the findings and subject to the Conditions of Approval.

**CONTACT:**

Candida Neal, Interim Director of Development Services

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**BACKGROUND/DISCUSSION:**

The applicant, Elli Taj, is proposing to construct a two-story industrial building, totaling 7,080 sq. ft. on an approximately 0.86-acre lot (39,385.48 sq. ft.) located at 1261 W. Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC SP. The proposal involves construction of a 7,080 sq. ft. two-story industrial building (1st and 2nd story 3,540 sq. ft. each) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. The site improvements include 4,727 square feet of landscaping, water quality basins, perimeter lighting, and twenty (21) parking spaces.

The applicant has submitted building elevations with an architectural style that consists of a modern industrial design, including stucco walls, clay tile roof, ledge stone veneer, and spandrel glass. Overall, the building presents a high-quality and visually interesting, and aesthetically pleasing design that provides a clearly defined base, body, and cap as envisioned by the PVCC SP architectural guidelines.

The project is an allowed use in the adopted March Air Reserve Base (MARB) Airport Land Use Compatibility Plan (ALUC) and is designed and conditioned to meet the 2014 MARB/Inland Port Airport Compatibility Plan to protect flight paths and minimize impacts to residents and employees within the subject area. There was no requirement to forward the project to the ALUC) for a consistency determination since no legislative action is included in the project proposal.

A public hearing notice was mailed to affected public agencies and property owners within 300-feet of the site. As of the writing of this report, no comments have been received from the neighboring property owners or public agencies.

Staff recommends that the Planning Commission find the project Categorically Exempt per CEQA Article 15332 (Class 32) for in-fill development and approve Development Plan Reviews 18-00012 to construct a 7,080 square-foot industrial building with greenhouse structures, based on the findings contained in the staff report, and subject to the Conditions of Approval.



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

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**Prepared by:** Alfredo Garcia, Associate Planner  
**REVIEWED BY:** Kenneth Phung, Planning Manager

**Attachments:** Staff Report  
Exhibit A- Conditions of Approval (Planning, Engineering, Public Works, and Building)  
Exhibit B – Aerial View  
Exhibit C – Specific Land Use Map  
Exhibit D – Site Plan, Landscaping Plan, Architecture  
Exhibit E – PC Resolution 21-01

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

**CITY OF PERRIS  
DEVELOPMENT SERVICES DEPARTMENT**

**STAFF REPORT**

Date: March 3, 2021 – Planning Commission

Cases: Development Plan Review (DPR) 18-00012

Environmental Determination: Categorically Exempt pursuant to CEQA Article 15332 Class 32 for infill development

Project Planner: Alfredo Garcia, Associate Planner

Applicant/Owner: Ellie Taj  
8380 Miramar Mall #222  
San Diego, CA 92121

Location: 1261 Oleander Avenue

**PROJECT DESCRIPTION:** A proposal to construct a 7,080 sq. ft. two-story industrial building (1<sup>st</sup> and 2<sup>nd</sup> story 3,540 sq. ft.) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. located within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The proposal is for the purpose of establishing a cannabis cultivation business.

Acreage and Land Use:

<i>A.P.N.</i>	<i>Acreage</i>	<i>Land Use</i>
314-100-015	0.86 acres (39,385 SF)	Vacant

**ZONING AND LAND USE:**

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

Surrounding Zoning:

<i>Direction</i>	<i>Zoning – PVCC SP</i>
North	Light Industrial (LI)
South	Light Industrial (LI)
East	Light Industrial (LI)
West	Light Industrial (LI)

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Trailer Storage
South	Vacant Lot
East	Trailer Storage
West	Green Kong Cannabis Dispensary

***ANALYSIS & REVIEW:***

**PROJECT BACKGROUND**

The Perris Valley Commerce Center (PVCC) Specific Plan 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, south, and north are zoned Light Industrial (LI), with a Specific Plan General Plan designation.

The project site is currently vacant but was most recently utilized as an RV and truck storage yard. The entire site has been rough graded 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.

**PROJECT DESCRIPTION**

The applicant, Elli Taj, is proposing to construct a two-story industrial building, totaling 7,080 sq. ft. on an approximately 0.86-acre lot (39,385 sq. ft.) located at 1261 W. Oleander Avenue, east of the I-215 freeway within the LI zone of the PVCC Specific Plan. The proposal consists of a 7,080 sq. ft., two-story industrial building (1st and 2nd story 3,540 sq. ft. each) with an attached 86 sq. ft. utility room, three (3) greenhouses totaling 12,985 sq. ft. The site improvements include 4,727 square feet of landscaping, water quality basins, perimeter lighting, and twenty (21) parking spaces. The Project proposes one point of access along Oleander Avenue with decorative paving. The Project Conditions of Approval require the applicant to improve Oleander Avenue with curb, gutter, and sidewalk. After construction is completed, the applicant contemplates establishing a cannabis cultivation business, which requires submittal and Planning staff approval of a Commercial Cannabis Regulatory Permit.

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**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 (S.P.) General Plan designation. The proposed industrial 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 industrial is consistent with the LI zoning district of the PVCC Specific Plan. Per the PVCC Specific Plan, a Development Plan Review (D.P.R.) 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.

**PVCCSP DEVELOPMENT STANDARDS**

*Development Standards*

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

<i>Table 1. Comparison of PVCCSP Development Standards</i>			
<i>PVCCSP Development Standards for LI</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
<b>Lot Coverage</b>	50 % max	42%	Yes
<b>Floor Area Ratio (FAR)</b>	0.75 FAR	0.51 FAR	Yes
<b>Structure Height</b>	50 feet max	36 feet (highest point)	Yes
<b>Front Setback (Oleander Avenue)</b>	15 feet min	109 feet	Yes

<b>Table 1. Comparison of PVCCSP Development Standards</b>			
<b>PVCCSP Development Standards for LI</b>	<b>Required</b>	<b>Provided</b>	<b>Complies?</b>
<b>Interior Setback</b>	N/A	7 feet minimum	Yes
<b>Rear Setback</b>	N/A	6 feet minimum	Yes
<b>Landscape Coverage</b>	12%	12%	Yes

The Light Industrial zone permits a maximum building lot coverage of 50% and Floor Area Ratio (FAR) of 0.75%. The lot coverage is based on 3,540 SF building footprint (1<sup>st</sup> and 2<sup>nd</sup> story 3,540 sq. ft.), 86 sf. of utility room, and 12,985 SF footprint greenhouse which equates to 42% lot coverage, and 20,151 SF of total building area which equates to 51% FAR; thus, the Project is in compliance with both the lot coverage and FAR provision of the PVCC Specific Plan.

The LI zone requires a minimum front yard setback of 15 feet for projects fronting a local collector street (Oleander Avenue). The proposed site plan depicts a setback of 109 feet from both Oleander Avenue property line to the building, which is consistent with the requirement of the development standards. Concerning the rear and side setback, the Project is adjacent to industrial zone parcels and therefore does not require a setback. However, the applicant is proposing 7-foot minimum side yard setbacks and 6-foot minimum rear yard setback. Overall, the Project adheres to the PVCCSP development standards for Light Industrial (LI).

**Parking**

The City of Perris Municipal Code does not have parking requirements for indoor cultivation, so the parking analysis relies on a parking calculation requirement based upon a industrial building, as summarized below. The table below provides the required number of parking stalls compared to the number of stalls provided. The Project meets parking requirements.

<b>Table 2. Parking Requirement</b>			
<b>Use</b>	<b>Sq. ft. of use</b>	<b>City Ratio</b>	<b>Spaces Required</b>
<b>Office</b>	214 SF	1 space per 300 SF	1 space
<b>Industrial (First 20,000 square feet)</b>	19,952 SF	1 space per 1,000 SF	20 spaces
<b>Total Parking Space Required</b>			21 spaces
<b>Total Parking Spaces Provided</b>			21 spaces

For projects that require between one (1) and twenty-five (25) parking stalls, a minimum of one (1) handicapped accessible parking stalls shall be provided per P.M.C. Section 19.69.3. The proposed Project includes one (1) handicapped accessible parking stall located adjacent to the building frontage. Overall, the Project meets the P.M.C. 19.69 requirement for off-street parking.

**Perimeter Wall and Fencing**

The applicant proposes a seven (7) foot high block split-faced block wall along the perimeter of the property with the exception of the street frontage. The wall will consist of a combination six

(6) foot high pilasters with a concrete cap with decorative rod iron in between each pilaster.

### ***Landscaping***

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 4,727 square feet of onsite landscaping for the Project, which equates to 12% of the overall site area. Landscaping is provided at the base of the building, on 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. In addition, shrub “hedges” are proposed to surround the parking lot, along with varied trees and groundcovers, which will buffer the public view of employee parking from the street. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less. As well as an enhanced driveway entrance with trees, shrubs, and groundcover to accent all entrances.

