

# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

April 07, 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 Jimenez

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

A. Planning Commission Minutes for March 17, 2021

**7. PUBLIC HEARING:**

A. **Modification of Conditions 21-05034** – A request to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No. 13 for Tentative Parcel Map 37742 associated with the construction of Frontage Road street improvements for the Plaza de Perris Shopping Center located at the northeast corner of Frontage Road and Nuevo Road. Applicant: Matthew Bush, Nuevo Perris, LLC.

**REQUESTED ACTION:** ADOPT Resolution No. 21-05 approving Modification of Conditions 21-05034 to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No.13 for Tentative Parcel Map 37742.

B. **Development Plan Review (DPR) 19-00005** – A proposal to construct a two-story 25,163 square-foot warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Johnathan L. Zane, Zane Architecture.

**REQUESTED ACTION:** ADOPT Resolution No. 21-4 finding the proposed project is Categorical Exempt per CEQA pursuant to Article 15332 (Class 32) for infill development; and approving Development Plan Review (DPR) 19-00005, 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: April 7, 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  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Germantown)  
+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  
April 1, 2021**

# Item 6A

**Planning Commission Minutes for  
March 17, 2021**



# **CITY OF PERRIS**

## **MINUTES:**

**Date of Meeting:** March 17, 2021

**06:03 PM**

**Place of Meeting:** City Council Chambers

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

**1. CALL TO ORDER:**

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

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

**3. INVOCATION:**

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

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

**A. Planning Commission Minutes for March 03, 2021**

The Chair called for a motion.

**M/S/C:** Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve A. Planning Commission Minutes for March 03, 2021

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

**NOES:**

**ABSENT:**

**ABSTAIN:**

**7. PUBLIC HEARING:**

- A. Development Plan Review 18-00012 (Continued from March 3, 2021) – 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 13,000 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 13,000 sq. ft. based on the findings and subject to the Conditions of Approval.**

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

Associate Planner Garcia, presented the item to the Commission.

Commissioner Jimenez, commented on the chain link fencing and gravel road shown on the plans.

Staff clarified that the plan page in question indicates the existing site conditions.

Vice Chair Hammond, asked where the employee amenity area would be located and recommended it be located along the western property line in the landscaped area.

Chair Shively, requested clarification on the additional landscaping shown on the plans.

Applicant Brian Carter, presented to the Commission.

Chair Shively, noted the removal of the front fencing and access to the trash enclosure from the plans.

Vice Chair Hammond, thanked the applicant for the project and appreciated the additional landscaping.

Applicant Brian Carter, presented to the Commission regarding street improvements.

Commissioner Jimenez, noted that she appreciates the location of the wall to screen the rear of the lot and asked if a single restroom is acceptable or if additional ones are required.

Chair Shively, commented on the calculation for restrooms and that it will be addressed during the plan check process and requested if the applicant can evaluate adding more landscaping to the site.

Applicant Brian Carter, commented that he is willing to work with Staff to add more landscaping.

Vice Chair Hammond, clarified that security, amenities, and aesthetics are a focal point for warehouse style projects and appreciated the alterations made to the project since the last meeting.

Commissioner Jimenez, appreciated that the applicant addressed the prior concerns and is willing to work with Staff.

Chair Shively, noted that he approved of the architecture and would like the applicant to try and include additional landscaping area.

Staff clarified the motion is to add a Condition for solid fencing and for further enhanced landscaping added to #34 of the COA.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by 0 to Approve A. Development Plan Review 18-00012 (Continued from March 3, 2021) – 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 13,000 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 13,000 sq. ft. based on the findings and subject to the Conditions of Approval.

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

NOES:

ABSENT:

ABSTAIN:

- B. Development Plan Review 17-00008; Mitigated Negative Declaration (MND) 2349 – A proposal to construct three buildings, one with an estimated 3,000 square feet retail/office space for dispensing cannabis, and two estimated at 15,000 square feet each for cannabis cultivation and processing totaling approximately 33,000 square feet on 2.61 acres located on the north side of Malbert Street west of Goetz Road. Applicant: Kevin Fox, Colorado West Construction. REQUESTED ACTION: Adopt Resolution No. 21-02 adopting MND 2349; and approving Development Plan Review 17-00008 to construct three buildings totaling approximately 33,000 square feet on approximately 2.6 acres of land located on the north side of Malbert Street west of Goetz Road for the purpose of dispensing medical marijuana, and cannabis cultivation; and subject to the Conditions of Approval.

Chair Shively, commented on reviewing item 7B first.

Commissioners Jimenez, Hernandez, and Hammond acknowledged that they drove by the site prior to the meeting.

Contract Planner Cathy Perring, presented the item to the Commission.

Chair Shively, asked about the fencing.

Commissioner Jimenez, commented on the green screen for the buildings and the fencing.

Chair Shively, commented on trash enclosure locations.

Applicant Representative Daniel Maddrix, presented to the Commission.

Vice Chair Hammond, commented on the fencing material of chain link and recommended wrought iron.

Chair Shively, requested clarification for any requirements concerning visibility for cannabis operations.

Planning Manager Phung, commented on the existing chain link of the surrounding areas.

Commissioner Jimenez, commented on the durability of the chain link slats and recommended wrought iron for its longevity and requested some type of architectural features to be added to buildings B and C and requested potential for more landscaping at the front of the site.

Contract Planner Perring, presented on the potential for removal of the parking spaces adjacent to building A to allow for more landscaping.

Chair Shively, requested a potential addition of an outdoor break area for the employees.

Applicant Daniel Maddrix, agreed to working with Staff on adding outdoor break areas.

Commissioner Hernandez, commented on the proximity of this location to residential and parks.

Planning Manager Phung, clarified that the dispensary is an allowed use and meets all distance requirements.

Commissioner Jimenez, commented on the gates for the operation and access to the rear of the site.

Chair Shively, asked about the landscaping setback.

Commissioner Jimenez, requested that the trash enclosures be relocated closer to the entry way, more architectural features for the sides of building B and C, additional landscaping at the front of the property, and potential revision of the color palette.

Vice Chair Hammond, requested that the fencing material should be changed to wrought iron, addition of an outdoor break area for employees, and relocation of trash enclosures.

Chair Shively, requested that the chain link be replaced with wrought iron and noted his approval of the project.

Staff clarified the motion to include staff working with applicant on color palette, fencing material change, architecture alterations to buildings B and C, relocation of the trash enclosures, and adding an outdoor break area.

The Chair called for a motion.

**M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve B. Development Plan Review 17-00008; Mitigated Negative Declaration (MND) 2349 – A proposal to construct three buildings, one with an estimated 3,000 square feet retail/office space for dispensing cannabis, and two estimated at 15,000 square feet each for cannabis cultivation and processing totaling approximately 33,000 square feet on 2.61 acres located on the north side of Malbert Street west of Goetz Road. Applicant: Kevin Fox, Colorado West Construction.**



REQUESTED ACTION: Adopt Resolution No. 21-02 adopting MND 2349; and approving Development Plan Review 17-00008 to construct three buildings totaling approximately 33,000 square feet on approximately 2.6 acres of land located on the north side of Malbert Street west of Goetz Road for the purpose of dispensing medical marijuana, and cannabis cultivation; and subject to the Conditions of Approval.

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

NOES:

ABSENT:

ABSTAIN:

8. **BUSINESS ITEM:**

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

10. **COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**

Commissioner Jimenez, appreciated that the City Hall campus is offering vaccines to residents.

Vice Chair Hammond, noted his approval of the Goetz road improvements and commented on the future improvements of Placentia Ave.

Chair Shively, requested an update of recently approved projects and where they currently stand.

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

Planning Manager Phung, commented that Riverside County moved to the red tier, City Hall opening its counter to the public, and the next Planning Commission meeting on April 7th.

Interim Director of Development Services Neal, commented on the State funding received, related to the pandemic recovery.

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.**

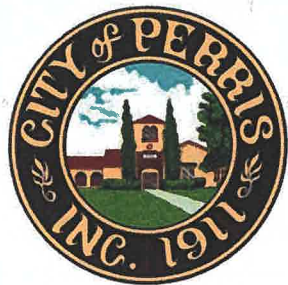
# **Planning Commission Agenda**

**CITY OF PERRIS  
April 1, 2021**

# Item

# 7A

**Modification of Conditions 21-05034**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** April 7, 2021

**SUBJECT:** **Modification of Conditions 21-05034** – A request to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No. 13 for Tentative Parcel Map 37742 associated with the construction of Frontage Road street improvements for the Plaza de Perris Shopping Center located at the northeast corner of Frontage Road and Nuevo Road. **Applicant:** Matthew Bush, Nuevo Perris, LLC.

**REQUESTED ACTION:** **ADOPT Resolution No. 21-05** approving Modification of Conditions 21-05034 to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No.13 for Tentative Parcel Map 37742.

