

CITY OF PERRIS PLANNING COMMISSION

AGENDA

September 15, 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, Gomez, Lopez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for August 18, 2021

7. PUBLIC HEARING:

A. Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 – A proposal to amend 9.54 acres on the north side of Markham Street between Perris Boulevard and Redlands Avenue, west of the existing Penske Logistics building (278 W. Markham Street) from Business Professional Office to Light Industrial within Perris Valley Commerce Center Specific Plan and to allow truck and vehicle storage subject to a Conditional Use Permit to facilitate the construction and operation a truck and trailer parking facility. (APNs: 302-110-031 & 032). **Applicant:** Bobby Nassir, Truck Terminal Properties, LLC

REQUESTED ACTION: Continuance of this item to the Planning Commission public hearing on October 6, 2021.

B. Major Modification 21-05045 to approved Development Plan Review 18-00007 – A proposal to amend a previously approved industrial project combining two buildings (i.e., 24,018 SF and 19,336 SF) into one 43,300 SF building located on the east side of Perris Blvd between Commerce Dr. and Business Park Dr. (APNs 303-292-010 and 303-292-011). **Applicant:** Mario Calvillo, Lee & Associates

REQUESTED ACTION: Adopt Resolution No. 21-19; finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Major Modification 21-05045, 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: September 15, 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
September 15, 2021**

Item 6A

**Planning Commission Minutes for
August 18, 2021**

CITY OF PERRIS

MINUTES:

Date of Meeting: August 18, 2021

06:08 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

A. Recognition for former Planning Commissioner Alfonso Hernandez

Planning Manager Phung, thanked Commissioner Hernandez for his service.

Former Commissioner Alfonso Hernandez, commented on his learning progress as a new Planning Commissioner and thanked Staff for the opportunity.

Chair Shively, thanked Alfonso for his service and appreciated his feedback over the last two years.

Vice Chair Hammond, appreciated the service that Alfonso provided to the residents of the City.

Commissioner Jimenez, reflected on learning the Planning process with Alfonso and thanked him for his service.

Commissioner Lopez, thanked Alfonso for his service and wished him the best with his future.

Commissioner Gomez, appreciated residents like Alfonso who volunteer to give up their time to make the City a better place.

6. CONSENT CALENDAR:

A. Planning Commission Minutes for August 04, 2021

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve Planning Commission Minutes for August 04, 2021

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. Development Plan Review (DPR) 20-00013 and Tentative Parcel Map 21-05153 (TPM 37967) – A proposal to consolidate four existing parcels into three lots to facilitate the construction and operation of three non-refrigerated industrial/warehouse buildings totaling approximately 283,179 square feet (SF), on 15.6 acres located at the southwest corner of Perris Boulevard and Morgan Street in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Kevin Rice, Patriot Development Partners. REQUESTED ACTION: ADOPT Resolution No. 21-17 adopting Mitigated Negative Declaration 2360 and approving Development Plan Review 20-00013 and Tentative Parcel Map (TPM 37967) to facilitate the development of three non-refrigerated industrial/warehouse buildings totaling approximately 283,179 square feet on a 15.6-acre site located at the southwest corner of Perris Boulevard and Morgan Street, based on the findings and subject to Conditions of Approval.

All Commissioners acknowledged that they are familiar with the site prior to the meeting.

Contract Planner Power, presented the item to the Commission.

Planning Manager Phung, commented on a clerical revision to the resolution to add a reference to approval of the tentative parcel map and noted the applicant would like to present to the Commission regarding the constraints of the site.

Commissioner Jimenez, asked for clarification on the circulation for the site.

Contract Planner Power, clarified the driveway access points for the site.

Deputy Engineer Pourkazemi, commented on the circulation requirements for the site.

Commissioner Jimenez, asked if truck and passenger vehicles can co-mingle onsite and if circulation could be improved if building one was smaller.

Commissioner Lopez, commented the setback and height of the buildings fronting N Perris Blvd may warrant additional landscaping to soften its scale.

Planning Manager Phung, clarified the setback requirements.

Commissioner Gomez, asked for further details regarding the landscaping requirements, the location of the nearest bike lane, and if additional truck parking is needed.

Deputy Engineer Pourkazemi, commented on the locations of the existing and future bike lanes in the vicinity.

Commissioner Lopez, asked for further clarification on the CEQA analysis.

Vice Chair Hammond, commented if the existing eucalyptus trees will be removed, conflicting designation for truck and passenger vehicle access, if the Williamson Act is required to be referenced, and the locations of the employee amenities.

Commissioner Jimenez, requested clarification on the landscaping adjacent to the proposed 14' screen wall and how many spaces may need to be removed in order to accommodate the employee amenity areas.

Planning Manager Phung, commented on the reduction of parking and possible locations of employee amenities.

Chair Shively, asked if the parcels can be revised in order to keep all required parking on each newly created parcel and the locations of the new fencing proposed.

Staff commented on the locations of the proposed fencing and if the required parking can be accommodated on the new parcels.

Chair Shively, asked about the spacing of the westerly driveway entrance from the adjacent site.

Deputy Engineer Pourkazemi, identified the approximate distance from the existing driveway to the proposed driveway.

Chair Shively, asked if the elevations were revised through the entitlement process with Staff.

Commissioner Gomez, asked if there is a current median along Morgan St or if one will be required.

Deputy Engineer Pourkazemi, commented on the traffic control methods on Morgan St and that no median will be constructed.

Interim-Director of Development Services Neal, commented on the constraints of the project site.

Applicant Kevin Rice, presented to the Commission.

CEQA consultant Shawn from Dudek, provided clarification on the CEQA questions raised by the Commission.

Commissioner Jimenez, asked if gates will be utilized to restrict traffic from entering the truck loading areas, and commented on the removal of the parking spaces to the north of building 3.

Applicant Kevin Rice, commented on the locations of fencing and passenger vehicle circulation for building 3 will be limited to south of the truck court.

Commissioner Lopez, asked about the CEQA analysis of truck traffic for the project.

CEQA consultant Shawn from Dudek, clarified the process for projecting future truck traffic for the site.

Commissioner Gomez, noted the focus on landscaping for all new development and requested if the Afghan Pine could be replaced with the Chinese Elm, and commented if any potential occupants are planned and if additional measures can be put into place for minimizing prolonged storage and parking of trucks within the site.

Chair Shively, asked the purpose of the ramps within the truck parking area, if the docks doors are raised, the types of trucks are considered when preparing the truck traffic analysis, and if there is enough room for box storage within the truck courts.