### ***Building Architecture***

The Project is located within the LI zone of PVCC SP, 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 with greater roof height variation in accordance with the PVCC SP.

Staff collaborated 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, concrete tile roof, and veneer stone. The Project adheres to the PVCC Specific Plan requirement that the architecture provide a clearly defined base, body and cap. The building design also features varying roof heights, enhanced architectural treatments, and substantial window fenestration along all façades. The proposed color palette and materials provide variety and interest through the use of earth tone color tones including Alamo, Trabuco and Aspen.

## **ENVIRONMENTAL DETERMINATION**

The proposed Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for in-fill development within city limits on less than five (5) acres of land in compliance with applicable General Plan policies and Zoning requirements with no habitat value for biological resources.

## **AIRPORT LAND USE COMMISSION**

The Project site is within Airport Overlay Zone C1 (primary approach/departure zone) of the

MARB/Inland Port Airport Compatibility Plan, which encompasses most of the projected 60 dB CNEL contour plus immediately adjoining areas and restricts non-residential intensity to 100 people per average acre and 250 people per single acre. The project is an allowed use in the adopted MARB ALUC and is designed and conditioned to meet the 2014 MARB/Inland Port Airport Compatibility Plan to protect flight paths and minimize impacts to residents and employees within the subject area. 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. The PVCC SP requires projects located within Airport Overlay Zone C1 to comply with various mitigation measures, including Avigation Easement, noise, land use and density limitations, property disclosures, lighting, development restrictions, and others, all of which have been incorporated as conditions of project approval.

### **RECOMMENDATION**

**ADOPT Resolution No. 21-01** finding the proposed project Categorical Exempt per CEQA Article 15332 (Class 32) for in-fill development; and approving Development Plan Review 18-00012 to facilitate construction of a 7,080 SF industrial building with three greenhouses totaling 12,985 SF on 0.86-acre site located at 1261 W. Oleander Avenue, based on the findings and subject to the Conditions of Approval.

### **EXHIBITS:**

- Exhibit A- Conditions of Approval (Planning, Engineering, Public Works, and Building)
- Exhibit B – Aerial View
- Exhibit C – Specific Land Use Map
- Exhibit D – Site Plan, Landscaping Plan, Architecture
- Exhibit E – PC Resolution 21-01

# EXHIBIT A

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



**CITY OF PERRIS  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

**Development Plan Review 18-00012**

**March 3, 2021**

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**PROJECT:** A proposal to construct a 7,080 sq. ft. two-story industrial building (1<sup>st</sup> and 2<sup>nd</sup> story 3,540 sq. ft.) with an attached 86 sq. ft. utility room and three (3) greenhouses totaling 12,985 sq. ft. located within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan. The proposal is for the establishment of a cultivation business. (APN's: 314-100-015),  
**Applicant:** Ellie Taj

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**General Requirements:**

1. **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* (PVCCSP) 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. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
5. **Conformance to Approved Plans.** The proposed use will operate in accordance with the 2021 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated January 12, 2021.
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. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

9. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated January 24, 2021, consisting of the following requirements.
- a) Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
  - b) Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1875 GPM for 3 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
  - c) 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.
  - d) All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - e) 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.
  - f) Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - 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 and greenhouse 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 license by 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.

- k) Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The hazardous material disclosure shall be in the format specified City of Perris Chemical Classification Disclosure Guideline.
10. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated February 25, 2021.
11. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated February 22, 2021.
12. **Sign Application.** A separate sign application will be required for any signs.
13. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
14. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance.
15. **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) 18-00012**. 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.
16. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to 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.
17. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **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 physical barrier such as a wall.

19. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
20. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
21. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment.
22. **Payment of Notice of Exemption.** 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 \$50.00 to pay for the Notice of Exemption (NOE) and the County documentary handling fee.
23. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
24. **Preliminary Water Quality Management Plan (PWQMP) 18-00012.** 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 two bio-retention basins, self-retaining landscape and covered trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
25. **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, earth moving, 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 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 hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

**Prior to Building Permit Issuance:**

- 31. **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 fees;
  - f. Appropriate City Development Impact Fees in effect at the time of development.
- 32. **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 C1:
  - b. Prior to issuance of building permits, the landowner shall have conveyed an

- avigation easement to the March Joints Powers Authority (MJPA).
- c. 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.
  - d. No more than 250 people per single acre are permitted (i.e., 215 people).
  - e. 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.
  - f. 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.
  - g. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - h. 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.
  - i. 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.
  - j. 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.
  - k. 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.

**26. Landscaping Plans.** Prior 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 landscape and irrigation plan shall be prepared by a California registered landscape architect and conformed 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 landscaping shall be consistent with the conceptual landscape plan, except as required below.

27. **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).

**Prior to Grading Permit Issuance:**

28. **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.
29. **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 Issuance of Occupancy Permits:**

30. **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. Maintenance District No. 84-1;
- c. Flood Control Maintenance District No. 1;
- d. North Perris Public Safety Community Facilities Assessment District;

31. **On-Site 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 all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
32. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

**END OF CONDITIONS**





# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1402  
February 22, 2021  
DPR 18-00012 - Warehouse  
1261 Oleander Avenue  
APN 314-100-015  
Par Lot 13 - Blk 1 - MB 015/010

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 Contract 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 Contract 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 Contract City Engineer's office.

**Prior to Issuance of Grading Permit:**

3. The developer/property shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
4. One driveway is permitted on Oleander Avenue.
5. The driveway shall be per County of Riverside Standard no. 207A.
6. The developer/property owner shall submit the following to the City Engineering Department for review and approval:
  - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
  - b. All pads shall be graded to be a minimum of 1-foot above the adjacent finished grade.
  - c. Drainage Plan, Hydrology and Hydraulic Reports
  - d. Final WQMP (for reference)
  - e. Street Improvement Plan
  - f. Signing and Striping Plan
  - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
  - h. The developer/property owner shall coordinate with the adjacent property owner(s) affected by the project's improvements and shall obtain the required documents such as letters of permission, easement(s) and/or maintenance agreement(s) for any offsite work performed on adjoining properties. The document's format shall be submitted to the Contract City Engineer for review and acceptance. The document's execution information shall be noted on the approved Grading Plan and Street Improvement Plan.

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.


7. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided in order for the City to assess the ADP fee.

**Prior to Issuance of Building Permit:**

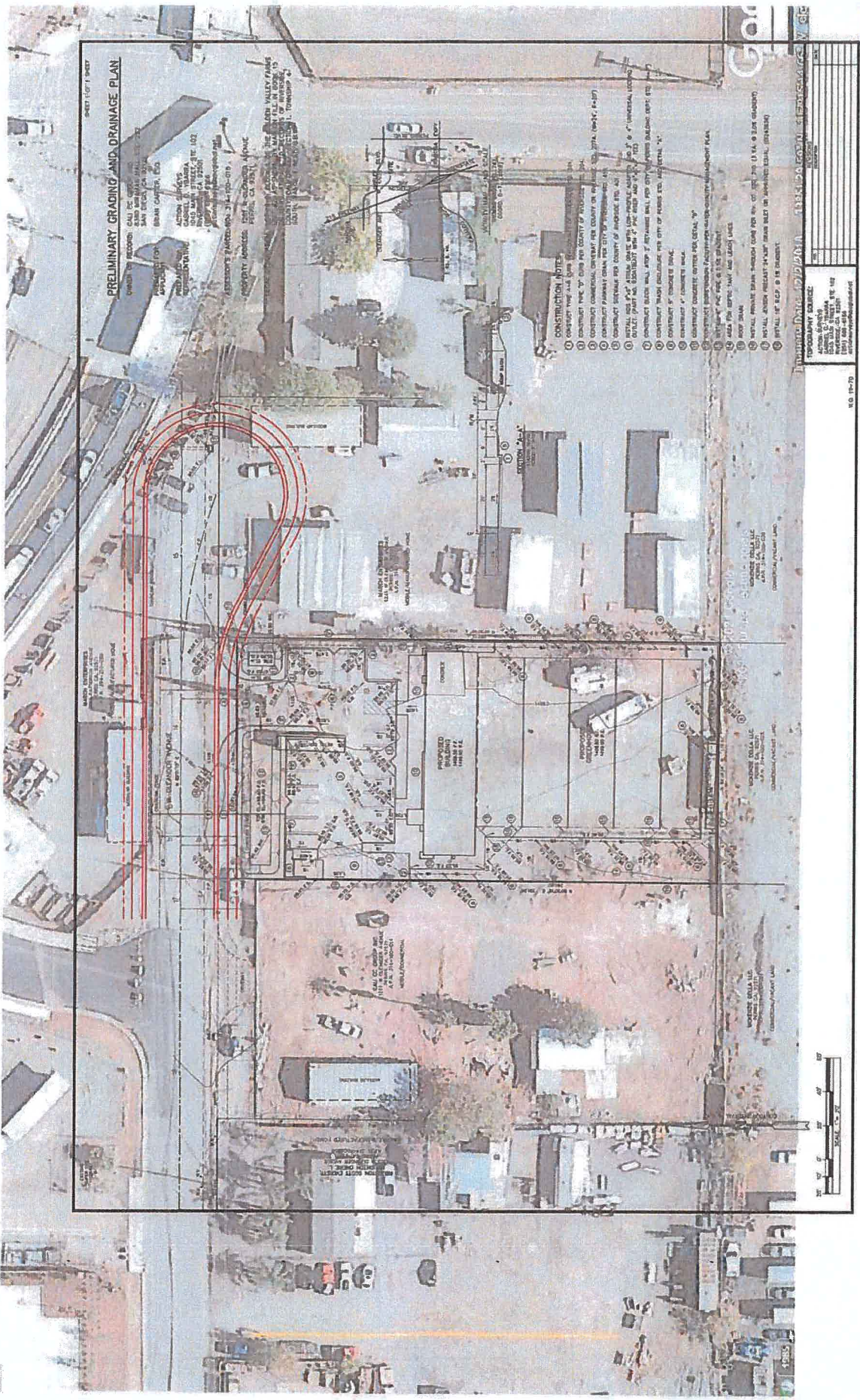
8. Submit Water and Sewer Plans to the Contract City Engineer for review and approval. Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the Contract City Engineer's approval of the plan.
9. The developer/property owner shall submit a compaction certification from the Soil's Engineer in compliance with the approved geotechnical/sols report.