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

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#### PROJECT BACKGROUND:

On August 4, 1992, the Planning Commission adopted Mitigated Negative Declaration 1010 and approved Development Plan Review 15-92 and Tentative Parcel Map 27544 to facilitate the construction of the *Plaza de Perris Shopping Center* totaling 416,500 square feet on 41 acres located at the northeast corner of Frontage Road and Nuevo Road. Subsequently, on March 15, 2018, planning staff approved Minor Modification 17-05178 to facilitate the development of the remaining undeveloped pads totaling 162,584 sq. ft. of retail, followed by Planning Commission approval of Conditional Use Permit 18-05198 on August 15, 2018, to convert Pads K, M and R from retail pads to drive-through restaurants.

#### PROJECT DESCRIPTION:

The applicant is requesting modifications of the engineering conditions found in the Minor Modification 17-05178/Conditional Use Permit 18-05198 (i.e., No. 7) and Tentative Parcel Map 37742 (i.e., No. 13) approvals, requiring improvements along Frontage Road from Nuevo Road to 300 feet north of the common driveway. The required street improvements include: striping (designated left turn lane), acceleration and deceleration lanes, construction of a 34-foot wide pavement area, curb and gutter, and a 6-foot wide ADA compliant sidewalk. The condition also provides the developer the right to enter into a reimbursement agreement to offset this cost. However, instead of the developer constructing the improvements and obtaining reimbursement, the City has agreed to build the improvements as part of its Capital Improvement Plan, with the developer providing the City with the improvement plans and all necessary right-of-way dedication to conduct the work. The arrangement simplifies the construction of the frontage road improvement as the City has greater control of managing the construction schedule and negates the need for a reimbursement agreement.

## **ENVIRONMENTAL DETERMINATION**

The amendment of engineering conditions does not trigger changes to the previously adopted Mitigated Negative Declaration (no 1010); as such, no further CEQA action is required for the proposed Modification pursuant to Section 15162 of the CEQA Guidelines.

## **RECOMMENDATION:**

Staff recommends to **ADOPT Resolution No. 21-05** approving Modification of Conditions 21-05034 to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No.13 for Tentative Parcel Map 37742.

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**BUDGET (or FISCAL) IMPACT:** The cost for processing this application is paid by the applicant.

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

## **Exhibits:**

- A. PC Resolution 21-5 with revised Modification 17-05178/Conditional Use Permit 18-05198 and Tentative Parcel Map 37742 engineering conditions of approval
- B. Aerial Map
- C. Approved Plaza de Perris Site Plan
- D. Nuevo Perris LLC letter dated 3-17-21



**EXHIBIT A**

**PLANNING COMMISSION RESOLUTION 21-5**

**including revised Engineering Conditions of**

**Approval**

**RESOLUTION NUMBER 21-05**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, CALIFORNIA, APPROVING MODIFICATION OF CONDITIONS 21-05034 TO MODIFY ENGINEERING CONDITIONS OF APPROVAL NO. 7 FOR MINOR MODIFICATION 17-05178/CONDITIONAL USE PERMIT 18-05198 AND NO. 13 FOR TENTATIVE PARCEL MAP 37742 ASSOCIATED WITH THE CONSTRUCTION OF FRONTAGE ROAD STREET IMPROVEMENTS FOR THE PLAZA DE PERRIS SHOPPING CENTER LOCATED AT THE NORTHEAST CORNER OF FRONTAGE ROAD AND NUEVO ROAD BASED ON THE ATTACHED EXHIBITS.***

**WHEREAS**, On August 4, 1992, the Planning Commission adopted Mitigated Negative Declaration 1010 and approved Development Plan Review 15-92 and Parcel Map 27544 to facilitate the construction of the *Plaza de Perris Shopping Center* totaling 416,500 square feet on 41 acres located at the northeast corner of Frontage Road and Nuevo Road; *and* although the project was approved for the total retail square footage, only 171,010 square feet were constructed upon entitlement approval, with the remaining commercial pads left undeveloped; and

**WHEREAS**, On March 15, 2018, the City of Perris staff approved Minor Modification 17-05178 to modify Development Plan Review 15-92 to facilitate the development of the remaining undeveloped pads totaling 162,584 SF of commercial space consisting of one (1) 92,409 SF commercial anchor building (Building A and C-F1), three (3) 5,000 SF retail pads (Building M, K, and R), two (2) 15,000 SF commercial buildings (Building T and U), one (1) 3,000 SF and one (1) 3,120 SF restaurant pad (Building L), and a 19,000 SF Health Club building; and

**WHEREAS**, On August 15, 2018, the Planning Commission approved Conditional Use Permit 18-05198 to convert Pads K, M, and R from retail pads to drive-through restaurants; and

**WHEREAS**, On May 20, 2020, the Planning Commission approved Tentative Parcel Map 37742 (TPM19-05309) to reconfigure and subdivide fourteen (14) existing parcels totaling 38 acres into twenty-three (23) lots to better align the lot configuration with the retail building pads for leasing purposes.

**WHEREAS**, the applicant Matthew Bush from Nuevo Perris LLC. has submitted Minor Modification of Condition 21-05034 to amend engineering conditions found in the Minor Modification 17-05178/Conditional Use Permit 18-05198 (i.e., No. 7) and Tentative Parcel Map 37742 (i.e., No. 13) so that the City constructs the Frontage Road improvements provided the developer/owner prepares the street improvement plans and provides all the necessary right-of-way; and

**WHEREAS**, this Modification of Engineering Condition application has been duly noticed; and

**WHEREAS**, on April 7, 2021, the Planning Commission conducted a legally noticed public hearing for Modification of Conditions 21-05034 and considered all oral and written public testimony, presentations by staff, and materials in the staff report and accompanying documents and exhibits; and

**WHEREAS**, the Planning Commission's finding that no further California Environmental Quality Act action is required pursuant to Section 15162 of CEQA Guidelines, as provided in this Resolution, reflects its independent judgment and analysis; and

**WHEREAS**, all legal prerequisites for the adoption of this resolution have occurred.

**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, and incorporated herein by this reference.

**Section 2.** The development of the project site was evaluated in the Initial Study/Mitigated Negative Declaration No. 1010 (MND no. 1010) for the *Perris Plaza Shopping Center* (DPR 15-92) and a Mitigation Monitoring Reporting Program (MMRP) was established for the entire shopping center area. Therefore, the Project has been determined to be consistent with the development assumed in the IS/MND analysis, and no further California Environmental Quality Act (CEQA) action is required.

**Section 3.** Based upon the forgoing, the Planning Commission hereby finds that the modification to the engineering conditions of approval does not trigger changes to the previously adopted IS/MND (1010), therefore pursuant to Section 15162 of the CEQA Guidelines, no further CEQA action is required and hereby approves Modification of Condition 21-05034 based on the information, the staff report and presentation, and supporting exhibits as well as all written and oral testimony presented at the public hearing .

**Section 4.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

**ADOPTED, SIGNED, and APPROVED** this 7<sup>th</sup> day of April 2021.

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CHAIRPERSON, PLANNING COMMISSION

Attest:

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

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

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 21-05 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on April 7, 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Designee Secretary of the Planning Commission

Attachments:       Revised Modification 17-05178/Conditional Use Permit 18-05198 and Tentative Parcel Map 37742 engineering conditions of approval



# CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1364

February 19, 2020, **Revised March 19, 2021**

Plaza De Perris, TPM 37742 (19-05309)

NWc of Nuevo Road & Perris Boulevard

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

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

### **General Conditions:**

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

#### **DEPARTMENT OF ENGINEERING**

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

**Prior to Map Recordation:**

3. The following statement shall be added to the map:

NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District prior to issuance of the grading permit for the map, and that the property owner prior to issuance of the grading permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

4. Other than the existing driveways to the site on Perris Boulevard, Nuevo Road and Frontage Road, access shall be restricted to the site and so noted on the map.
5. Reciprocal access, parking and drainage easements shall be provided and no noted on the map.
6. The developer/property owner 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 and existing traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.

**Prior to Issuance of Grading Permit:**

7. The developer/property owner shall submit the following to the City Engineer for review and approval:
- a. Onsite Grading Plan and Erosion Control Plan – all pads shall be graded to be a minimum of 1' above adjacent finished grade. Plans shall show the approved WDID No.
  - b. Final Drainage Plan, Hydrology and Hydraulic Report
  - c. Final WQMP (for reference)
  - d. Street Improvement Plan
  - e. Signing and Striping Plan

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.

8. The project is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the City. The developer/property owner shall pay the fee in effect at the time of issuance of first grading permit.

**Prior to Issuance of Building Permit:**

9. Water and Sewer Plan – Fire Department and Eastern Municipal Water District (EMWD) approvals are required prior to City Engineer's review and approval.
10. All rights-of-way and easement dedications along the property frontage on Perris Boulevard including the corner cut back shall be offered to the public in perpetuity. Dedications shall be free from all encumbrances as approved by the City Engineer.
11. All weather access per Fire Department standards shall be provided to the proposed buildings per the Precise Grading Plan.
12. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

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

13. Frontage Road (Collector – 66'/44') along the project frontage within the 65-foot half width dedicated right-of-way, from Nuevo Road to 300 feet north of the common driveway with Perris Market Place, shall be improved to provide for 34-foot wide pavement (using a TI of 7.0), 6-inch curb and gutter located 22 feet east of the centerline with 6-foot wide sidewalk.