Applicant Kevin Rice, commented on the truck traffic and box trailer storage within the truck courts.

Commissioner Gomez, commented that she appreciated the willingness of the applicant to adjust the project per the Commissions requests, and thanked the applicant for bringing the project to the City.

Commissioner Jimenez, acknowledged the constraints for the development and requested drought tolerant landscaping to be utilized.

Commissioner Lopez, complimented the architecture of the project and that the modern design is a welcome addition to the City.

Vice Chair Hammond, thanked the applicant for the project and commented on the enhanced focus of landscaping along N Perris Blvd, and appreciated the lighting for the building and the modern design.

Chair Shively, noted his concern with the distance between the proposed westerly driveway and the adjacent driveway and the white paint being discolored over time.

Staff commented on the constraint of the driveway access for the site.

Commissioner Gomez, appreciated the work that went into the project and that the constraints of the configuration makes it difficult to warrant the adjustment of the westerly driveway.

Commissioner Jimenez, noted that she understands the constraints for the project.

Motion to include revisions to add: revision of afghan pines to Chinese elm, add condition for fire access gate between building 2 or 3, clarify Engineering condition for truck and auto access, and wrought iron fencing around the detention basin.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve A. Development Plan Review (DPR) 20-00013 and Tentative Parcel Map 21-05153 (TPM 37967) – A proposal to consolidate four existing parcels into three lots to

facilitate the construction and operation of three non-refrigerated industrial/warehouse buildings totaling approximately 283,179 square feet (SF), on 15.6 acres located at the southwest corner of Perris Boulevard and Morgan Street in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Kevin Rice, Patriot Development Partners.

REQUESTED ACTION: ADOPT Resolution No. 21-17 adopting Mitigated Negative Declaration 2360 and approving Development Plan Review 20-00013 and Tentative Parcel Map (TPM 37967) to facilitate the development of three non-refrigerated industrial/warehouse buildings totaling approximately 283,179 square feet on a 15.6-acre site located at the southwest corner of Perris Boulevard and Morgan Street, based on the findings and subject to Conditions of Approval. Motion to include revisions to add: revision of afghan pines to Chinese elm, add condition for fire access gate between building 2 or 3, clarify Engineering condition for truck and auto access, and wrought iron fencing around the detention basin.

AYES: Commissioner Jimenez, Commissioner Gomez, Vice Chair Hammond.

NOES: Commissioner Lopez, Chair Shively.

ABSENT:

ABSTAIN:

- B. Ordinance Amendment 21-05110 – An Ordinance Amendment to retitle and amend, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code in order to update the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22 and in support of the Regional Housing Needs Assessment of the City. Applicant: City of Perris REQUESTED ACTION: Adopt Resolution No. 21-15 recommending that the City Council find that Ordinance Amendment 21-05110 is Statutorily Exempt from CEQA pursuant to Public Resources Code Section 21080.17 and adopt Ordinance Number (Next in Order) retitling and amending, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code, which retitles Chapter 19.81 to “Accessory Dwelling Units and Junior Accessory Dwelling Units” and updates the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22.

Interim-Director of Development Services Neal, presented the item to the Commission.

Commissioners discuss and agree that an exterior entrance shall be required for all JADU and ADUs.

Commissioners discuss and agree that architectural design compatibility shall be required for all JADU and ADUs.

Commissioners discuss and agree that the maximum height of 16ft or ridgeline of the first floor (whatever is less) shall be the height requirement for all JADU and ADUs.

Commissioners discuss and agree that for garage conversions the existing exterior garage door aesthetics shall remain, and to add a note mentioning the California Building Code is required for all JADU and ADUs.

Commissioners discuss and agree that a minimum habitable area of 320 sq ft shall be required for all JADU and ADUs.

Commissioners discuss and agree that bathrooms (including a sink, toilet, and shower or bathtub) shall be required for all ADU.

Commissioners discuss and approve that all ADUs shall have a defined kitchen with sink, refrigerator, cooking appliance and food preparation area. JADUs shall have an efficiency kitchen with sink, place for food storage and preparation..

Commissioners discuss and agree that fire sprinklers should be required for all JADU and ADUs if the primary building has a fire sprinkler system for fire prevention.

Commissioners discuss and agree that JADU and ADUs may not be rented for less than 30 days and that a covenant shall be recorded.

Motion to include the items: Exterior entrance required, Architectural review allowed for both JADU and ADU, maximum building height of 16ft or ridge of first floor of the house (whatever is less) for both JADU and ADU, garage door façade kept for conversions, California Building Code referenced to be followed for both JADU and ADU, 320 sq ft minimum habitable size for both JADU and ADU, JADUs shall have an efficiency kitchen area with a sink/place for food storage and preparation, ADUs shall have a conventional kitchen, ADUs shall have a conventional bathroom, fire sprinklers shall be required for all ADUs if the primary home has a sprinkler system for fire prevention, deed restriction for all ADUs, and no short term rentals.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve B. Ordinance Amendment 21-05110 – An Ordinance Amendment to retitle and amend, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code in order to update the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22 and in support of the Regional Housing Needs Assessment of the City. Applicant: City of Perris
REQUESTED ACTION: Adopt Resolution No. 21-15 recommending that the City Council find that Ordinance Amendment 21-05110 is Statutorily Exempt from CEQA pursuant to Public Resources Code Section 21080.17 and adopt Ordinance Number (Next in Order) retitling and amending, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code, which retitles Chapter 19.81 to “Accessory Dwelling Units and Junior Accessory Dwelling Units” and updates the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22. Motion to include the items: Exterior entrance required, Architectural review allowed for both JADU and ADU, maximum building height of 16ft or ridge of first floor of the house (whatever is less) for both JADU and ADU, garage door façade kept for conversions, California Building Code referenced to be followed for both JADU and ADU, 320 sq ft minimum habitable size for both JADU and ADU, JADUs shall have an efficiency kitchen area with a sink/place for food storage and preparation, ADUs shall have a conventional kitchen, ADUs shall have a conventional bathroom, fire sprinklers shall be required for all ADUs if the primary home has a sprinkler system for fire prevention, deed restriction for all ADUs, and no short term rentals.

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

A. Nomination of Planning Commission Chair and Vice-Chair

Commissioners discuss the nominations.

Motion for Hammond as Chair and Shively as Vice Chair.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Lopez to Approve Planning Commission nomination of Commissioner Hammond as Chair and Commissioner Shively as Vice-Chair.