**Prior to Issuance of Certificate of Occupancy:**

10. Oleander Avenue (Collector - 66'/40') along the project frontage within the 33-foot half width dedicated right-of-way shall be improved to provide for 34-foot asphalt paving (using TI of 8.0 and PG 70-10), 8-inch curb and gutter at 22 feet south of centerline with 6-foot wide sidewalk and street lights subject to the result of the photometric study, per City of Perris, County of Riverside and Caltrans standards. The street design shall accommodate an offset cul-de-sac to the east, per Engineering Exhibit "A" dated February 22, 2021.
11. The intersection of Oleander Avenue connector and Oleander Avenue - at the knuckle - shall be improved to accommodate safe vehicular movements and travel ways to include adequate pavement width and traffic control (i.e. stop bar and stop sign).
12. Existing power poles on Oleander Avenue along the property frontage shall be removed and cables (under 66 kv) shall be undergrounded.
13. The developer/property owner shall provide for utility trench surface repair as directed by the Contract City Engineer.
14. Associated existing signing and striping shall be refreshed and 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 Contract City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin  
Contract City Engineer



ENGINEERING EXHIBIT "A"  
 FEBRUARY 22, 2021



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** February 25, 2021

**To:** Alfredo Garcia, Project Planner

**From:** Michael Morales, CIP Manager *MM*

**Subject: DPR 18-00012– Conditions of Approval**

Proposal to construct a 7,080 s.f. two story warehousing building, utility room, and five greenhouse buildings to facilitate the manufacturing, distribution and cultivation of Marijuana. The project is located at the SW corner of Oleander and Old Oleander Road within the Perris Valley Commerce Center Specific Plan (PVCCSP)

- 
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Old Oleander Ave.-** Provide offer of dedication as needed to provide for full half width Street (33' half-width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb
  2. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. 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 location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan DPR 18-00012" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
    - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
      - **Old Oleander Ave.-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Collector, and figure 6.0.9 of the PVCCSP.
      - **Old Oleander Ave Underside walk Drains-** The developer has proposed on-site facilities (infiltration basins) that overflow onto the public street through under-sidewalk drains. The underside walk drains shall be depicted on the Off-site landscape plans prepared for the project. Underside walk drains shall be included in the off-site maintenance quantity estimates prepared for the project.

- **Onsite Infiltration Basins-** Any on-site infiltration basin shall not encroach upon the offsite City right-of-way. Owner shall be responsible for maintenance of on-site facilities.
  
- 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 Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 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 Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
  
- c. **Benefit Zone Quantities** – 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 district will be required to maintain.
  
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. 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 district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
  
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point 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. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
  
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
  
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris,

the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.

- h. Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
  - i. Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
  - j. Anti-Graffiti Coating At Perimeter and Garden Walls**-Developer shall provide the anti-graffiti coating "Vitrocem-by Bithell, Inc." (or approved equal) to all perimeter walls and garden walls in accordance with the manufactures recommend installation procedures.
- 3. 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 at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four 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 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 potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying 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 Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
- 4. One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of 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 graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the 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 Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is 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, repair of damaged or non-functioning irrigation 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 City maintenance staff.

5. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
  - a. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
6. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
7. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$10,500 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):



- **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape proposed by the project on Old Oleander Ave, and under sidewalk drains proposed by the project
  - **Petition for Flood Control Maintenance District No. 1** -As determined by the City Engineer.
- Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industria, #200  
Temecula, CA 92590
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
  - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
  - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
  - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
  - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
  - v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #18-00012

Case Planner: Alfredo Garcia (951) 943-5003, ext 287

Applicant: Ellie Taji

Location: 1261 Oleander Ave.

Project: Proposal to construct a 7,080 SF warehouse, greenhouses for Cannabis use.

APN(s): 314-100-015

Reviewed By: David J. Martinez, CBO

Date: 1-12-2021

**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.
2. You will be required to provide proper fire access to the entire site.
3. You will be required to comply with the EV Charging station requirements
4. The proposed new building will have to comply with both the ADA and Title 24 Access Regulations
5. You will be required to complete and submit the Chemical Class form with the submittal of the plans for review.
6. You will be required to comply with the closed loop system rules and regulations and this information and the third party inspection forms will be required to be submitted with the plans for plan review.

## **PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

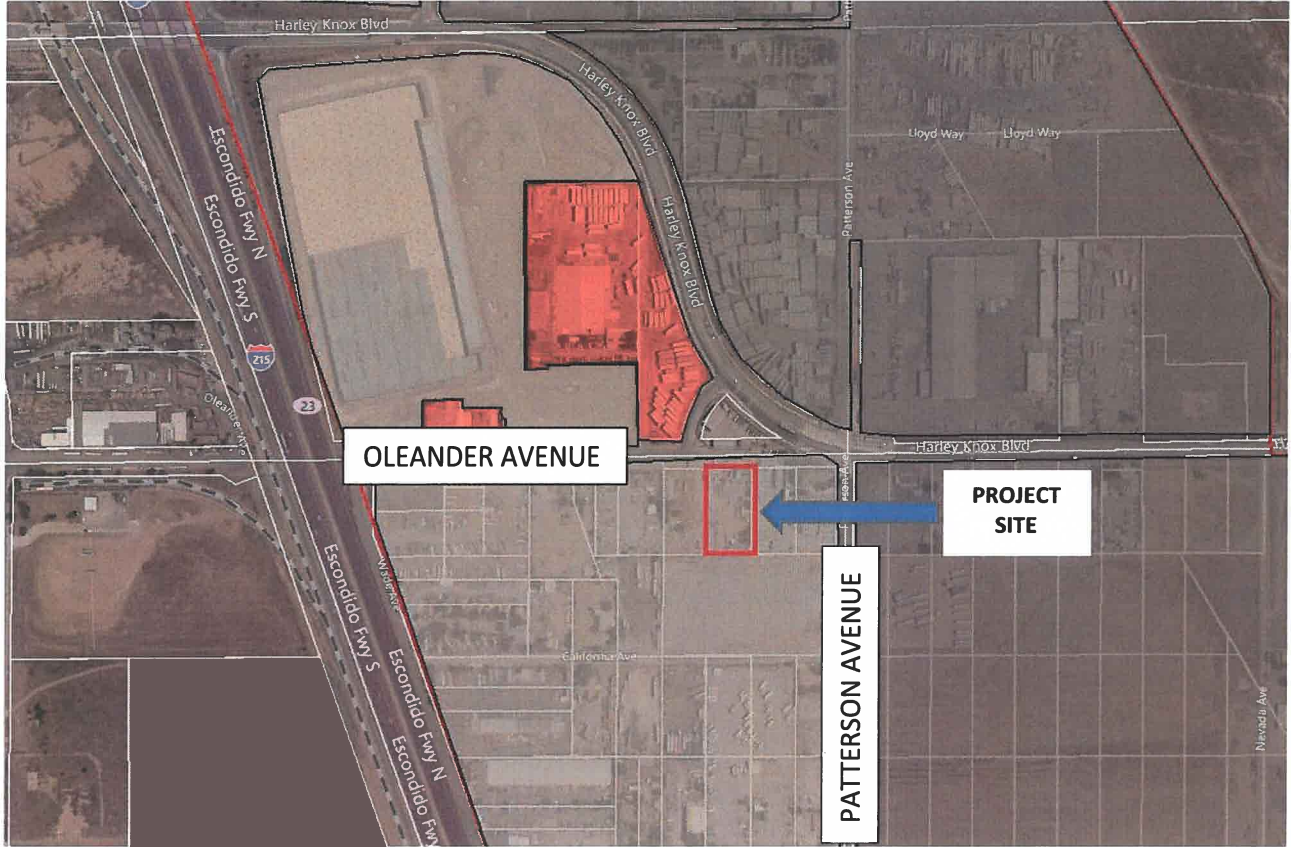
1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off