The improvements shall include designated left turn lanes on southbound Frontage Road at the existing driveways and acceleration and deceleration lanes on northbound Frontage Road at the existing driveways as approved by the City Engineer. ~~The developer/property owner may enter into a reimbursement agreement with the City of Perris to offset the cost of construction only of the said improvements.~~ ***The developer/property owner shall provide the improvement plans for review and approval and the City will perform the work.***

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

14. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
15. 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 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





# CITY OF PERRIS

STUART E MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1299

February 5, 2018, **Revised March 19, 2021**

Plaza De Perris (Modification 17-05178) & **CUP 1-05198**

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

In the event of a conflict between any conditions stated below and those imposed by the Planning or Public Works Departments, the most stringent in the opinion of the City, shall prevail.

The proposed project is part of the Perris Plaza Shopping Center with existing improvements. Additional improvements as needed and stated below shall be required:

1. This project is located within the limits of the Perris Valley drainage plan for which drainage fees have been adopted and unless fees were previously paid, drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or

increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be recorded by separate instrument.

3. Prior to issuance of any building permit, the developer/property owner shall obtain a grading permit and/or approval to construct from the Public Works Engineering Department.
4. Reciprocal access easements as applicable shall be provided to benefit existing adjacent parcels, and shall be shown and recorded per separate instrument.
5. Unless the annexations are complete, prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all onsite landscaping. The proportionate share of the maintenance cost of existing and proposed streetlights and perimeter landscaping shall be paid by the property owners through annexation to lighting and landscape districts.
6. The project is located within EMWD water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
7. Proposed access to this site is from Nuevo Road, Perris Boulevard, and East Frontage Road.

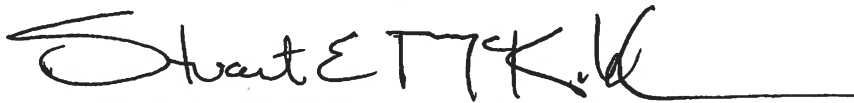
East Frontage Road from Nuevo to 300' north of northerly common driveway with WalMart (Barret) shall be improved along the east side with concrete curb/gutter located 22' from centerline with 6' wide sidewalk.

The improvements shall include left turns to existing driveways and acceleration and deceleration lanes from each driveway. ~~The City of Perris shall enter into a reimbursement agreement with the developer to offset the cost of the construction (only) of above improvements.~~ **The developer/property owner shall provide the improvement plans for review and approval and the City shall perform the work.**

8. The applicant shall submit to the City Engineer the following for his review:
  - a. Street Improvement Plans
  - b. Onsite Grading Plans, SWPPP, and Erosion Control Plans
  - c. Onsite and Offsite Water & Sewer Plans
  - d. Drainage Plans, Hydrology, and Hydraulic Reports
  - e. Site Specific WQMP

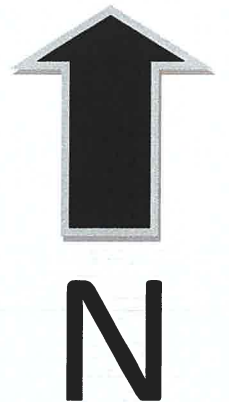
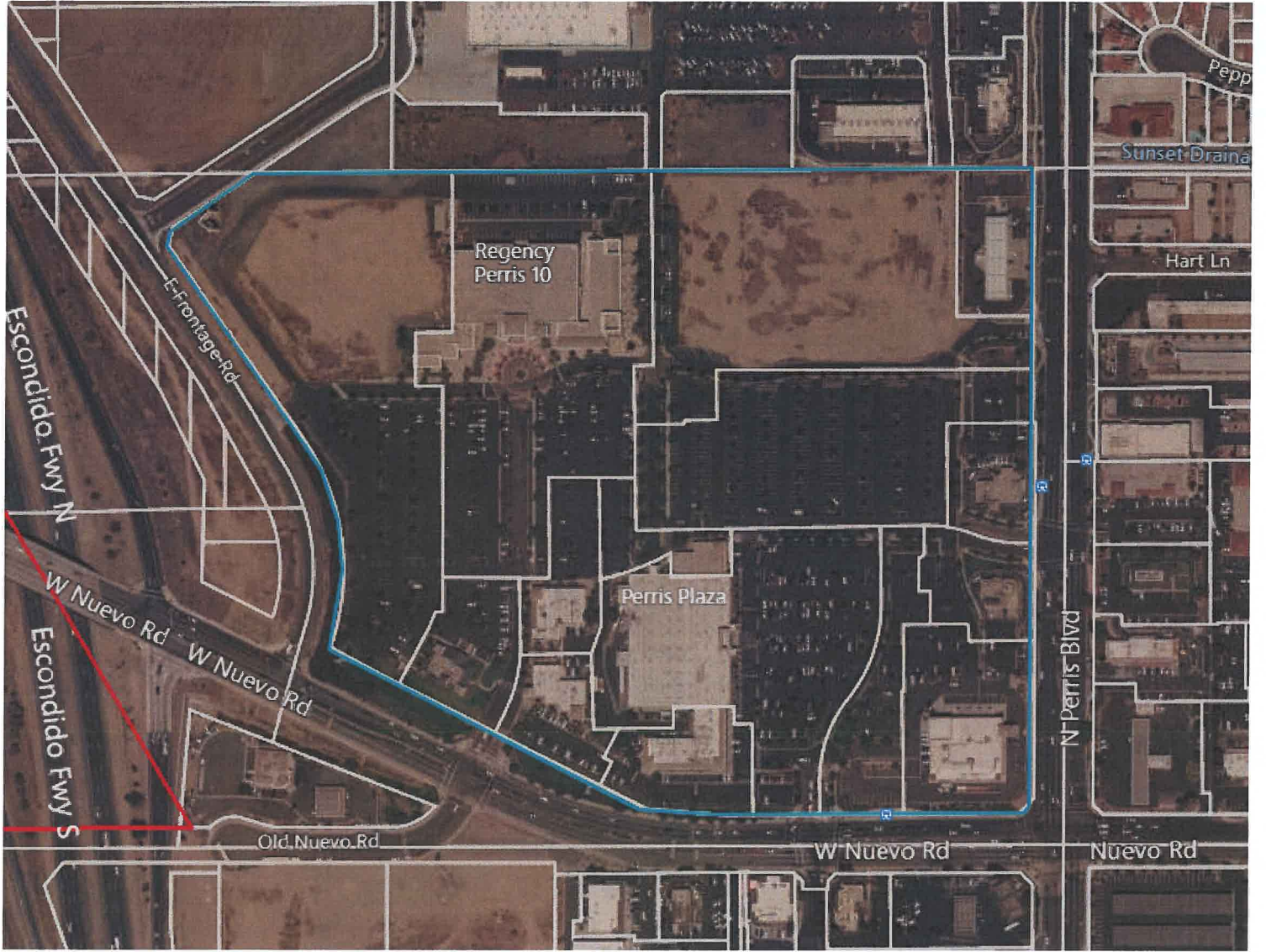
The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

9. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface elevations or adjusted grade.
10. All grading and drainage improvements shall comply with NPDES guidelines and Best Management Practices. Erosion control plans shall be prepared and submitted to the Water Quality Control Board and the City as part of the grading plans.
11. All onsite drainage runoff shall be collected and treated via onsite facilities and shall flow to existing drainage facilities, permits from RCFC may be required.
12. Any work within the City right-of-way requires the issuance of a permit.



Stuart E. McKibbin  
Contract City Engineer

**EXHIBIT B**  
**Aerial Map**



**EXHIBIT C**  
**APPROVED PLAZA DE PERRIS PLANS (CUP18-  
05198)**





m g architecture  
 100 UNIVERSITY  
 100 UNIVERSITY AVENUE, SUITE 100  
 COSTA MESA, CA 92626  
 TEL: (714) 440-1000