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

B. Nomination of Two Planning Commissioners for the AD HOC Committee

Planning Manager Phung, clarified the intent of the AD HOC committee.

Motion to nominate Commissioners Jimenez and Shively to the AD HOC Committee.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Gomez to Approve Nomination of Planning Commissioners Jimenez and Shively for the AD HOC Committee.

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

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 Lopez, thanked Staff for the project and the ADU ordinance presented.

Commissioner Jimenez, thanked the other Commissioners for the AD HOC nomination and appreciated the projects and feedback brought forward by Staff.

Commissioner Gomez, thanked Staff for the projects presented and that the AD HOC committee may help with vetting potential issues with new projects. She also requested information on a map of the designated truck routes, a map for the current projects within the City, and the status of adding signage for truck routes.

Vice Chair Hammond, commented that the Commissioners diligently review projects in order to obtain the best project for the residents of Perris, providing City of Perris shirts to the Commissioners, and the Enchanted Hills park opening.

Chair Shively, thanked the Commissioners for their nominations and voicing their concerns for projects presented, and requested that certain projects be presented to the AD HOC committee as needed.

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

Planning Manager Phung, commented on the next PC meeting on September 15th, Planning Commission Tour on September 3rd, shirts for the Commissioners, updating of the current projects map, providing the designated truck route map, and reviewing the amenity requirement per square footage of adjacent cities.

Chair Shively, asked about updating the pictures of the new Commissioners on the City website.

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
September 15, 2021**

Item

7A

**Specific Plan Amendment 20-05180 and
Conditional Use Permit 20-05100**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: September 15, 2021

SUBJECT: **Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100** – A proposal to amend 9.54 acres on the north side of Markham Street between Perris Boulevard and Redlands Avenue, west of the existing Penske Logistics building (278 W. Markham Street) from Business Professional Office to Light Industrial within Perris Valley Commerce Center Specific Plan and to allow truck and vehicle storage subject to a Conditional Use Permit to facilitate the construction and operation a truck and trailer parking facility. (APNs: 302-110-031 & 032)

Applicant: Bobby Nassir, Truck Terminal Properties, LLC

REQUESTED ACTION: **Continuance** of this item to the Planning Commission public hearing on October 6, 2021.

CONTACT: Candida Neal, Interim Development Director

BACKGROUND/DISCUSSION:

The applicant, *Truck Terminal Properties LLC.*, requested a continuance of this item to the next scheduled Planning Commission meeting on October 6, 2021. The continuation is requested due to a conflict with the applicant's availability to attend the meeting.

At the October 6, 2021, meeting, the Planning Commission will review and consider adoption of Resolution No. 21-20, recommending the City Council adopt Mitigated Negative Declaration 2361 and approve Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 to facilitate the construction and operation a truck and trailer parking facility, based on the findings and the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item, cost of construction, and payment of impact fees are covered by the applicant.

Prepared by: Chantal Power, Contract Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Exhib'ts: A. Vicinity Map
B. Site Plan

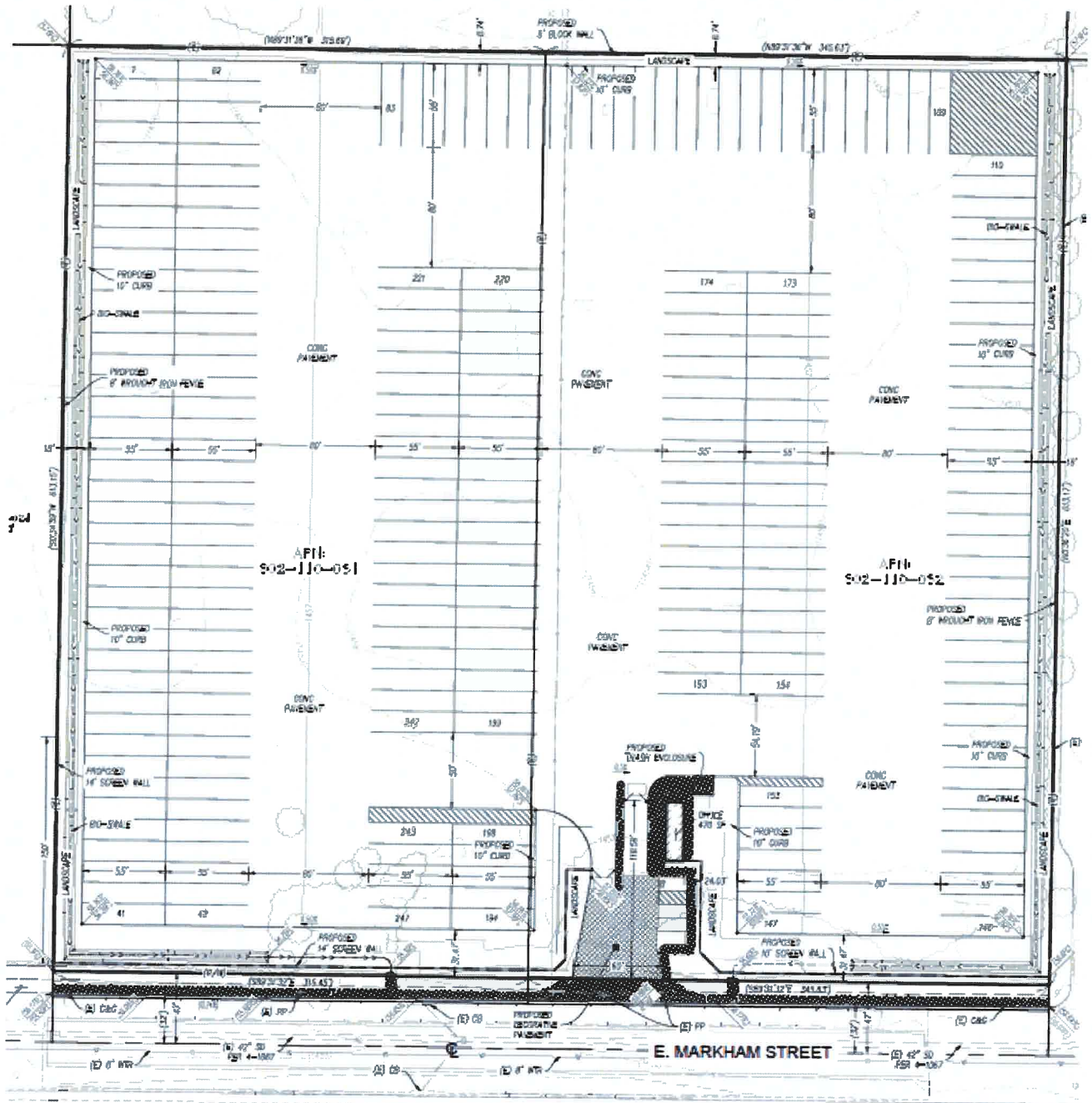
EXHIBIT A
VICINITY MAP

VICINITY MAP



EXHIBIT B
SITE PLAN

SITE PLAN



Planning Commission Agenda

**CITY OF PERRIS
September 15, 2021**

Item 7B

**Major Modification 21-05045
to approved
Development Plan Review 18-00007**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: September 15, 2021