**FIRE CONDITIONS: To Be provided by Dennis Grubb**

**EXHIBIT B**  
**AERIAL MAP**

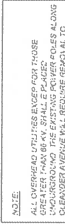
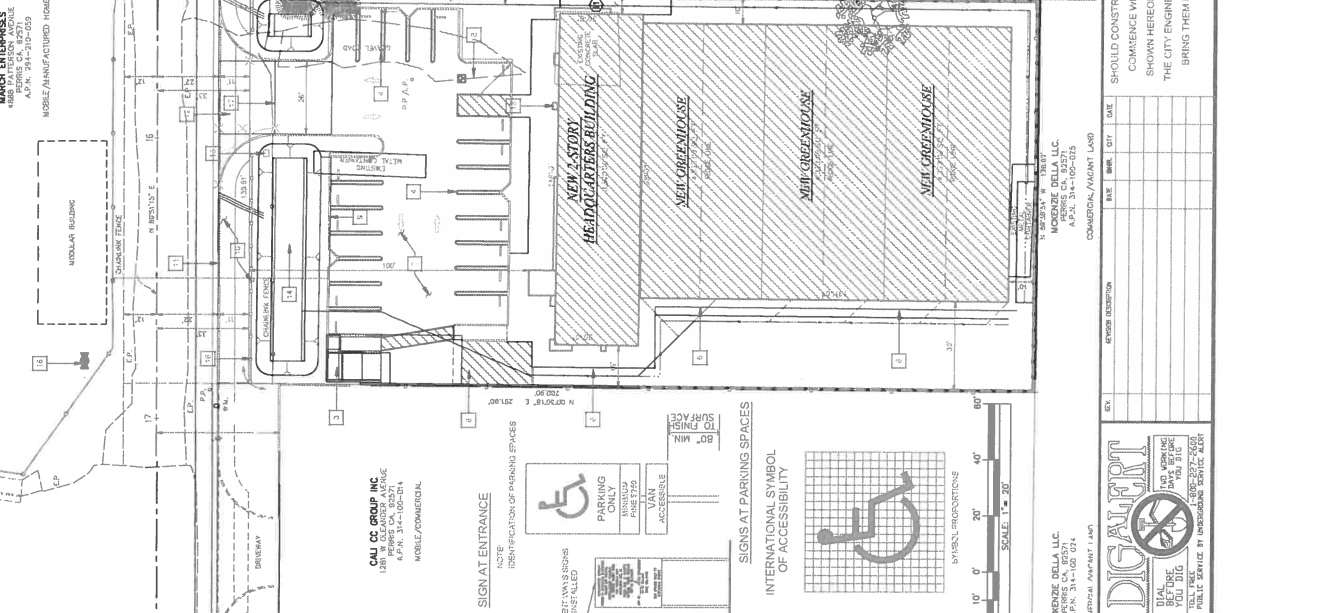


**EXHIBIT C**  
**PVCC SPECIFIC LANDUSE**



**EXHIBIT D**  
**DEVELOPMENT PLANS**





MARCH ENTERPRISES  
1875 PERRIS BLVD  
PERRIS, CA 92370  
A.P.N. 314-100-039  
MOBILE/MANUFACTURED HOME

MARCH ENTERPRISES  
1875 PERRIS BLVD  
PERRIS, CA 92370  
A.P.N. 314-100-039  
MOBILE/MANUFACTURED HOME

CAJ CC GROUP INC  
1281 PERRIS BLVD  
PERRIS, CA 92370  
A.P.N. 314-100-016  
MOBILE/COMMERCIAL

HOUGHTON SCOTT EVERETT  
1300 S. GARDNER STREET  
PERRIS, CA 92370  
A.P.N. 314-100-038  
MOBILE/MANUFACTURED HOME

**SHEET INDEX**

A-1 SITE PLAN  
A-2 TYPICAL GREENHOUSE FLOOR PLAN  
A-3 TYPICAL GREENHOUSE FLOOR PLAN  
A-4 ELEVATIONS

**KEY NOTES**

1	NEW DRIVEWAY APPROACH
2	NEW CURB AND BUTTER
3	NEW TRASH ENCLOSURE
4	NEW STANDARD PARKING STALL
5	NEW VAN ACCESSIBLE PARKING STALL
6	NEW SIGNWALL
7	NEW AC PAVEMENT
8	NEW CONDUIT/ODDING AREA
9	NEW CURB
10	NEW LANDSCAPE AREA
11	NEW CURB AND BUTTER
12	NEW TRASH ENCLOSURE
13	NEW STANDARD PARKING STALL
14	NEW VAN ACCESSIBLE PARKING STALL
15	NEW SIGNWALL
16	NEW AC PAVEMENT
17	NEW CONDUIT/ODDING AREA
18	NEW CURB

**PARKING ANALYSIS**

LAND USE	PARKING RATE	REQD. RATE	REQUIRED	PROVIDED
OFFICE BLDG	1/100 EACH 100 SQ. FT.	1/150	1	1
WAREHOUSE	1/1000 EACH 1000 SQ. FT.	1/2500	2	2
TOTAL			3	3

VAR. ACCESSIBLE SPACES FOR THE DISABLED: 1  
DISABLED PARKING SPACES: 1

**BUILDING SUMMARY**

NEW MAIN BUILDING	2ND FLOOR	UTILITY	GREEN HOUSES
7,000.00 SQ. FT.	3,540.00 SQ. FT.	10,000.00 SQ. FT.	
TOTAL COVERED AREA			
14,540.00 SQ. FT.			
TOTAL LANDSCAPE AREA PERCENTAGE			
12 %			
TOTAL LANDSCAPE AREA PERCENTAGE			
12 %			
TOTAL COVERED AREA PERCENTAGE			
39.36 %			

**PROJECT DATA**

A.P.N. 314-100-013  
INDUSTRIAL  
OWNER: CAJ CC GROUP INC  
APPLICANT: BRIAN CARTER, ESG  
CONTACT PERSON: EDUARDO LABRCA  
PHONE NO. (909) 712-4874  
1408 COOLEY DR., STE. 200  
PERRIS, CA 92370  
LOT 13 BLOCK 1 MAP BOOK 314 PAGE 10

**LEGAL DESCRIPTION**  
PERRIS

**CITY**  
RIVERBIDE

**STATE**  
CALIFORNIA

**CONSTRUCTION TYPE**  
TYPE V-B

**FIRE SPRINKLERS**  
YES

**OCCUPANCY GROUP**  
B, F

**APPLICABLE CODES**  
2018 CALIFORNIA BUILDING CODE  
2018 CALIFORNIA PLUMBING CODE  
2018 CALIFORNIA ELECTRICAL CODE  
2018 CALIFORNIA MECHANICAL CODE  
2018 CALIFORNIA FIRE CODE  
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE

**SCOPE OF WORK**

CONSTRUCT A 5-STORY BUILDING AND 5 GREENHOUSES FOR CHANGERS  
LOCATION, SITEWORK, FOUNDATION AND DISTURBANCE

**VEHICLE IDENTIFICATION**

- CHARACTERS AND SYMBOLS SHALL BE POSTED TO IDENTIFY THE SIGN AS BEING INOPERABLE BY PHYSICALLY ACCESSIBLE PERSONS. THE SYMBOL SHALL BE PLACED TO THE LEFT OF THE SIGN. THE SYMBOL SHALL BE EQUAL TO OR HIGHER THAN THE SIGN'S TOP EDGE.
- CHARACTERS AND SYMBOLS SHALL BE PLACED WITH THEIR CENTER CHARACTER ON LIGHT BACKGROUND (OFF-SHADOW).
- PROVIDE 7/8" SQUARE NOTCH SIGN SHOWING PROFILE VIEW OF WHEEL CHAIR ON DARK BACKGROUND. THE NOTCH SHALL BE PLACED AT THE INTERIOR END OF THE MARKING SPACE AT AN ANGLE OF 45 DEGREES FROM THE MARKING SPACE. PROVIDE ONE (1) CHARACTERS OR SYMBOLS TO THE RIGHT OF THE MARKING SPACE OR UNDER OR OVERWALL.
- PROVIDE 1/2" MIN. CLEAR UNDER ALL SIGNS OR 30" HIGH ON WALLS.
- POST A PERMANENT 17x27 SIGN IN A CONSPICUOUS PLACE AT EACH CORNER OF THE SIGN TO IDENTIFY THE SIGN AS BEING INOPERABLE BY PHYSICALLY ACCESSIBLE PERSONS. THE SYMBOL SHALL BE PLACED TO THE LEFT OF THE SIGN. THE SYMBOL SHALL BE EQUAL TO OR HIGHER THAN THE SIGN'S TOP EDGE.
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**INTERNATIONAL SYMBOL OF ACCESSIBILITY**

**SYMBOL PROPORTIONS**

**SIGNS AT PARKING SPACES**

TYPE	MIN. HEIGHT	MIN. DISTANCE
PARKING ONLY	17" MIN.	8" MIN.
VAN ACCESSIBLE	17" MIN.	8" MIN.
INTERNATIONAL SYMBOL OF ACCESSIBILITY	17" MIN.	8" MIN.