PLAZA DE PERRIS  
 BUILDING D  
 NUEVO ROAD AND N PERRIS BLVD  
 PERRIS, CA

# SITE PLAN

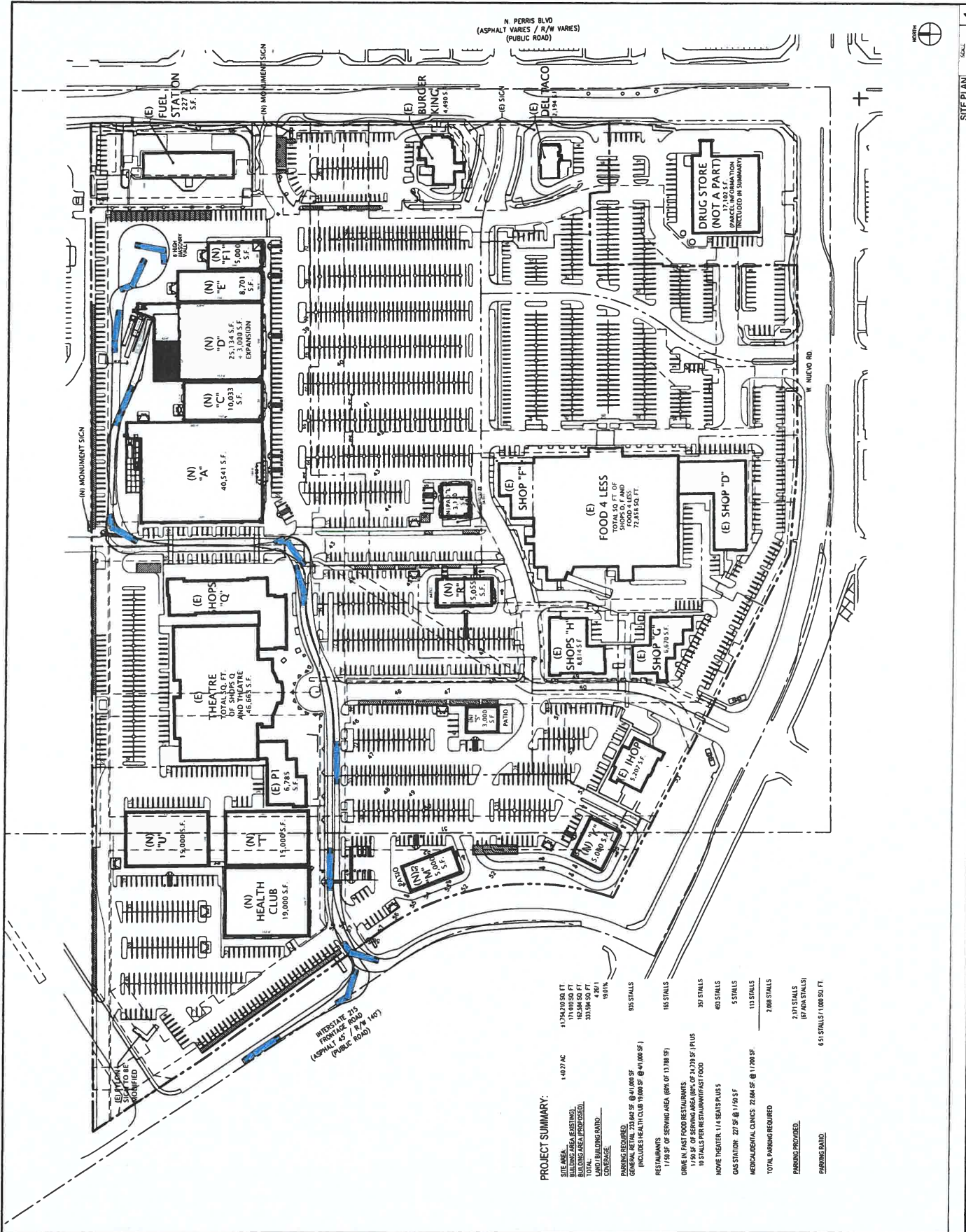
NUEVO PERRIS, LLC  
 2550 ARWAY AVENUE, SUITE 40  
 COSTA MESA, CA 92626  
 TEL: (714) 447-0000

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10.02.10
2	REVISED	04.06.11
3	REVISED	04.06.11
4	REVISED	04.06.11
5	REVISED	04.06.11
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100	REVISED	04.06.11

SITE PLAN

AS1.0

DATE: 10/2/10  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 SCALE: 1" = 40'-0"



### PROJECT SUMMARY:

SITE AREA:	140,277 AC
BUILDING AREA (EXISTING):	111,000 SQ FT
BUILDING AREA (PROPOSED):	111,000 SQ FT
TOTAL BUILDING AREA:	222,000 SQ FT
LAND BUILDING RATIO:	4.8% (1.901)
COVERAGE:	19.01%
PARKING REQUIRED:	905 STALLS
GENERAL RETAIL: 233,842 SF @ 41,000 SF	
INCLUDES HEALTH CLUB 19,000 SF @ 41,000 SF (1)	
RESTAURANTS:	165 STALLS
11,561 SF OF SERVING AREA (BPA OF 13,788 SF)	
DINE-IN FAST FOOD RESTAURANTS:	350 STALLS
11,561 SF OF SERVING AREA (BPA OF 13,788 SF)	
10 STALLS PER RESTAURANT/FAST FOOD	
MOVIE THEATER: 114 SEATS PLUS 5	403 STALLS
GAS STATION: 221 SF @ 11,561 SF	5 STALLS
MEDICAL/DENTAL CLINICS: 21,684 SF @ 11,700 SF	113 STALLS
TOTAL PARKING REQUIRED:	2,868 STALLS
PARKING PROVIDED:	2,718 STALLS (BY PARK STALLS)
PARKING BALD:	68 STALLS / 1,000 SQ FT

SITE PLAN  
 10/2/10

1

**EXHIBIT D**

**NUEVO PARTNERS LLC Letter dated 3-17-21**



**Nuevo Perris, LLC**  
2950 Airway Avenue, Suite A9  
Costa Mesa, CA 92626  
Ph: (657) 247-2600

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March 17, 2021

Nathan Perez  
City of Perris  
135 N. D. Street  
Perris, CA 92570

via email: [nperez@cityofperris.org](mailto:nperez@cityofperris.org)

Re: Conditions of Approval – Minor Modification  
1688 N. Perris Blvd.  
Perris, CA

Nathan:

I am writing on behalf of Nuevo Perris, LLC to amend the Conditions of Approval dated February 19, 2020 for the above reference project. Specifically, Item 13 requires that we construct improvements to Frontage Road along the western boundary of our project and further north beyond Barrett Ave. and seek reimbursement from the City after completion of said improvements. Our request is that the City install the improvements using the approved drawings created by our design team, thereby streamlining the installation process, and eliminating the need for Nuevo Perris, LLC to seek reimbursement from the City upon completion of said improvements.

Thank you for your time and consideration of this matter.

Sincerely,

  
Matthew Bush

# **Planning Commission Agenda**

**CITY OF PERRIS  
April 1, 2021**

## **Item 7B**

**Development Plan Review  
(DPR) 19-00005**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

- MEETING DATE:** April 7, 2021
- SUBJECT:** **Development Plan Review (DPR) 19-00005** – A proposal to construct a two-story 25,163 square-foot warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. **Applicant:** Johnathan L. Zane, Zane Architecture.
- REQUESTED ACTION:** **ADOPT Resolution No. 21-4** finding the proposed project is Categorically Exempt per CEQA pursuant to Article 15332 (Class 32) for infill development; and approving Development Plan Review (DPR) 19-00005, based on the findings and subject to the Conditions of Approval.
- RELATED CASES:** N/A
- CONTACT:** Candida Neal, Interim Director Development Services Department
- 

#### **PROJECT DESCRIPTION AND BACKGROUND:**

The applicant, Johnathan L. Zane, is proposing to construct a two-story 25,163 square-foot speculative warehouse building, 4,023 square feet of landscaping, two (2) water quality basins, parking lot, lighting, one (1) trash enclosure, and twenty-four (24) parking spaces on a .78-acre vacant lot (APN: 314-153-081) located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial (GI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The two-story building footprint is 16,030 square feet and totals 25,163 square feet consisting of 199 square feet of office area and 24,964 square feet of warehouse area. The Project proposes one (1) point of access along Harley Knox Blvd with decorative paving. Since the Project site is narrow, the speculative warehouse building will simulate a business park building by providing a rollup door for small van deliveries. The Project is required to improve Harley Knox Blvd with curb, gutter, and sidewalk along the project frontage.

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

**ANALYSIS:**

***Zoning and General Plan Consistency***

The proposed development is in Planning Area 1, “North Industrial,” per the Perris General Plan, 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 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.

The General Plan designation for the Project site is PVCC Specific Plan. Per the PVCC Specific Plan, the project site is zoned “GI” (General Industrial). The proposed speculative warehouse building is permitted in the “GI” zone, which allows general industrial uses and related activities, including manufacturing, research, warehousing/distribution, and heavy manufacturing. The surrounding Perris Valley Commerce Center Specific Plan land use designations and surrounding land uses are as follows:

Surrounding PVCC SP Zoning:

North: General Industrial (GI)  
 South: General Industrial (GI)  
 East: General Industrial (GI)  
 West: General Industrial (GI)

Surrounding Land Uses:

North: Outdoor Storage/Industrial  
 South: Vacant  
 East: City of Perris Public Works Yard  
 West: High Season Cannabis Dispensary

The proposed industrial warehouse building is consistent with the GI zoning district of the PVCC Specific Plan. Per the PVCC Specific Plan, a Development Plan Review (DPR) application is required for the review of architecture and site layout, subject to Planning Commission review and approval. The design of the proposed project has been reviewed for compliance with the City of Perris General Plan (2030), PVCC Specific Plan development regulations, and determined to meet these policies and provisions. Therefore, the proposed project is consistent with the City of Perris General Plan (2030) and zoning designation.