SUBJECT: **Major Modification 21-05045 to approved Development Plan Review 18-00007** – A proposal to amend a previously approved industrial project combining two buildings (i.e., 24,018 SF and 19,336 SF) into one 43,300 SF building located on the east side of Perris Blvd between Commerce Dr. and Business Park Dr. (APN 303-292-010 and 303-292-011)

Applicant: Mario Calvillo, Lee & Associates

REQUESTED ACTION: **Adopt Resolution No. 21-19;** finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Major Modification 21-05045, subject to the Conditions of Approval.

RELATED CASES: DPR 18-00007

CONTACT: Candida Neal, Interim Director Development Services Department

PROJECT DESCRIPTION AND BACKGROUND:

The proposed Major Modification 21-05045 is a request to develop a 43,300 SF single tenant industrial building on approximately 2.6 acres. The site improvements include: 19,348 SF of landscaping (18% of the site), six-three (63) paved parking spaces, parking lot lighting, fencing, and ADA access. The applicant is currently processing a parcel merger to consolidate the property.

The previous entitlement was Development Plan Review (DPR) 18-00007 which was reviewed and approved on August 7, 2019 by the Planning Commission. It approved the construction of two tilt-up concrete office/manufacturing/warehouse buildings. Building 1 was approved at 24,018 SF and Building 2 at 19,336 SF, totaling 43,354 SF. This Major Modification is altering this previous approval to develop a 43,300 SF single tenant building.

The project site is located within the Perris Business Park, approved in 1992 by Development Plan Review 34-92 with specific Development Guidelines. The business park is intended to provide industrial/commercial properties for start-up businesses in a park-like setting. In 2012, the City approved the Perris Valley Commerce Center Specific Plan (PVCC SP) within which the Perris Business Park is located. The project is located within the Light Industrial (LI) zoning designation of the PVCC SP, which allows for warehouses and indoor manufacturing uses. Development

within the Business Park is now reviewed subject to the Development Guidelines for the Business Park and the design guidelines and standards of the PVCC SP.

ANALYSIS:

Zoning and General Plan Consistency

The existing site is vacant with a General Plan and Zoning designation of Light industrial within the Perris Valley Commerce Center Specific Plan (PVCC). The proposed project is consistent with this designation. Information about adjacent properties can be viewed on Exhibit B and is as follows:

Surrounding Zoning:

North: PVCC Light Industrial
South: PVCC Light Industrial
East: PVCC Light Industrial
West: PVCC Light Industrial

Surrounding Land Uses:

North: Entitled industrial buildings
South: Vacant with industrial entitlement in process
East: Industrial building
West: Industrial building

Development Standards

The proposed use, site design, setbacks, and fencing have been reviewed by staff to verify and ensure compliance with development codes for the Light Industrial Zone. See the table below for minimum requirements on the following page.

Table 1. General Industrial Development Criteria

	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	50% max.	40%	Yes
Building FAR	0.75	0.40	Yes
Bldg. Height	50 feet max.	37 feet	Yes
Front Setback (N Perris Blvd)	15 feet min.	26.5 feet	Yes
• Arterial			
Side & Rear Yards:			
• Adjoining non-residential	None	N/A	Yes

1. Setback requirements are for structures on the public right of way.
2. Front yards for structures shall be increased by 5-feet for each 10 feet of structure height greater than setback from property line/right-of-way to maximum structure height

Access & Circulation

The project building is accessed by two ingress-egress points from Commerce Drive and Business Park Drive. The northern driveway on Commerce Drive allows for two-way traffic and full mobility and is restricted to serve passenger vehicles only. The southern driveway along Business Park Drive is designated for truck ingress-egress from the site. Both driveways are 35-foot wide. A fire access gate is provided between the truck court and passenger vehicle parking area and is utilized for fire access only. The building is proposed with 7 truck loading dock doors. All trucks are designated to utilize existing truck routes by way of Business Park Drive, Lake View Drive, Commerce Drive,

Johnson Avenue, Sinclair Street, Redlands Avenue, and Morgan Street or Harley Knox Boulevard to connect to the I-215 Freeway ultimately. No truck traffic shall utilize Rider Street or North Perris Blvd.

Parking

The parking requirements for the proposed project were analyzed utilizing the parking requirements per Section 19.69 of the Zoning code. The project proposes 63 parking spaces, while 56 are required. All passenger vehicle parking spaces are separated from the truck court. Due to the size of the building, no truck parking is required for this project.

Table 2. Parking Analysis

Land Uses/Persons	Square feet/No.	Parking Requirement¹	Spaces Required	Spaces Provided
Office	3,000	1 space per 300 SF	10	
Manufacturing	10,000	1 space per 500 SF	20	
Warehouse	30,300	1 space per 1,000 SF (first 20,000 SF) 1 space per 2,000 SF (20,000+)	20 6	
			56	63

1. Parking requirements per City Code.

Per Zoning Code Section 19.69, 3 handicapped spaces are required for the project; the applicant has provided 3 spaces in the project plan which comply with the Code requirement. In addition, to be compliant with the CALGreen Building Code, parking spaces are required to be capable of being converted to electric vehicle (EV) charging spaces. All new construction and qualifying additions or alterations must comply with CALGreen effective on January 1, 2020. Therefore, all parking requirements are met by this project.

Landscaping and Lighting

The applicant has submitted a conceptual landscape plan that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 19,348 square feet or approximately 18% of the site, which meets the minimum 12% landscape requirement of the PVCC Commercial zoning district. The additional 6% equals roughly 6,253 square feet of additional landscaping. Landscaping has been provided throughout the parking area and around the building on all sides. Staff worked with the applicant to provide additional landscaping and a higher concentration of decorative landscaping fronting N Perris Blvd. All plants are drought tolerant and/or native species. All exterior security lighting will be shielded and downward facing per City standards.