**BUILDING SUMMARY**

NEW MAIN BUILDING	2ND FLOOR	UTILITY	GREEN HOUSES
7,000.00 SQ. FT.	3,540.00 SQ. FT.	10,000.00 SQ. FT.	
TOTAL COVERED AREA			
14,540.00 SQ. FT.			
TOTAL LANDSCAPE AREA PERCENTAGE			
12 %			
TOTAL LANDSCAPE AREA PERCENTAGE			
12 %			
TOTAL COVERED AREA PERCENTAGE			
39.36 %			

**SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COME WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN DULGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.**

**DIGIART**

DIGIART  
100 WORKING  
4500 17TH  
TULLY, CA  
TEL: 925-937-7400  
FAX: 925-937-7400  
A REAL SERVICE BY PROFESSIONAL SERVICE ADZ

**MOKOZE DELLA LLC**  
PERRIS, CA 92370  
A.P.N. 314-100-013  
COMMERCIAL/AMOUNT LAND

**PUTRONO ENGINEERING, INC**  
14872 Green Ave. Ste. 100, Colton, CA 92308  
TEL: 951-778-1212  
FAX: 951-778-1212

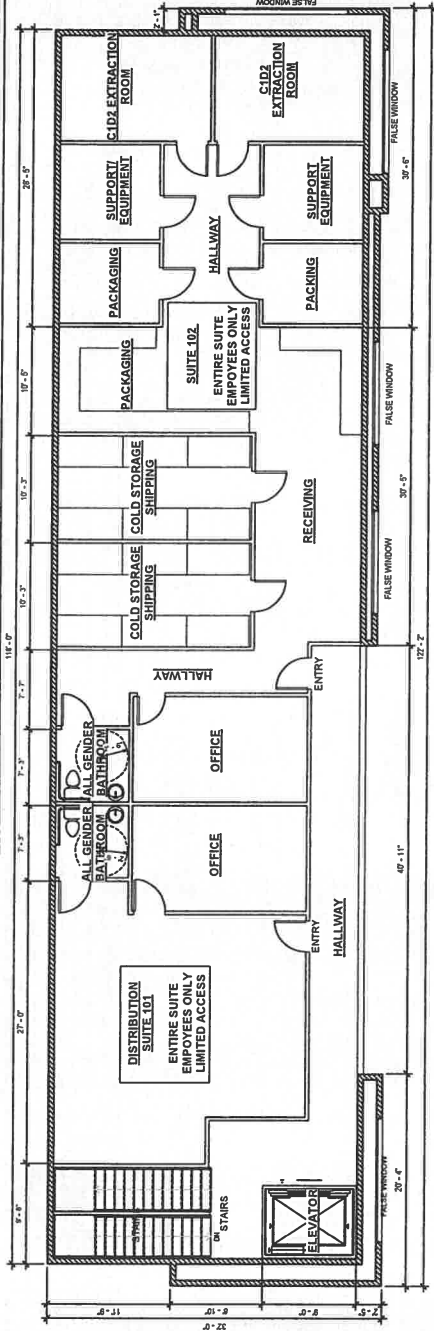
CITY OF PERRIS CALIFORNIA

1261 W OLEANDER AVE  
PERRIS, CA 92571

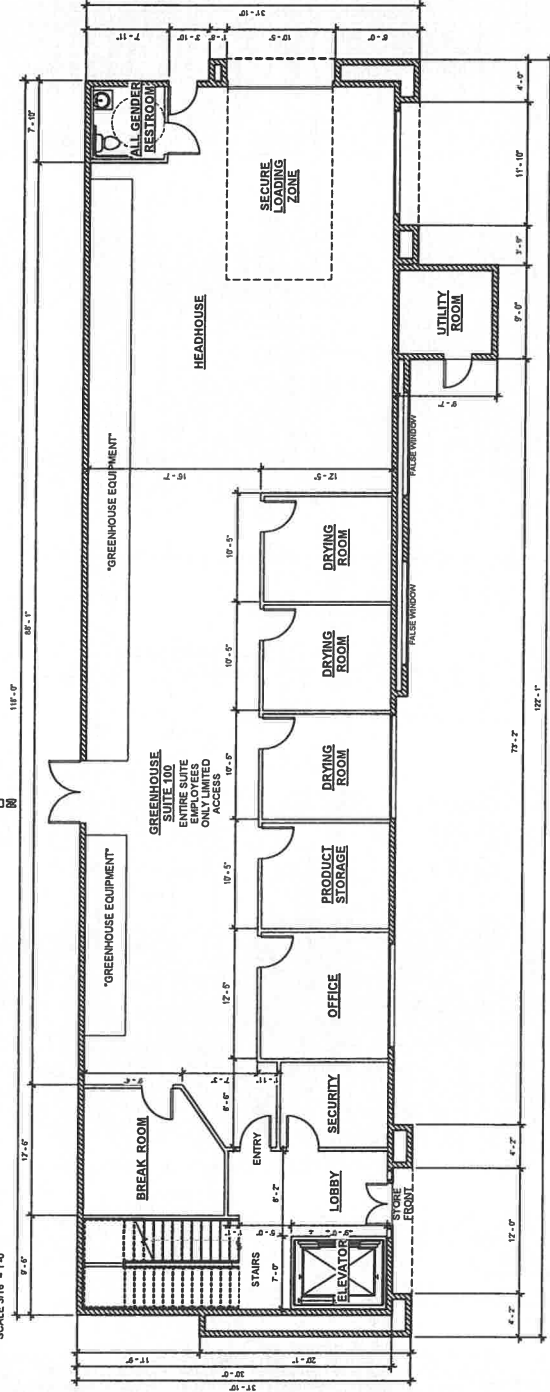
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
CITY ENGINEER: R.C.E. DATE: \_\_\_\_\_

SCALE: N.T.S.  
DATE: \_\_\_\_\_  
DRAWING NO.: \_\_\_\_\_  
SHEET NO.: **A-1**

**VICINITY MAP**



**SECOND FLOOR PLAN**  
SCALE 3/16" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"



SHOULD CONSIDER THE REQUIRED IMPROVEMENTS AND CHANGES SHOWN HEREIN SHOWN HEREIN FOR THE PROJECT. THE CITY ENGINEER MAY REQUIRE PREPARATION OF THE PLANS TO BE IN ACCORDANCE WITH CONDITIONS AND CHANGES AS APPLICABLE.

**FUTURO ENGINEERING, INC.**  
13100 7th Street, Suite 200  
San Diego, CA 92128  
Tel: 619-441-2100  
Fax: 619-441-2101  
www.futuroeng.com

CITY OF PERRIS CALIFORNIA

FIRST FLOOR & SECOND FLOOR PLAN

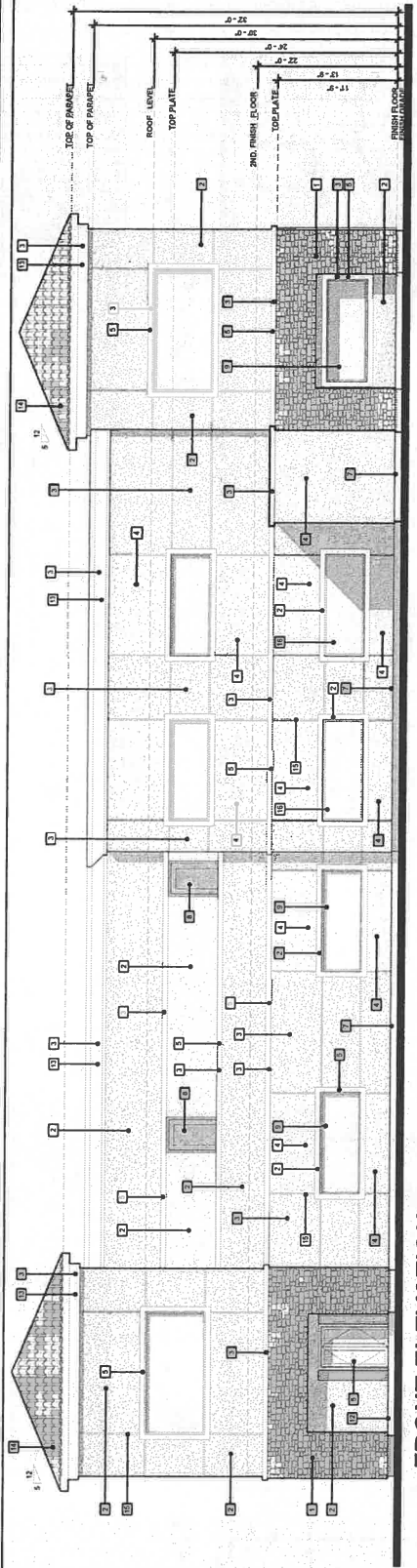
Address: 181 W. Osborne, Perris, CA 92571