***Development Standards***

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

<b><i>Table 1. Comparison of PVCC-SP Development Standards</i></b>			
<b><i>PVCC SP Development Standards for GI</i></b>	<b><i>Required</i></b>	<b><i>Provided</i></b>	<b><i>Complies?</i></b>
<b>Lot Coverage</b>	50 % max	47 %	Yes
<b>Building Size</b>	0.75 FAR	0.74 FAR	Yes

<b>PVCC SP Development Standards for GI</b>	<b>Required</b>	<b>Provided</b>	<b>Complies?</b>
<b>Structure Height</b>	50 feet max	32 feet (highest point)	Yes
<b>Front Setback (Harley Knox Blvd)</b>	30 feet	Over 30 feet	Yes
<b>Interior Setbacks</b>	N/A	0 feet (if adjacent to non-residential)	Yes
<b>Rear Setback</b>	N/A	0 feet (if adjacent to non-residential)	Yes
<b>Landscape Coverage</b>	10%	15%	Yes

The General Industrial (GI) zone permits a maximum building lot coverage of 50% and Floor Area Ratio (FAR) of 0.75%. The lot coverage is based on 16,030 SF of total building footprint area, which equates to 47% lot coverage; thus, the Project complies with the lot coverage and FAR provision of the PVCC Specific Plan.

The GI zone requires a minimum front yard setback of 30 feet for projects fronting Arterial (Harley Knox Blvd). The proposed site plan depicts a setback of well over 30 feet from Harley Knox Blvd front property line to the building. Concerning the rear setback and side setbacks, the Project is adjacent to non-residential development, which does not require a setback. Overall, the Project adheres to the PVCC-SP development standards for the General Industrial (GI) zone.

**Access and Parking**

The Parking and Loading Standards of P.M.C. Section 19.69 requires that all industrial developments provide off-street parking. The parking requirement calculation is derived from 24,964 sq. ft. of warehouse floor area and 199 sq. ft. office area. The table on the following page provides the required number of parking stalls by use compared to the number of stalls provided.

<b>Use</b>	<b>Sq. ft. of use</b>	<b>City Ratio</b>	<b>Spaces Required</b>
<b>Office</b>	199 sq. ft.	One space per 300 sq. ft.	1 space
<b>Warehouse</b>	24,964 sq. ft.	One space per 1,000 sq. ft. for the first 20,000 sq. ft., and one space per 2,000 sq. ft. for the portion over 20,000 sq. ft.	23 spaces
<b>Total Parking Space Required</b>			24 spaces
<b>Total Parking Spaces Provided</b>			24 spaces

Overall, the Project meets the P.M.C. 19.69 requirement for off-street parking.

Since the building is designed for a traditional warehouse, the future tenant or owner may contemplate to use the building for a typical industrial or a business park use. However, the

warehouse building is not parked for these higher intensity land uses. Therefore, staff conditioned (Planning COA no. 40) that prior to issuance of building permit, the property owner shall record a covenant notifying future tenants and property owners that additional off-site parking will be required for non-warehouse based land uses.

### ***Landscaping***

The PVCC Specific Plan requires landscaping to be provided at a minimum rate of 10% for the entire site. The conceptual landscape plan proposes a total of 5,060 square feet of on-site landscaping for the Project, which equates to 15% of the overall site area. Landscaping is provided at the base of the buildings facing the public right-of-way to the north. 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. Also, all trees meet or exceed size requirements at 24-inch or 36-inch boxes. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less, maintained by an LMD (landscape maintenance district). All driveway entrances are required to have multi-level planting with trees, shrubs, and groundcover to accent all entrances.

### ***Employee Amenities***

The Perris Valley Commerce Center Specific Plan does not require outdoor amenities for industrial buildings less than 100,000 square feet; however, the applicant will provide an outdoor covered picnic patio area with benches located in front of the building within the area that labeled “decorative paver patio area.” The elevations of the trellis and outdoor picnic table/benches are not depicted in the site plan, however staff conditioned (Planning COA no. 38) the Project to include a decorative shaded trellis with picnic table/benches on the plans prior to building permit issuance.

### ***Fencing***

The project will provide a 6-foot-high split-face block wall along the easterly and westerly property line in areas visible from the public right-of-way. Also, all proposed block walls shall be treated with a graffiti-resistant coating.

### ***Building Architecture***

The Project is located within the GI zone of PVCC Specific Plan, requiring 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 corner elements in accordance with the PVCC Specific Plan.

Staff provided direction to the applicant to develop building elevations, colors, and materials that would reflect the quality and design envisioned in the PVCC-SP. The applicant has submitted revised building elevations with an architectural style that consists of a modern industrial design, including concrete tilt-up walls, parapet roofs, concrete sills, porous stone, and artisan ledge veneer



**Staff Report**

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stone. The building design also features varying roof heights, enhanced architectural treatments, and substantial window fenestration on all façades facing the right-of-way and parking lot areas. The proposed color palette includes Grey, Iron Grey (light grey), and Blue (light blue) with materials such as Artisan ledge (veneer) and a metal awning canopy to define the entrance. Overall, the building presents a high-quality and aesthetically pleasing design that clearly defines base, body, and cap.

**ENVIRONMENTAL DETERMINATION**

The proposed Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for infill 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 located approximately 1/3 miles south of the March Air Reserve Base/Inland Port (MARB/IP) Airport and is subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP) (RCALUC 2014). The MARB/IP ALUCP divides the area close to the airport into zones based on proximity to the airport and potential risks. The Project site is within Zone B2 (High Noise Zone), which encompasses most of the projected 65 dB CNEL contour, plus immediately adjoining areas. Also, there is no requirement to forward the project to the Airport Land Use Commission (ALUC) for consistency since no legislative action is included in the project proposal. However, the Project was transmitted to ALUC, and they referred the review to City Staff. The Project is subject to the standard MARB conditions of approval as outlined in Section 12 of the Perris Valley Commerce Center Specific Plan, which limits non-residential intensity to a max of 100 people per acre.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

**ADOPT Resolution No. 21-4** finding the proposed project is Categorical Exempt per CEQA pursuant to Article 15332 (Class 32) for infill development; and approving Development Plan Review (DPR) 19-00005 to construct a two-story 25,163 square-foot warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue, based on the findings and subject to the Conditions of Approval.

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**BUDGET (or FISCAL) IMPACT:** Costs for staff preparation of this item are borne by the Applicant.

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

Attachments:           Exhibit A – PC Resolution 21-4 including Conditions of Approval  
                                  (Planning, Engineering, Public Works, Community Services & Building)  
                                  Exhibit B – Aerial Map  
                                  Exhibit C – PVCC SP Land Use Map  
                                  Exhibit D – Project Plans (Site, Floor, and Elevation Plans, Color &  
                                  Materials Board)



## EXHIBIT A

### PLANNING COMMISSION RESOLUTION 21-4

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

**RESOLUTION NUMBER NO. 21-4**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, FINDING THAT DEVELOPMENT PLAN REVIEW 17-00005 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 CLASS 32 FOR INFILL DEVELOPMENT AND APPROVING DEVELOPMENT PLAN REVIEW 19-00005 TO CONSTRUCT A TWO-STORY 25,163 SQUARE FOOT INDUSTRIAL BUILDING ON A .78 ACRE VACANT LOT LOCATED ON HARLEY KNOX BLVD, BETWEEN PATTERSON AVENUE AND NEVADA AVENUE WITHIN THE GENERAL INDUSTRIAL ZONE OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the applicant Johnathan L. Zane (“Applicant”) proposes to construct a two-story 25,163 square-foot industrial building on a .78-acre vacant lot (APN: 314-153-081) located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan; and

***WHEREAS***, a Development Plan Review application (DPR 19-00005) was submitted for consideration of architectural design and site layout; and

***WHEREAS***, proposed Development Plan Review 19-00005 is Categorically Exempt per CEQA Article 15332 (Class 32) for infill development as defined by the California Environmental Quality Act (“CEQA”); and

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

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

***WHEREAS***, a duly noticed public hearing was held on April 7, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

**Section 2.** Based upon all information and data which constitutes the administrative record, including all oral and written evidence presented at the public hearing, the Planning Commission has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 for infill 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.

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

- A. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Joints Powers Authority (MJPA).
- B. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- C. The following uses shall be prohibited:
  - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- D. A “Notice of Airport in the Vicinity” shall be provided to all potential purchasers of the property and tenants of the building and shall be recorded as a deed notice.
- E. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
- F. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- G. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- H. Based on the location and proximity to the runway, the project height may exceed the FAA threshold for height obstruction, which would require Form 7460-1 review from the FAA.

**Section 4.** The Planning Commission further finds, based upon staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Project, the following regarding Development Plan Review (DPR) 19-00005:

- 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 General Industrial (GI) 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 General Industrial (GI) land use. In addition, the Project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan. The Project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

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

The Project site is a relatively flat, rectangular parcel with frontage along Harley Knox Blvd. Utilities already exist within along Harley Knox Blvd that will serve this industrial development. This is a suitable site for the warehouse building proposed.