Fencing and Screening

The truck court fronting on Business Park Drive will be screened utilizing a 14 ft tall decorative block screen wall. This wall will encompass the entirety of the truck court to screen all unloading and loading operations from the public view. The 14 ft tall wall will utilize a 6 ft landscape berm to create the visual impact of an 8 ft wall along Business Park Drive. The wrought iron entry gates

into the truck court will utilize metal mesh to screen the view into the truck court.

Building Elevations/Architecture

The proposed architecture utilizes different colors and materials to distinguish the building's base, body, and cap. The building's design elements utilize a combination of varying rooflines, decorative cornice treatment, vertical columns, windows, stone veneer, and recessed panels from the intermittent projecting enhanced vertical treatment. The building's design provides symmetry and balance with enhanced treatments at the corners and intermittently along the façade to maintain visual interest. The stone veneer is provided around the building office entrances, where they are visible from the street. The entry areas also have recess paneling to provide additional articulation in the vertical plane. The proposed color palette is a variation of grey shades and white to complement the stone veneer. Blue glazing is utilized for all windows, and decorative metal canopies are located at each corner fronting the right of way. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building.

Employee Amenity and Recreation Area

While it is not required for a building of this size, the applicant proposes an outdoor sitting/eating area north of the proposed office area.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

CEQA Compliance Process and Determination

The project is Categorically Exempt pursuant to CEQA Article 15331 Class 32 for In-fill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements and with no habitat value for biological resources.

AIRPORT LAND USE COMMISSION

The site is located within the "B1-APZ II" zone of the March Air Reserve Base overlay. The project meets all development and density requirements designated within this zone.

Because the project is not proposing any legislative action (general plan amendment, zone change, specific plan amendment, etc.) and the fact that the City's General Plan is now consistent with the March Plan, ALUC review is not required.

RECOMMENDATION:

Adopt Resolution No. 21-19 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Major Modification 21-05045 to construct a

43,300 SF industrial building, located on approximately 2.6 acres on the east side of Perris Blvd between Commerce Dr. and Business Park Dr, and subject to the Conditions of Approval.

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

Prepared by: Ryan Griffiths, Assistant Planner
REVIEWED BY: Kenneth Phung, Planning Manager

- Exhibits:
- A. Resolution 21-19 including Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building)
 - B. Vicinity Map
 - C. Specific Plan Land Use Map
 - D. Project Plans (Site, Landscape, and Elevations)
 - E. Previous Approved Plans (DPR18-00007)

EXHIBIT A

Resolution 21-19 and

Conditions of Approval

(Planning, Engineering, Public Works,
Community Services, and Building)

RESOLUTION NUMBER NO. 21-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO CEQA SECTION 15332 (CLASS 32 EXEMPTION) FOR AN INFILL DEVELOPMENT AND APPROVING MAJOR MODIFICATION 21-05045 TO CONSTRUCT A 43,300 SF. SINGLE TENANT INDUSTRIAL BUILDING, LOCATED ON 2.6 ACRES ON THE EAST SIDE OF NORTH PERRIS BLVD BETWEEN COMMERCE DRIVE AND BUSINESS PARK DRIVE, AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant submitted a Major Modification application on March 22, 2021 that proposed to construct a 43,300 SF single-tenant industrial building on a 2.6-acre vacant site generally located on the east side of North Perris Blvd between Commerce Drive and Business Park Drive; and

WHEREAS, the proposed project is consistent with the Perris Valley Commerce Center Specific Plan, the City's General Plan, and the Zoning Code, and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

WHEREAS, the previous project Development Plan Review 18-00007 was originally approved by the Planning Commission on August 7, 2019; and

WHEREAS, the applicant has submitted a Major Modification application (MM 21-05045) to modify the architectural design, floor plan, parking, fencing and site layout ("Project" or "Major Modification 21-05045"); and

WHEREAS, the Project site is surrounded by developed parcels and the proposed Major Modification 21-05045 is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Project is located within the Zone B1-APZII of the March Air Reserve Base Land Use Compatibility Plan; and

WHEREAS, City staff determined the Project consistent with the March Air Reserve Base Land Use Compatibility Plan and therefore does not require ALUC (Airport Land Use Commission) review; and

WHEREAS, on September 15, 2021, the Planning Commission conducted a legally noticed public hearing regarding Major Modification 21-05045, and considered all oral and written testimony presented by members of the public and City staff, including, without limitation, materials in the staff reports and accompanying document and exhibits; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

Section 2. Based upon the forgoing, all oral and written testimony submitted at the public hearing on September 15, 2021, by members of the public and City staff, including without limitation, materials in the staff reports and accompanying document and exhibits, the Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that the Project is Categorically Exempt from CEQA as an infill development because the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and requirements of the City; the development relating to Major Modification 21-05045 will occur within city limits of the City of Perris on a site of no more than five acres substantially surrounded by urban uses; the Project site has no value, as habitat for endangered, rare or threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the Project site can be adequately served by all required utilities and public services. Therefore a CEQA Class 32 exemption has been prepared, with findings that:

1. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed Major Modification 21-05045 has been review by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the Perris Valley Commerce Center Specific Plan, the Project site is zoned "Light Industrial" with a Specific Plan (SP) General Plan Land Use designation. The proposed Project is permitted in the "Light Industrial" zone. Therefore, City staff has determined that subject site is consistent with the applicable general and specific plan designations.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project site is located within the City of Perris on a site that is surrounded by existing industrial uses. The Project site is approximately 2.6-acres in size.

3. *The Project site has no value as habitat for endangered, rare or threatened species.*

The related site has been regularly disked and includes some ornamental landscaping along Perris Boulevard that is maintained by the Business Park owners association. Therefore, the site is not expected to have any habitat value. The Project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and applicable fees will be paid. The

Project site is also located within Stephen's Kangaroo Rat Habitat Fee Area, and applicable fees will be paid.

4. *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposal is for an infill project in the City's Light Industrial zoning. All streets are existing and were designed to accommodate traffic projected to be generated from this Project. Based on the size of the Project and duration of construction activities, the proposed use would not generate significant effects in the future construction or operational noise of the site. Significant air quality effects would not result from the construction or operation of the building.

5. *The Project site can be adequately served by all required utilities and public services.*

All required utilities for the Project site are existing within the adjacent streets; including water, gas, sewer, and electricity; therefore, the Project site is adequately served by required utilities.