As Shown

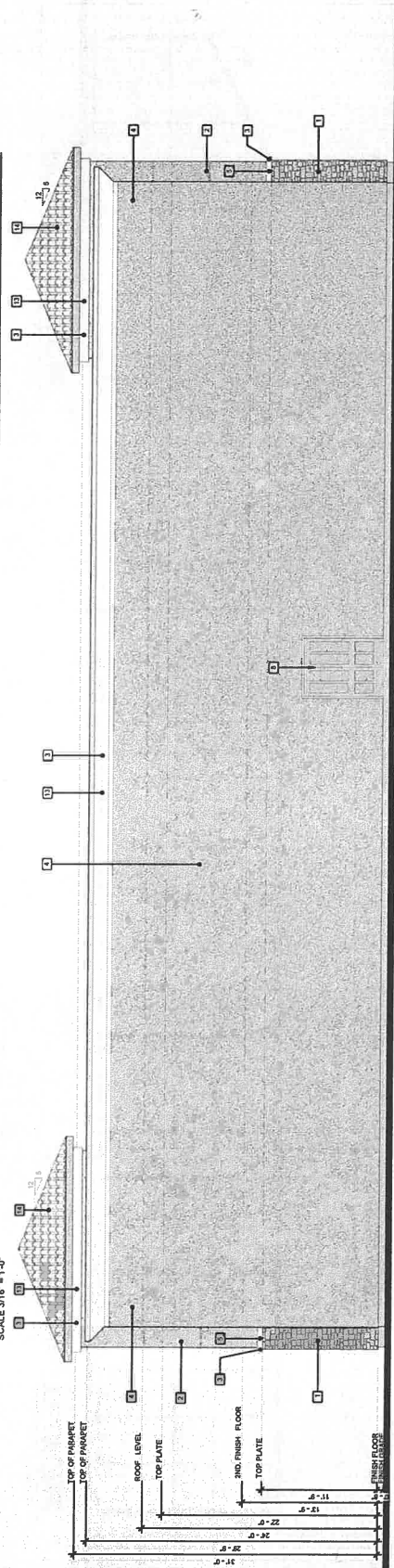
June 16, 2020

Call CC Group, Inc.

A-2



**FRONT ELEVATION**  
SCALE 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE 3/16" = 1'-0"

**NUMBERED KEY NOTES**

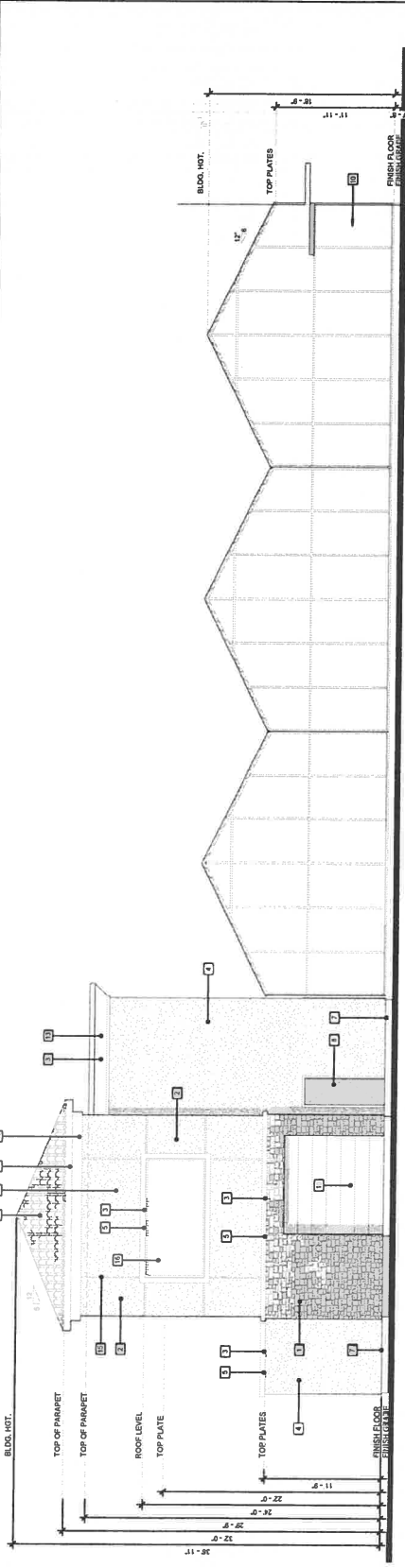
1	NEW CULTURED STONE VENEER - EL DOMINGO STONE CUT-COURSE LIMESTONE	11	FINISH CONCRETE SLAB
2	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	12	FOAM BOARD CORNICE
3	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 TRABUCCO UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	13	FINISH CONCRETE ROOF TILE EAGLE LITE
4	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	14	REVEAL LINE
5	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	15	FALSE WINDOW
6	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	16	CONELY GREENHOUSE OR EO
7	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	17	FINISH CONCRETE ROOF TILE EAGLE LITE
8	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	18	CONCRETE ROOF TILE EAGLE LITE
9	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	19	REVEAL LINE
10	STUCCO 7/8" EXTERIOR STUCCO FINISH (PROVIDE 3 LAYER OF GRADE 4 ASPEN UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1408A # 4	20	FALSE WINDOW



SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL OF THESE PLANS, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

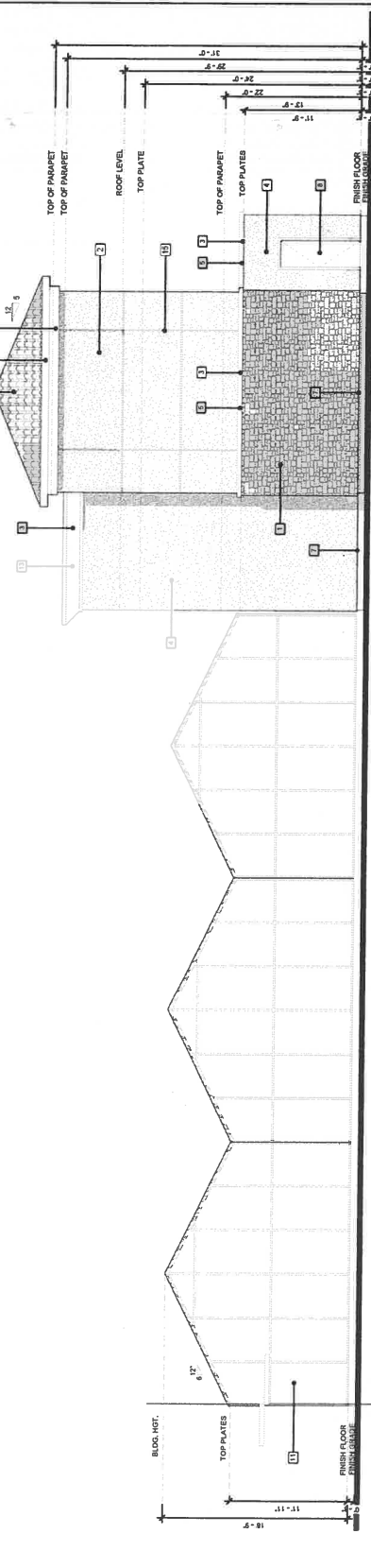
**FUTURO ENGINEERING, INC.**  
1000 S. GARDEN AVENUE, SUITE 100  
PICO CA 92261

**CITY OF FERRIS CALIFORNIA**  
**FRONT - REAR ELEVATIONS**  
Address: 1281 W. Olander, Ferris, CA 92711  
Applicant: CAL CC GROUP, INC.