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

*in the vicinity.*

The proposed speculative warehouse building and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed Project meets or exceeds all development standards of the Specific Plan for General Industrial land use. There will be no large truck traffic generated from this small-scale warehouse building. Furthermore, the Conditions of Approval prepared for the Project will 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 PVCC-SP design standards for GI (General Industrial) development, and thereby protects the character of adjacent development, and is compatible with the surrounding industrial development area. The Project is adjacent to similar industrial development to the south. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments intermittently along the façade. The proposed color palette and materials provide variety and interest through the use of color tones that are used around the building base and to further accentuate the corner and pop-out façade elements.

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

The Perris Valley Commerce Center Specific Plan (PVCC SP) requires landscaping to be provided at a minimum rate of 10% for the entire site. The conceptual landscape plan proposes a total of 5,063 square feet of onsite landscaping for the Project, which equates to 15% of the overall site area. Shade trees are also required to be provided throughout car parking areas at the rate of one shade tree for every six (6) vehicles, and water quality basins will be fully landscaped to blend with the overall landscape design. All trees meet or exceed size requirements at 24-inch or 36-inch boxes. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less which will be maintained by a Landscape Maintenance District (LMD). Overall, the proposed conceptual landscape plan ensures visual relief and provides an attractive environment.

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

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

**Section 5.** The Planning Commission finds the project is categorically exempt per CEQA Article 15332 (class 32) based on the staff report, supporting exhibits, and all written and oral testimony presented at the public hearing.

**Section 6.** The Planning Commission hereby approves Development Plan Review DPR 19-00005 for the Project, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the Conditions of Approval attached to this Resolution.

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

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

***ADOPTED, SIGNED and APPROVED*** this 7th day of April 2021.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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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 21-4 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7<sup>th</sup> day of April, 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, Community Services, and Building)

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

**DRAFT CONDITIONS OF APPROVAL**

**Development Plan Review (DPR) 19-00005**

**Planning Commission: April 7, 2021**

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**Project: Development Plan Review (DPR) 19-00005** – A proposal to construct a 25,163 square-foot two-story warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. **Applicant:** Johnathan L. Zane

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**GENERAL CONDITIONS:**

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the General Industrial (GI) zone standards of the *Perris Valley Commerce Center Specific Plan (PVCC-SP)* and Chapter 19 of the Perris Municipal code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **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.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on April 7, 2021, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Approval Period for Development Plan Review 19-00005.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
7. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the

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

8. **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).
9. **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.
10. **Fire Consultant.** The project shall adhere to the requirements of the Fire Consultant as indicated in the attached Conditions of Approval dated **February 23, 2021**. The following fire conditions shall apply:
  - 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. A copy of the alternate means & methods letter shall be copied on the access plan
  - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1,750 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.
  - e. All fire hydrants shall remain operational during construction.
  - f. 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.
  - g. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - h. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and

- color.
- i. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - j. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
  - k. 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.
  - l. 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.
  - m. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at <https://www.cityofperris.org/home/showpublisheddocument?id=2401>
  - n. As part of an alternate means and methods allowed by CFC 104.9 the following construction measure shall be incorporated into the design and final construction:
    - i. Increase fire sprinkler density to Extra Hazard Group 1 (.30/2500)
    - ii. Provide two 2.5" standpipe outlets on the north side of the building, half-way between the west and south walls.
    - iii. Provide a 4-way FDC listed assembly.
    - iv. Provide a paved (Concrete, asphalt, pavers) walking surface around the building a minimum of three feet in width.
    - v. Provide a new fire hydrant within 50' (Fifty Feet) of on-site FDC and one on-site fire hydrant at Landscaping / Decorative Paver Patio area on South side of drive aisle.
11. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **September 9, 2020**.

12. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated **September 25, 2020**.
13. **Community Services.** The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval **dated September 25, 2020**.
14. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **September 15, 2020**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
15. **Sign Application.** A separate sign application will be required for any signs.
16. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
17. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Conditions of Approval No. 5 dated **September 25, 2020**.
18. **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 Plan Review (DPR) 19-00005**. 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.
19. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner to complete the required forms prior to commencement of construction.
20. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
21. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.
22. **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.
23. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
  24. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HAVC equipment. All vent pipes and similar devices shall be painted to match the building.
  25. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
  26. **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.
  27. **Signage.** The project approval does not include signage. Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
  28. **Preliminary Water Quality Management Plan (PWQMP) 19-00005.** 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 the 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 the underground CMP system, self-retaining landscaping and trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
  29. **Trash Enclosures.** All trash enclosures are required to be screened with landscaping and provide a solid decorative trellis cover.
  30. **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 the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a 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 hookups at construction sites are not practical or prohibitively expensive.

#### **PRIOR TO THE ISSUANCE OF GRADING PERMITS**

31. **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.
32. **Regional Transit Agency (RTA).** The project shall construct an ADA connected sidewalk on Harley Knox Blvd.
33. **Final Water Quality Management Plan (F-WQMP).** Before issuance of grading permits, a Final-WQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

#### **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

34. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval

accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:

- a. **Onsite Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design of the project site.
  - b. **Double Shrub Row.** The bio-retention basin shall be screened by a 36' inch high shrub border using a double-row of 5-gallon shrubs at 3.6 feet o.c. along the northerly property line and between the basin and parking lot areas.
  - c. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
  - d. **Street Trees.** All street trees within the public right of way on Harley Knox Blvd shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. The ultimate design landscape and irrigation is subject to Public Works Administration.
  - e. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
  - f. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
  - g. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)) for mandated water conservation.
  - h. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
  - i. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
35. **Walls and Fencing.** The following shall apply for wall and fencing:
- a. **Easterly, Westerly and Southerly Walls.** A minimum six (6) foot split-faced block wall shall be used along the easterly and westerly property line with decorative pilasters every 100 linear feet (visible from the public right-of-way), subject to the review and approval of the Planning Division.
  - b. **Graffiti.** All block walls and pilasters shall be treated with a graffiti-resistant coat. Any graffiti located on the site shall be removed within 48 hours.
36. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations. The lighting plan shall include photometrics, fixture details and light standard elevations. High efficiency fixtures with full-cut off shields shall be used

to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.

37. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone B2:
- a. Prior to issuance of building permits, the landowner shall have conveyed an avigation easement to the March Joints Powers Authority (MJPA).
  - b. The future tenants are subject to a max non-residential density of 100 people per acre.
  - 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. 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.
  - e. 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.
  - f. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - g. 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.
  - h. 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.
  - i. 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.
- j. 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.
38. **Decorative Trellis.** Prior to building permit issuance, the submitted building plans shall include elevations of a decorative trellis, picnic table and benches on the plans. The decorative trellis shall be located within the “decorative paver patio area.”
39. **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).
40. **Parking Covenant.** Prior to issuance of building permit, the property owner shall record a covenant notifying future tenants and property owners that additional off-site parking will be required for non-warehouse based land uses.
41. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Multiple Species Habitat Conservation Plan fees currently in effect;
  - c. Current statutory school fees to all appropriate school districts;
  - d. Any outstanding liens and development processing fees owed to the City;
  - e. Appropriate Road and Bridge Benefit District (RBBD) fees;
  - f. Park Development Impact Fees;
  - g. Appropriate City Development Impact Fees in effect at the time of development.
42. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
  - b. Flood Control Maintenance District No. 1;
  - c. Maintenance District No. 84-1;
  - d. North Perris Community Facilities Assessment District;
  - e. Community Facilities District 2018-01/2 (Public Facilities District)
  - f. Any other applicable district.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

43. **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 Conditions of Approval have been met.
44. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.

**ADDITIONAL CONDITIONS:**

45. **Existing Conditions.** if applicable, all existing site features, including concrete slab, metal containers, chain link fence, and trees shall be removed prior to a grading permit.
46. **Employee Amenity.** The applicant shall provide employee amenities in the form of an outdoor trellis patio with a seating area subject to the review and approval of the Planning Division

**END OF CONDITIONS**



# CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1384  
September 15, 2020  
DPR 19-00005,  
Harley Knox Blvd.  
Par. 5 – Blk A – MB 014/078  
APN 314-153-081

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 plans 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 complementary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

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

### **General Conditions:**

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to issuance of any permit, the developer/property owner shall secure City's and appropriate agencies' approvals of the improvement plans.

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



3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

**Prior to Issuance of Grading Permit:**

4. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts, which would include the future 14-foot wide raised landscaped median in Harley Knox Boulevard, and City's Flood control District as appropriate. The proposed streetlights and existing traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
  - a. Onsite Grading Plan and Erosion Control Plan – all pads shall be graded to be a minimum of 1 foot above adjacent finished grade. Plans shall show the approved WDID No.
  - b. Final Drainage Plan, Hydrology and Hydraulic Report.
  - c. Final WQMP (for reference).
  - d. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

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

6. This project is located within the limits of Perris Valley Area Drainage Plan and subject to payment of the Area Drainage Plan fee (ADP). Please provide an exhibit that determines the impervious area.