Section 3. Based upon the forgoing, all oral and written testimony submitted at the public hearing on September 15, 2021, by members of the public and City staff, including without limitation, materials in the staff reports and accompanying document and exhibits, the Planning Commission hereby approves Major Modification 21-05045 to construct a 43,300 SF single-tenant industrial building on a 2.6-acre vacant site generally located on the east side of North Perris Blvd between Commerce Drive and Business Park Drive subject to the Conditions of Approval attached hereto and finds as follows:

Development Plan Review

1. *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 this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project site development was determined by City staff to comply with all applicable provisions of the Perris Valley Commerce Center Specific Plan (PVCC), Zoning Code, and the General Plan. The development standards for Light Industrial developments including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the PVCC, with parking regulations contained in Chapter 19.69 of the Zoning Code. The development standards within the General Plan designation of Light Industrial are also followed. In addition, the project has been deemed consistent with the March Air Reserve Base Airport Land Use Compatibility Plan.

2. *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 2.6-acre site is a relatively flat, rectangular parcel with frontage on North Perris Blvd that is a north/south street. Frontage is provided along Commerce Drive to the north and Business Park Drive to the south. Required utilities such as water, sewer, gas, and electrical are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the Project to collect

off- and on-site flows and direct them into the master storm drain facilities serving the area. The adjacent streets are currently constructed around the site and the only addition will be a sidewalk. Therefore, the Project site is suitable for the proposed 43,300 square foot industrial building.

3. *The proposed development and the conditions under which it would be operated or maintained is 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 and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The north, south, and eastern project boundaries abuts existing and entitled light industrial, while North Perris Blvd is directly west of the site. The adjacent properties are all zoned for industrial uses and either have an existing industrial building, an entitled industrial building, or an in process industrial building. All uses in the general vicinity follow the light industrial standards required within the PVCC SP. The project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

Enhanced architecture, site design, and landscaping have been provided for the Project to ensure that it resembles similar developments within this area. The Project adheres to the Development Guidelines for the PVCC. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture are compatible with PVCC standards and is consistent with the character of adjacent development. Additionally, the Project provides appropriate screening to shield from public view the rear of the buildings.

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

The PVCC provides guidelines for landscaping within this area. Landscaping has been provided in all required areas including the loading area, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The Project applicant has also provided enhanced landscaping and street trees will be provided in the parkways. The amount of landscaping provided for the site is consistent with that on surrounding parcels and generously provides visual relief and an attractive view to the public. Additional landscaping of 18% of the site has been provided which exceeds the 12% requirement per the PVCC SP.

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

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project. Sidewalks are being provided along all street frontages which improves pedestrian walkability while truck access to the site is limited to approved truck routes only. All necessary traffic control measures are currently in place in the vicinity of the site.

Section 5. Based upon the forgoing, all oral and written testimony submitted at the public hearing on September 15, 2021, by members of the public and City staff, including without limitation, materials in the staff reports and accompanying document and exhibits, the Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that this Project is Categorically Exempt per CEQA as infill development and, further, approves Major Modification 21-05045 to construct a 43,300 SF single-tenant industrial building on a 2.6-acre vacant site generally located on the east side of North Perris Blvd between Commerce Drive and Business Park Drive; and subject to the Conditions of Approval (Exhibit A).

Section 6. 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 7. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 15st day of September 2021.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 21-19 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of September 2021, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

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

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

CONDITIONS OF APPROVAL

Major Modification 21-05045

September 15, 2021

PROJECT: Major Modification (MM) 21-05045 to approved Development Plan Review (DPR) 18-00007 – A proposal to amend a previously approved industrial project with two buildings (i.e., 24,018 SF and 19,336 SF) into one 43,300 SF building located on the east side of Perris Blvd between Commerce Dr. and Business Park Dr in the Perris Valley Commerce Center Specific Plan area. **Applicant:** MS Perris, LLC. Mario Calvillo.

General Requirements:

1. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19, specifically to the Perris Valley Commerce Center Specific Plan Light Industrial zoning standards.
2. **City Ordinances and Business License.** All tenants 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.
3. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans dated September 15, 2021, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
4. **Perris Business Park Development Guidelines.** All plans and improvements, including signs and landscaping, shall comply with Development Plan Review 34-92 Perris Business Park Development Guidelines approved December 14, 1992, if not in conflict with the Perris Valley Commerce Center Specific Plan (PVCCSP) requirements, current city codes, and policies.
5. **Future Buyer(s) and Lessee(s).** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval.
6. **Subsequent Review.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
7. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.

8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
9. **Downspouts.** Exterior downspouts are not permitted on the front or side elevations of any building facing right-of-way. All downspouts shall be located inside the building.
10. **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).
11. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
12. **Utilities.** All utility facilities 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 be screened from the public right-of-way by landscaping. In addition, all utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground.
13. **Interior Circulation.** The wrought iron gate separating the truck court from the passenger vehicles shall be closed and utilized for fire access only. At no time should passenger vehicle traffic intermix with truck traffic within the site.
14. **Engineering Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **September 8, 2021**.
15. **Public Works Conditions.** The project shall adhere to the requirements of the City Public Works Department as indicated in the attached Public Works Conditions of Approval dated **May 6, 2021**.
16. **Building Requirements.** The project shall adhere to the requirements of the City Building Department as indicated in the attached Building Conditions of Approval dated **April 15, 2021**.
17. **Community Services.** The project shall adhere to the requirements of the City Community Services Department as indicated in the attached Community Services Memo dated **April 30, 2021**.

18. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms prior to commencement of construction.
19. **EMWD.** The project shall conform to the requirements of Eastern Municipal Water District.
20. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
21. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. All brick areas shall be coated with a graffiti free coating.
22. **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 Department Condition of Approval No. 4, dated May 6, 2021.
23. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
24. **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).
25. **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 **Major Modification 21-05045**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
26. **Truck Route Enforcement Plan.** The applicant shall notify all truck drivers of the approved truck routes per the PVCC SP circulation element. All trucks are designated to utilize existing truck routes by way of Business Park Drive, Lake View Drive, Commerce Drive, Johnson Avenue, Sinclair Street, to Redlands Avenue. From Redlands Ave the trucks must travel north to either Morgan St or Harley Knox Blvd and ultimately intersect the I-215 freeway. No truck traffic shall utilize Rider St or North Perris Blvd.
27. **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.