**RIGHT ELEVATION**  
SCALE 3/16" = 1'-0"

NOTE: S - TYPICAL GREEN HOUSE



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

NOTE: S - TYPICAL GREEN HOUSE

NUMBERED KEY NOTES

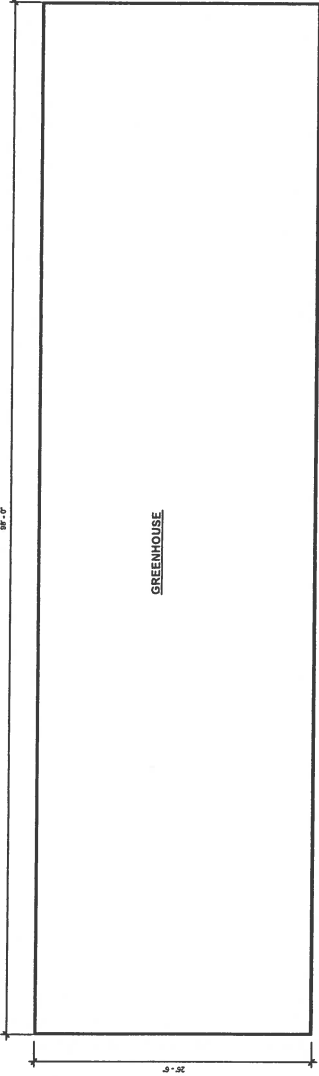
1	NEW CULTURED STONE VENEER (EL DORADO STONE CUT-COURSE)	10	FINISH CONCRETE 6/8/8
2	EXTERIOR STUCCO FINISH (EXTERIOR STUCCO FINISH 2 COAT)	11	FOAM BOARD CORNICE
3	STUCCO UNDER STUCCO WHEN OVER WOOD SHEATHING LA 1008A # 80	12	CONCRETE TILE ROOF CLASS 15 (SCALE 1/4" X 1/4" X 5/8" SINGLET LA 800 USES EVALUATION REPORT # 1000 OVER 3/8" X 1/4" X 5/8" TYPE 1 FELT PAPER MIN CONCRETE ROOF TILE EGRESSITE
4	STUCCO OVER STUCCO FINISH (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1008A # 4	13	REVEAL LINE
5	TIMBERLOC	14	FALSE WINDOW
6	STUCCO (7/8" EXTERIOR STUCCO PLASTER (PROVIDE 2 LAYER OF GRADE D PAPER UNDER STUCCO WHEN OVER WOOD SHEATHING) LA 1008A # 4)	15	
7	ALUMINO	16	
8	FOAM TRIM		
9	STOREFRONT		
10	METAL WEEP SCREED		
11	DOOR PER DOOR SCHEDULE		
12	WINDOW PER WINDOW SCHEDULE		
13	ROLL-UP DOOR		
14	CORNELI GREENHOUSE OF (EO)		



SHOULD CONSULT WITH THE LOCAL BUILDING DEPARTMENT AND COUNTY HEALTH AND SAFETY DEPARTMENT FOR A LOCAL APPLICABLE PERMITS AND CODES. CONTACT 714-762-0000 FOR MORE INFORMATION.

**FUTURO ENGINEERING, INC.**  
8750 CENTRAL EXPRESSWAY SUITE 200  
IRVINE, CA 92618  
(949) 261-9900

**CITY OF PERRIS CALIFORNIA**  
**RIGHT LEFT ELEVATIONS**  
Address: 1281 W Oldlande Pkwy, CA 92571  
Applicant: CALL CC. GROUP, INC.  
AS SHOWN  
JUNE 18, 2020

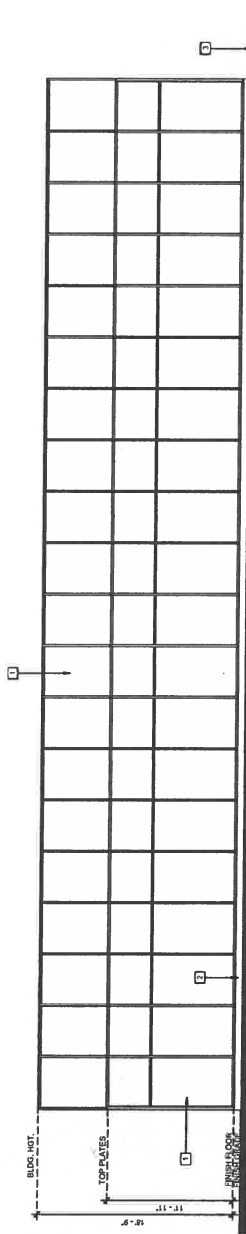


**GREENHOUSE PLAN**

SCALE 3/16" = 1'-0"

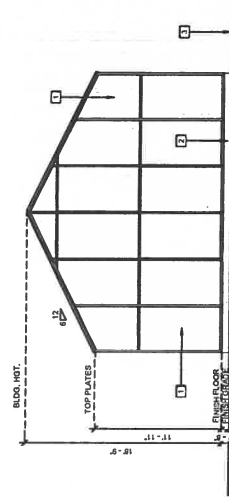
**NUMBERED KEY NOTES**

1	CONELY GREENHOUSE OR (EO)
2	FINISH CONCRETE SLAB
3	FINISH GRADE



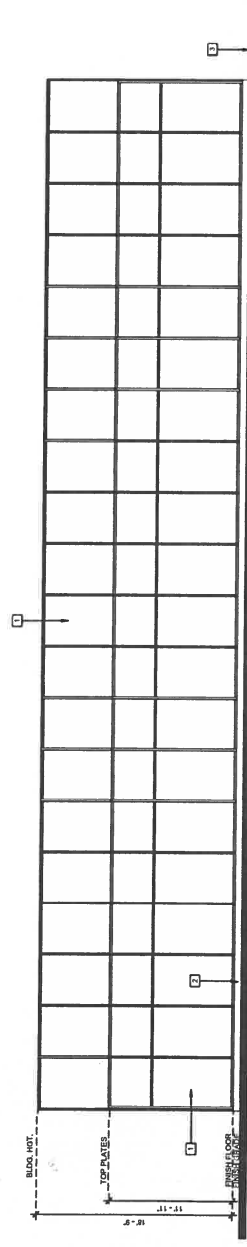
**FRONT ELEVATION**

SCALE 3/16" = 1'-0"



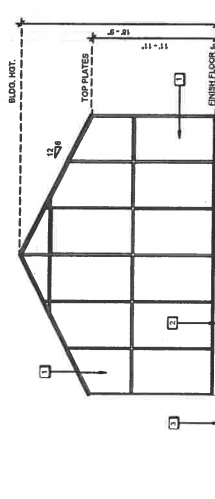
**RIGHT ELEVATION**

SCALE 1/4" = 1'-0"



**REAR ELEVATION**

SCALE 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE 1/4" = 1'-0"



SHOULD CONSTRUCTION FOR THE REQUIRED IMPROVEMENTS NOT COMMERCE WITHIN TWO YEARS OF THE DATE OF APPROVAL. ENGINEERING AND ARCHITECTURE IN A COLLECTIVE MANNER. BEING HEREBY TO TAKE EFFECT AND TO BE SUBJECT TO THE STANDARDS AND REGULATIONS AND STANDARDS REFERRED.

**FUTURO ENGINEERING, INC.**

CITY OF FERRIS CALIFORNIA  
**GREENHOUSE PLAN**  
 Address: 1281 W. Oremor, Perris, CA 92571  
 Applicant: CALI CC, GROUP, INC.

6/16/2020 5:10:41 PM  
 AS BROW  
 JUNE 16, 2020  
 A-3

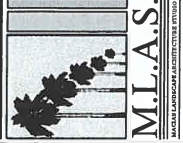
# CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN

FOR  
1261 W. OLEANDER AVE.  
PERRIS, CA 92571

1261 W. Oleander Ave.  
LANDSCAPE ARCHITECTURE PLANS

PROJECT ADDRESS:  
1261 W. Oleander Ave.  
Perris, CA 92571

CLIENT:  
FUTONING ENGINEERING  
2100 S. 1st St., STE 220  
Edimeno libana  
959-212-4874



UNDERGROUND SERVICE ALERT CALLTOLL FREE 811 BEFORE YOU DIG  
NO. RETURNED DATE

FOR NO. DATE 04-12-2020  
SCALE: SHEET NUMBER CLP-1  
DRAWN: POST PLAN

### PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CITY	DETAIL	REMARKS	MAX. LOW	MAX. HIGH
	LAG RED	Lagerstroemia x 'Tuscany'	Red Crapemyrtle Multi-Trunk	5	0			X	
	PN BLD	Pinus baltica	Alphard Pine	0	0			X	
	PR REZ	Phoenix chinensis 'Red Palm'	Red Palm Chinese Parrotc	0	0			X	
	CALL	Callistemon citrinus 'Little John'	Little John Dwarf Bottlebrush	0	0			X	
	HES PAR	Hesperaloe parviflora	Red Yucca	0	0			X	
	LEU COM	Lonicera hispidissima 'Compact'	Compact Tamar RANGER	0	0			X	

### CONCEPT GRAPHICS SCHEDULE

	6" RUBBLE	Gravel	2.50' x 2.50' x 2.50'
	3/4" GRAVEL	Gravel	6.00' x 6.00' x 6.00'