**Prior to Issuance of Building Permit:**

7. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.

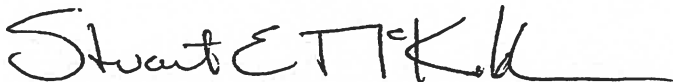
8. Fire Department and EMWD approvals of Water Improvement Plan are required prior to City Engineer's approval.
9. All weather access per Fire Department standards shall be provided to the proposed buildings per the Precise Grading Plan.
10. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

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

11. Harley Knox Boulevard (Primary Arterial - 128'/94') along the project frontage shall be improved to provide for a 6-foot wide sidewalk and street lights, subject to the result of photometric study.
12. The driveway on Harley Knox Boulevard shall be restricted to right-in/right-out only. The project engineer shall make recommendations for installation of improvements to comply with the condition as approved by the City Engineer.
13. The driveway shall be per County of Riverside Standard No. 207A.
14. Existing power poles on Harley Knox Boulevard along the project frontage shall be removed and cables (under 66kv) shall be undergrounded. All other utility poles, if any, shall be removed and cables undergrounded.

Alternatively, if undergrounding is technically infeasible, an in-lieu fee shall be paid to the City as determined by the City Engineer.

15. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
16. 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 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  
City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** September 25 2020

**To:** Nathan Perez, Senior Planner

**From:** Michael Morales, CIP Manager

**Subject: DPR 19-00005– Conditions of Approval**

Proposal to construct a 26,325 s.f building located on Harley Knox Blvd, east of Patterson Avenue, within the Perris Valley Commerce Center Specific Plan.

- 
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and/or Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Harley Knox Boulevard** –Provide offer of dedication as needed to provide for full half width Street 64' half-width south of centerline), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb, consisting of 6' sidewalk and 11' landscaped parkway.
  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 19-00005" 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:
      - **Harley Knox Blvd-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP. Primary Street tree to be Lagerstromia Indica Tuscarora 24" box at 25'OC in parkway and back ground tree to be Olea Eropaea 'Monher' 24" box at 25'OC. Primary shrubs for this area are: Lantana new gold - 1 gal. @ 3'OC., Grevillea Noell - 5 gal. @ 4' OC., Rosmarinus Officinalis Huntington Carpet - 1 gal. @ 3' OC.Thulbaghia Violacea Tri-color – 1 gal. @ 3' OC. Muhlenbergia Cappillaris Pink Muhly Grass 5 gal. @ 4' OC. Hesperaloe Parviflora Red yucca 5 gal. @ 3' OC.

- **Harley Knox Blvd Landscape Median-** Construction of a 14' wide raised landscape median fronting the project is NOT required at this time. This development shall be required to pay its fair share of future landscape median maintenance costs, when the median is constructed.
- b. **Infiltration Swales, Retention Basins, other BMP's-** BMP's required for the project shall not encroach within the City's right-of-way off-site LMD landscape areas.
- c. **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.
- d. **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.
- e. **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.
- f. **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.
- g. **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.



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.

6. **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.
  
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
  - **WQMP Inspections**- The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts**-Both on-site and off-site flood control/water quality



facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **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.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
  - **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape proposed by the project along Harley Knox Boulevard. In addition, the proposed development shall pay its fair share of the future landscape median maintenance to be located along Harley Knox Avenue, including the half-width fronting the development.
  - **Petition for Flood Control Maintenance District No. 1** - For Off-site Flood Control Facilities proposed by the project, including any undersidewalk drains discharging into the City's curb and gutter system
  - Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industrial, #200  
Temecula, CA 92590
  - a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the

City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



**CITY OF PERRIS**  
COMMUNITY SERVICES

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# MEMO

**To:** Nathan Perez, Senior Planner  
**From:** Sabrina Chavez, Director of Community Services  
**cc:**  
**Date:** September 25, 2020  
**Subject:** DPR 19-00005 (26325 square foot industrial building).  
**Applicant:**

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Community Services Staff have reviewed the proposed project in subject and offer the following comment(s):

#### **Park Fees**

1. The project is subject to payment of Park Development Impact Fees.

#### **Special Districts**

1. The project is subject to be annexed into Community Facilities District 2018-01/2 (Public Facilities District)

#### **Trails and Connectivity**

1. The City of Perris Trail Master Plan prioritized bikeway projects in the City. The project frontage on Harley Knox Boulevard is a Tier 3 project (third highest priority), and requires striping for a Class 2 bike lane. Site plans must identify bike trail linkages to open spaces and to the Perris Valley Trail in accordance with the Perris Trail Master Plan for Class II bike lanes.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #19-00005

Case Planner: Nathan Perez (951) 943-5003.

Applicant: Mr. Preston Brandt

Location: Generally located South along Harley Knox Blvd. Between Patterson Ave. and

Project: Proposal to construct a 26,325 sf Industrial Building Within the B2 Zone of the March ARB/IP Airport Compatibility Land Use Plan

APN(s): 314-153-081

Reviewed By: David J. Martinez, CBO

Date: 5-13-19 & 9-9-2020

**BUILDING AND SAFETY CONDITIONS**

1. Shall comply with the latest adopted State of California editions of the following codes as applicable:
  - A. California Building Code
  - B. California Residential Code
  - C. California Electrical Code
  - D. California Mechanical Code
  - E. California Plumbing Code
  - F. California Energy Code.
  - G. California Fire Code
  - H. California Green Building Standards Code.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. All signs shall be Underwriters Laboratories, or equal, approved.
5. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
6. The applicant will be required to complete the City of Perris, Chemical Class Disclosure Statement at the Time of Plan Review
7. No manufacturing of Marijuana projects will be allowed in this building.

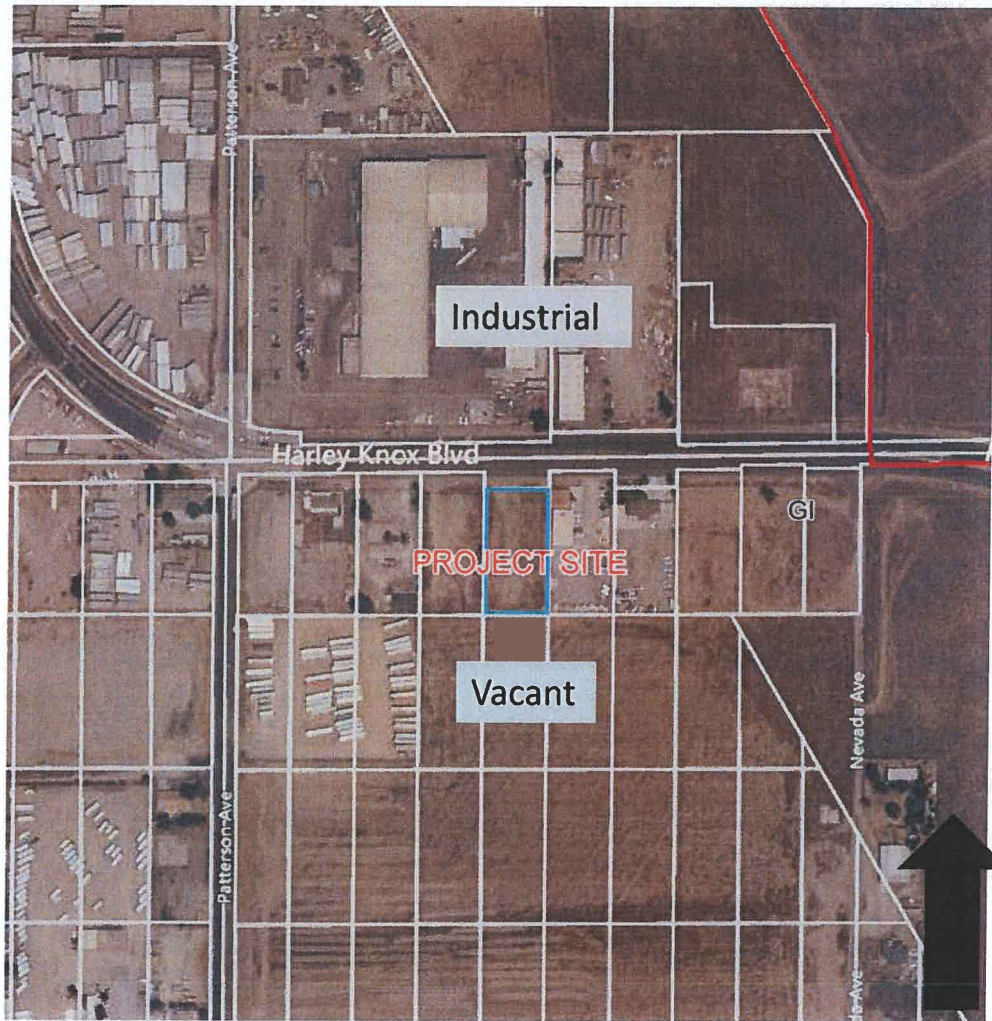
**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