28. **Outdoor Seating Area.** The site shall include and maintain an outdoor seating area for employees located by the office.
29. **CC&Rs.** The project proponent shall comply with the existing Covenants, Conditions, and Restrictions (CC&Rs) for the Perris Business Park to ensure the common maintenance of landscaping for project site.
30. **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 the Airport Overlay Zone B1 and APZ II:
 - a. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Inland Port Airport Authority.
 - 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. The March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 - g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 - h. The development shall undergo FAA (Federal Aviation Administration) and TERPS (Terminal Instrument Procedures) review prior to issuance of building permits.

- i. The landscaping plan shall require review by the MARB. The landscaping plan will not include fruit trees that could be an attractant for birds.

Prior to Grading Permit Issuance:

31. **Fire Marshall.** The project shall comply with all Conditions of Approval by the Fire Department dated August 12, 2021, consisting of the following requirements
 - a. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 2750 GPM for 4- 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.
 - b. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
 - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. Prior to construction a temporary address sign shall be posted and visible from the street.
 - h. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - i. The buildings shall be provided with an automatic fire sprinkler system in accordance with NFPA 13 except for the Gas/Convenience store. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - j. 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.
 - k. 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 subsection. 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.

32. **Revised Final Water Quality Management Plan (WQMP).** Prior to the issuance of grading permits the owner shall submit for review and approval, along with the appropriate filing fee; a Revised Final Water Quality Management Plan to the Department of Public Works Engineering Administration Division/City Engineer, which substantially complies with the site design, source control and treatment control Best Management Plans proposed in the approved Preliminary Water Quality Management Plan.
33. **Required Parking.** The minimum number of parking stalls, including disabled access stalls, shall be as required in Section 19.69, Parking and Loading Standards, of the Perris Municipal Code. Per P.M.C. 19.69 and the parking requirements of the PVCC Light Industrial: Office (1/300 SF), Manufacturing Indoor (1/500 SF), Warehousing 1-20,000 SF (1/1,000 SF), and Warehousing 20,000+ SF (1/2,000 SF).

Prior to Building Permit Issuance:

34. **Fees.** The developer shall pay the following fees according to the timeline noted herein and per direction from Building and Safety:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.
35. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The split-face blocked wall trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
36. **Parcel Merger.** The City Engineer's office shall approve the parcel merger application, and the parcel merger shall be recorded with the County Assessor's office.
37. **Landscaping Plans and Pavement Enhancements.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for each building 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. The landscaping shall be consistent with the existing landscape of the existing developed site. The following shall apply:

- a. **Parking Area.** A minimum of 30 percent of new trees shall be 36-inch box or larger. Also, a minimum of one 36-inch box tree per 6 parking stalls shall be provided.
 - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation
 - c. **Water Conservation.** Landscaping must comply with AB 325 for water conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
 - d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - e. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
 - f. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.
 - g. **Landscape Berms at Screen Wall.** Screen Walls facing Business Park Dr shall include a 4:1 sloped landscape berm to visually reduce the screen wall height to eight feet or less.
 - h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for all driveway entrances and pedestrian pathways.
38. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver of the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.
39. **Signage.** The project does not include signage. The sign program shall be reviewed and approved by the Planning Division prior to the issuance of signage building permits.
40. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometric, fixture details and light standard elevations to meet 2700 KV illumination or less. High efficiency fixtures with full-cut off shield 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.
41. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts

from the public right of way. Plans and details for the screen walls shall be included in the landscaping plan check submittal package for review and approval by the Planning Division. The following shall apply:

- a. **Decorative Screen Walls.** Decorative screen walls along Business Park Dr shall be 14 ft in height with landscape berm, and decorative pilasters shall be incorporated and include a decorative cap, subject to review and approval by the Planning Division.
- b. **Wrought Iron Gates.** All wrought iron gates in public view shall be a minimum of 8 ft in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
- c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
- d. **Knox boxes** are required for all gates and shall be approved by the Fire Marshall and issued by the Building Division.
- e. Any changes to the approved fence and wall plan require review and approval by the Planning Division.

Prior to Issuance of Occupancy Permits:

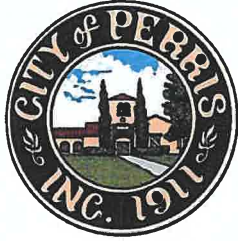
42. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.
43. **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).
44. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping and automatic irrigation installed and in good condition.

Construction and Operational Requirements:

45. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also a dust control sign shall be placed adjacent for each phase to allow the public to call for any dust issues.
46. **Construction Fencing.** A six-foot temporary chain link fence is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.
47. **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. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.
- 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. If applicable, water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

September 8, 2021

Major Mod. 21-05045

(Old # DPR 18-00007)

SE Corner of Commerce Drive & Perris Boulevard

(APN # 303-292-010 & -011)

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 improvement 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 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 developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.
2. 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.

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 single driveway on Commerce Drive shall be a car access only.
5. The driveway shall be per county of Riverside Standard No. 207A.
6. Install 6-foot-wide sidewalk on the south side of Commerce Drive along the northerly property line per County of Riverside Standard No. 400 and upgrade the ramp at the corner of Commerce Drive and Perris Boulevard to ADA, City, and County standards.
7. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plans. Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Signing and Striping Plan
 - d. Final Drainage Plan, Hydrology and Hydraulic Report
 - e. Final WQMP (for reference)
 - f. Street Light Plan prepared by a registered Electrical Engineer per city of Perris Safety Lighting Standards.

The design shall be in compliance with EMWD, RCFCDD, 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 site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
9. The design of the water quality provisions shall comply with all applicable standards. Adequately sized underground chambers shall be provided for collection and treatment of the runoff.
10. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
11. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

12. Provide Eastern Municipal Water District (EMWD) water and sewer will service letter.
13. The developer/property owner shall pay the TUMF, DIF, RBBB and other applicable City fees.
14. The design shall be in compliance with EMWD, RCFCDD, 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.
15. 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 and proposed traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Building Permit:

16. A parcel merger consolidating the underlying lots/parcels along with a certificate of compliance shall be submitted to the City for review and approval and shall be recorded.
17. Submit Water and Sewer Plans to the City Engineer for review and approval. Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plans.
18. The developer/property owner shall have approved improvement plan and posted securities.
19. The developer/property owner shall submit a compaction certification from the Soils engineer in compliance with the approved geotechnical/soils report.
20. Water and Sewer Improvement Plans, per Fire Department and EMWD standards shall be submitted to the City Engineer for review and approval.
21. Fire Department and EMWD approvals of Water Improvement Plans are required prior to City Engineer's approval.
22. All weather access per Fire Department standards shall be provided to the proposed buildings per the Precise Grading Plan.