### LANDSCAPE CONCEPT THEORY

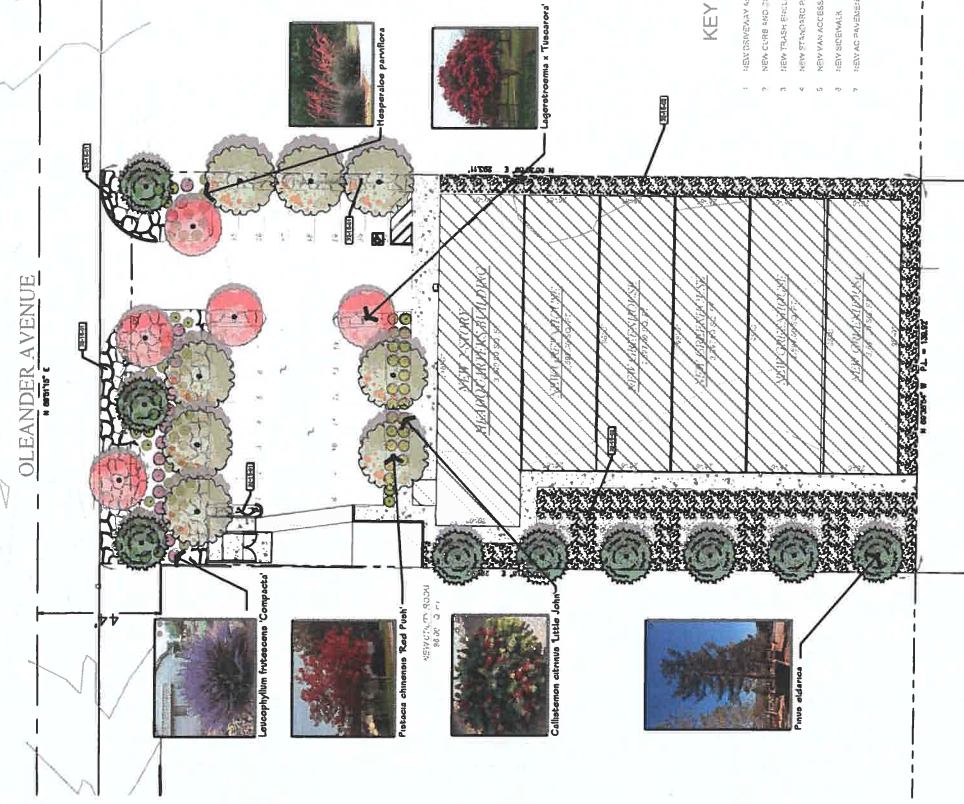
THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA. THE PROPOSED PLANT MATERIAL WILL BE INSTALLED WITH A DRAINAGE SYSTEM TO PREVENT WATER LOGGING. PLANTS WITH HARDY TO BE PRUNED, THE USE OF DECORATIVE ROCK GROWTH AND FOOD WHICH WILL PREVENT EXCESSIVE WEED WILL INFESTATE WELL INTO THE EXISTING SURROUNDING FROM THE SURROUNDING ROADS, THE TREES, SHRUBS, AND BEAUTY THE DEVELOPMENT. THE PROJECT WILL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS AND WATER USE EFFICIENCY ORDINANCE BY USING A "SMART" WATER USE CONTROLLER ALONG WITH FAIR AND FLOW SENSORS.

### REFERENCE NOTES SCHEDULE

1	NEW CONCRETE APPROACH
2	NEW CURB AND GUTTER
3	NEW TRASH ENCLOSURE
4	NEW PARKING PARKING STALL
5	NEW MAN ACCESSIBLE PARKING STALL
6	NEW SIDEWALK
7	NEW ASP PAVEMENT
8	NEW CURB AND GUTTER
9	NEW LANDSCAPE AREA
10	NEW CURB AND GUTTER
11	NEW DRIVEWAY APPROACH PAVEMENT
12	COUNTY OF RIVERSIDE ETD 307A
13	NEW SIDEWALK

### LANDSCAPE DATA

PROPOSED LANDSCAPE AREA = 10,895 SF



### PROJECT DATA

A.P.N.: 316-090314  
ZONING: INDUSTRIAL  
OWNER/CLIENT ADDRESS: 1261 W OLEANDER AVE PERRIS, CA 92571  
CONTACT PERSON: EDIMONO LIBANA  
DESIGNER: FUTURE ENGINEERING 1425 E COOLEY PARK, STE 220 PERRIS, CA 92571 PHONE NO. 959-212-4874  
LEGAL DESCRIPTION: LOT 13 BLOCK 1 MAP BOOK 314 PAGE 19  
CITY: PERRIS  
COUNTY: RIVERSIDE  
STATE: CALIFORNIA  
TYPE: V-8  
FIRE SPRINKLER: YES  
OCCUPANCY GROUP: B-1  
APPLICABLE CODES: 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

### SCOPE OF WORK

CONSTRUCT A NEW 4-STORY BUILDING AND 2 GREEN HOUSES FOR CANNIBES CULTIVATION, EXTRACTION, PACKAGING AND DISTRIBUTION

### VICINITY MAP





**FUTRONO ENGINEERING, INC**  
 Civil Engineering • Planning • Surveying  
 1430 E. Cooley Dr., Suite 220, Colton, CA 92324  
 Phone: (909) 912-4832, Ext. 144 | [info@futronoengineering.com](mailto:info@futronoengineering.com)

# PERSPECTIVE VIEW

PROJECT ADDRESS:  
 APN#314-100-015  
 1261 W. OLEANDER  
 PERRIS, CA 92371



WALL STUCCO FINISH  
 LA HABRA #43 ALAMO



CULTURED STONE VENEER  
 "EL DORADO STONE CUT COARSE - LIMESTONE"



ROLL-UP DOOR



WALL STUCCO FINISH  
 LA HABRA #42 TRABUCO



FOAM BOARD CORNISE



WALL STUCCO FINISH  
 LA HABRA #80 ASPEN



ROOF FINISH  
 EAGLE ROOF TILE, 3124 HILO SUNSET  
 CLASS "A", UES REPORT #1900



CONELY GREENHOUSE

# MATERIAL BOARD

**EXHIBIT E**  
**RESOLUTION 21-01**



**RESOLUTION NUMBER NO. 21-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT PER CEQA ARTICLE 15332 (CLASS 32) FOR IN-FILL DEVELOPMENT; AND APPROVING DEVELOPMENT PLAN REVIEW 18-00012 TO FACILITATE CONSTRUCTION OF A 7,080 SQUARE FOOT INDUSTRIAL BUILDING AND GREENHOUSE ACCESSORY STRUCTURES TOTALING 12,985 SQUARE FEET ON 0.86-ACRE SITE LOCATED AT 1261 W. OLEANDER AVENUE, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.**

**WHEREAS**, the applicant filed Development Plan review 18-00012, a proposal to construct a 7,080 sq. ft. two-story industrial and three greenhouse structures totaling 12,985 square feet located at 1261 Oleander Avenue (0.86-acre site) within the Light Industrial zone of the PVCC Specific Plan. (APN's: 314-100-015); and

**WHEREAS**, the proposed use is in accordance with the objectives of the Perris Valley Commerce Center specific plan; and

**WHEREAS**, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

**WHEREAS**, on March 3, 2021, the Planning Commission conducted a legally noticed public hearing on Development Plan Review 18-00012, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, the City has complied with the California Environmental Quality Act; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Perris as follows:

**Section 1.** The above recitals are all true and correct.

**Section 2.** The Planning Commission has determined that the project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill development.

**Section 3.** 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) 18-00012:

- 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 0.86-acre site is a relatively flat, rectangular parcel with frontage along Oleander Avenue. Utilities already exist within the adjacent streets that will serve this industrial development. This is a suitable site for the industrial 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 industrial 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 northwest across Oleander Avenue is a new distribution industrial facility (Perris Gateway Industrial) 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 industrial building. Furthermore, the Conditions of Approval prepared for the Project will ensure 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 PVCCSP 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 north. 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 earth tone colors ranging from soft beige to shades of brown that are used around the building base and to further accentuate the corner and pop-out façade elements. A cultured stone veneer is provided along main entryway areas and in pop-out areas along the facades.

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

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone. The conceptual landscape plan proposes a total of 4,727 square feet of onsite landscaping for the Project, which is 12% of the overall site area. Shade trees are also required to be provided throughout car parking areas at a rate of one shade tree for six (6) parking stalls. Shrub "hedges" are proposed to surround the office parking lot; this along with varied trees and groundcovers will buffer the public view of employee parking from the street. Along the street frontage of the Project, enhanced landscaping is proposed with layers of trees. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. In addition, the right of way landscaping will feature large attractive street trees spaced 30 feet apart or less. The abundance of landscaping on- and off-site will provide the public with an interesting and rich streetscape.

- 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 4.** Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development, and approves Development Plan Review 18-00012 a proposal to establish a 7,080 sq. ft. two-story industrial and three greenhouse structures totaling 12,985 sq. ft., located on a 0.86-acre site in PVCCSP Light Industrial zone at 1261 Oleander Avenue, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

**Section 5.** The Planning Commission declares 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 6.** The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 3rd day of March 2021.

\_\_\_\_\_  
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 21-01 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 3<sup>rd</sup> day of March 2021, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary, Planning Commission

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