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

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

EXHIBIT B  
Aerial Map

# AERIAL MAP



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EXHIBIT C  
PVCC SP Land Use Map



## EXHIBIT D

Site Plan, Architecture, Color and Materials  
Board









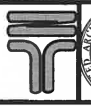








REVISIONS  
DATE: BY:

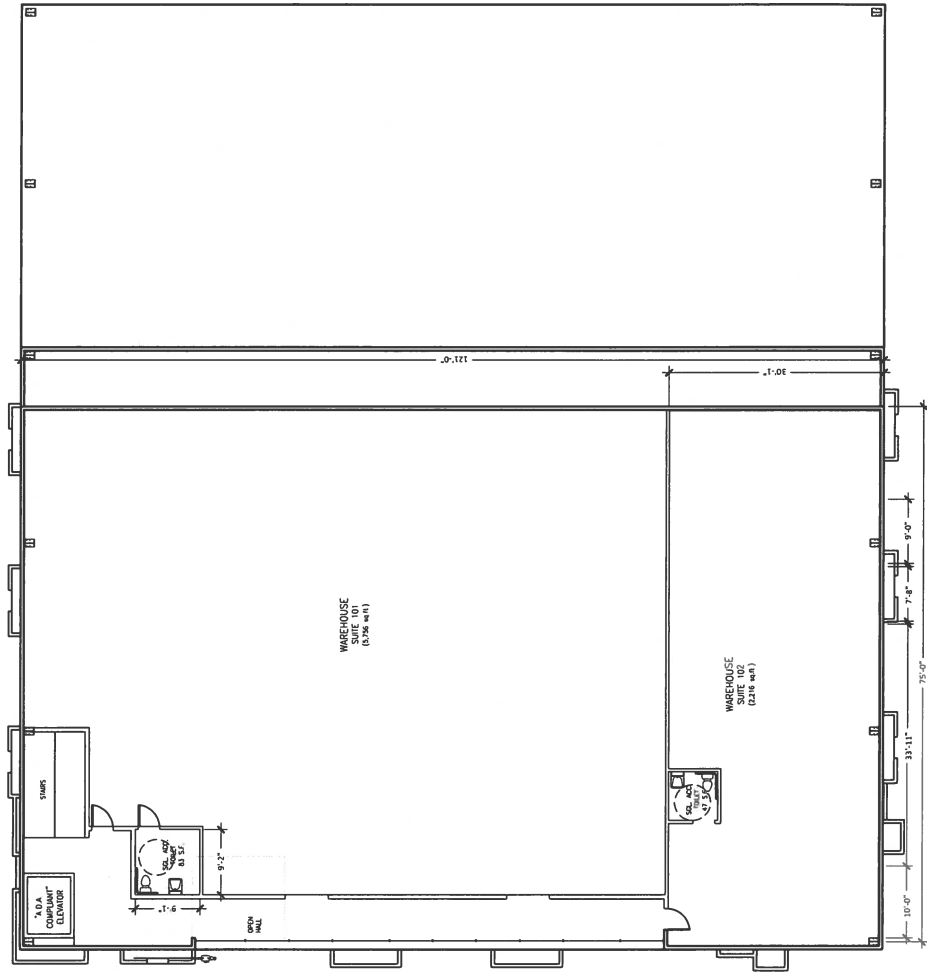


JONATHAN L. ZANE ARCHITECTURE  
450 NORTH LA CAPENA DRIVE  
COSTON, CA 92324 (909) 825-7500

Casablanca Development  
A Proposed Office / Distribution Shift Facility For  
LOCATED AT  
Henry Knox Blvd  
Perris, CA  
92571

NO.	DATE	DESCRIPTION
1	11/06/2019	ISSUED FOR PERMITS
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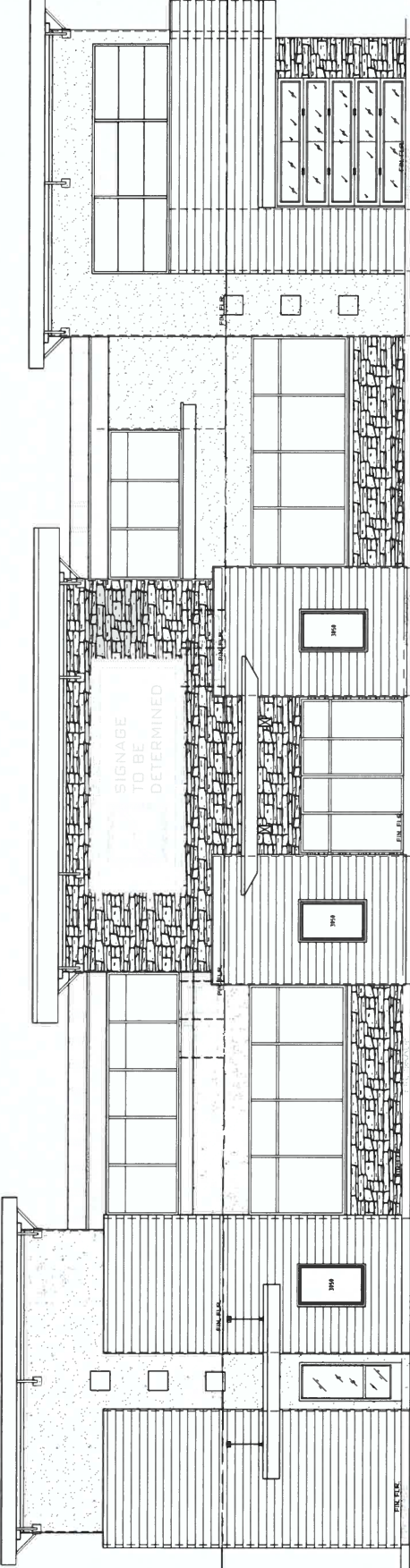
DATE: 11/06/2019  
SCALE: 1/8" = 1'-0"  
DRAWN: ART S.  
SHEET: A-2



2ND FLOOR PLAN NORTH SCALE 1/8" = 1'

**GENERAL NOTES**

1. WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, ALL CITY, COUNTY AND STATE ORDINANCES AND REGULATIONS, ON-SITE CONDITIONS AND CONDITIONS OF THE SUBCONTRACTOR. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON-SITE AND REPORTING ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY UPON DISCOVERY.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK AND REPORT ANY ERROR, INCONSISTENCY OR DISCREPANCY TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTORS.
3. THE GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE LIABILITY FOR ANY CONSTRUCTION OF SAN AREA WITHOUT IMMEDIATELY NOTIFYING THE DESIGNER, ENGINEER AND OWNER ABOUT SAID ERROR, OMISSION, OR INCONSISTENCY. THE DESIGNER WILL REVIEW THE MEANS OF CORRECTING ERRORS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPAIR OF ALL DAMAGED STRUCTURAL MEMBERS DISCOVERED DURING CONSTRUCTION.
5. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
6. THIS PROJECT COMPLIES WITH THE 2019 CBC, IMC, AND UPC, AND NEC.
7. ANY APPROVED JOB SITE CONDITIONS SHALL BE AVAILABLE TO ANYONE INVOLVED IN CONSTRUCTION ACTIVITIES.



REVISIONS DATE: _____ BY: _____		SUBMITTALS DATE: _____ PHASE: _____		DATE: 11/30/2019 PROJECT: _____ SHEET: _____		SCALE: 1/8" = 1'-0" DATE: 11/30/2019 DRAWN: Art S. SHEET: A-3	
JONATHAN L. ZANE ARCHITECTURE 450 NORTH LA CADENA DRIVE COLTON, CA 95224 (909) 822-7500		JONATHAN L. ZANE ARCHITECT - CA LIC. #C-11046 HARRY KROON BLVD. PLEASANTON, CA 94588 925.771.1111		A Proposed Office / Distribution Shell Facility For: <b>Casablanca Development</b> LOCAL ID # _____ PLEASANTON, CA 94588		STAHLER, KIMBERLY 2000 S. GARDEN AVENUE SUITE 100 ANAHEIM, CA 92805 (714) 933-8888 KIMBERLY@STAHLERARCHITECTS.COM WWW.STAHLERARCHITECTS.COM	







# CASABLANCA DEVELOPMENT

**GREY**



DUNN-EDWARDS  
DE6373  
LRV65

**IRON GREY**



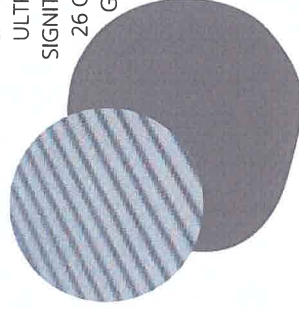
DUNN-EDWARDS  
DE63678  
LRV9

**BLUE**



DUNN-EDWARDS  
DE5886  
LRV20

MBCI METAL ROOF  
ULTRA-DEK  
SIGNATURE 200  
26 GAUGE  
GREY



CORONADO  
STONE: ARTISAN  
LEDGE:  
FALMOUTH



CORONADO STONE  
900 SERIES SILL #2  
GRAY