Prior to Issuance of Certificate of Occupancy:

23. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
24. 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.
25. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.
26. 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

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: May 6, 2021

To: Ryan Griffith, Project Planner

From: Michael Morales, CIP Manager *MM*

Subject: MJMOD #21-05045– Conditions of Approval

Proposal to modify previously approved DPR #18-0007 by consolidating both previously approved buildings into one building totaling approximately 43,300 s.f., reconfigure ingress/egress, and modify parking layout.

The project is located along Perris Blvd, between Business Park and Commerce Drive, within the PVCCSP.

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:
 - **Perris Boulevard-** The developer shall provide offer of dedication as needed to provide for full half width Street (128' ROW 94' half-width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including the minimum parkway, plus an additional 5' easement, totaling 17' public parkway from back of curb. The topographic map provided by the developer appears to provide for the minimum parkway requirement of 12'; however, an additional 5' of landscape easement shall be required to provide for the required meandering sidewalk and parkway landscape.
 - **Commerce Drive-** Provide offer of dedication as needed to provide for full half width Street (Local 60' ROW, 30' half width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 10' public parkway from face of curb. City Engineer will verify existing dedications and may require additional roadway improvements, as required.
 - **Business Park Drive-** Provide offer of dedication as needed to provide for full half width Street (Local 60' ROW, 30' half width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 10' public parkway from face of curb. City Engineer will verify existing dedications and may require additional roadway improvements, as required.
2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, a landscape easement, complete with legal plat map and legal description to the City of Perris. The Developer shall provide an additional five feet (5') landscape easement and Landscape easement agreement, acceptable to the City of Perris for frontage along Perris Blvd. The total public parkway along Perris Boulevard will be 17' from back of curb. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. **Landscaping 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 "Major Modification 21-05045 to DPR 18-00007" and shall be mutually 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, and the design intent of neighboring development including the planting palette installed within the existing Perris Boulevard median and adjacent perimeter Parkway landscaping installed by BZ #107, as determined by the Engineering Administration and Special Districts Division, including:
 - **Perris Boulevard.** – Remove all existing landscaping, remove all existing rock piles and Palm Trees fronting Perris Boulevard, and remove all non ADA compliant Sidewalk, within the existing 12' right-of-way and new 5' landscape easement area, and re-plant with a planting palette as follows: Primary Street Tree: Platanus Acerfolia 'London Plane Tree'; Secondary Tree-Protect in Place existing (multi-trunk) Crape Myrtle and/or replace with Lagerstroemia Indica 'Glendora Whit Crape Myrtle'. Use drought resistant shrubs and ground cover intended to compliment the existing City median and Parkways on Perris Blvd, including but not limited to the following, Trialing Lantana yellow/purple, Rosmarinus officinalis-Rosemary, Rhamphiolepis Clara 'Indian Hawthorn', Phormium Tenax, Purple Flax, Muhlenbergia Rigens 'Deer Grass', Baccharis Pilularis "Twin Peaks' Dwarf Coyote Bush. Install new meandering sidewalk compliant with ADA standards.
 - **Perris Boulevard Median-** The proposed development will benefit from existing landscape maintenance district facilities, including the Perris Boulevard Median, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share for the maintenance of the existing median facilities.
 - **Commerce Drive-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Roads, for sizing and spacing requirements. Primary Street Tree is Platanus Acerfolia 'London Plane Tree'. Use drought resistant shrubs and ground cover including Pennisetum alopecuroides "Hamein' "Dwarf Fountain Grass," and Pennistemen Orientale 'Karly Rose.'
 - **Business Park Drive-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Roads, for sizing and spacing requirements. Primary Street Tree is Platanus Acerfolia 'London Plane Tree'. Use drought resistant shrubs and ground cover including Pennisetum alopecuroides "Hamein' "Dwarf Fountain Grass," and Pennistemen Orientale 'Karly Rose.'
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

- d. **Meters** – Each District is required to be metered separately. Parkway and Median shall require separate meters. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
 - e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). Parkway and Median shall require separate controllers. All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
 - f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - i. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobbled Turn Lane**-Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobbled creek bed, round stone sized 6” and 12”.
 - k. **Community Walls**- New perimeter walls shall be treated with Vitrocem anti-graffiti coating (or equal).
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.

- **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
4. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
5. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
- a. **Street Lighting**-If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan

Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

6. **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 meet the type, style, and durability requirements of the Public Works 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.
7. **Flood Control District #1 Maintenance Acceptance.** This project benefits from existing downstream storm drain facilities located along Business Park Drive including pipe, 1ea catch basin and the existing earthen channel, and shall be required to pay its fair share of maintenance for these existing facilities. 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.

8. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$10,500 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
- **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape, proposed by the project, and fair share maintenance for the existing Perris Boulevard Median fronting the Project.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, and fair share maintenance for the existing Business Park Drive downstream storm drain facilities benefitting the project, including 1ea catch basin, pipe and earthen channel.
 - 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

MEMO

Date: April 30, 2021
To: Ryan Griffiths, Project Planner
From: Sabrina Chavez, Director of Community Services
Cc: Arcenio Ramirez, Community Services Manager
Jessica Galloway, Project Coordinator
Joshua Estrada, Parks Coordinator
Subject: Major Mod 21-05045 – CS Comments

Community Services Staff reviewed MM 21-05045 and offer the following comment(s):

Development Impact Fees

1. The Project is subject to payment of Industrial Park Development Impact Fees.
2. This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

1. The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

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

Planning Case File No(s): Major Mod 21-05045

Case Planner: Ryan Griffiths (951) 943-5003

Applicant: Burge Corporation

Location: Northeast Corner of N Perris Blvd and Business Park Dr

Project: Proposal to construct a 43,300 sq ft industrial building.

APN(s): 303-292-010 and 011

Reviewed By: DAVID J. MARTINEZ, CBO

Date: 4-1-21

GENERAL CONDITIONS

1. Shall comply with the latest adopted 2019 State of California editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
 - H. 2019 California Accessible Regulations
2. The proposed project must provide proper Fire Access to the entire site.
3. ADA and Title 24 accessibility path of travel will have to be identified on the plans for the entire site and for the private amenities.
4. The project will have to comply with the EV Charging station requirement

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

1. Will be provided by Dennis Grubb and Associates

EXHIBIT B
Vicinity Map

Vicinity Map

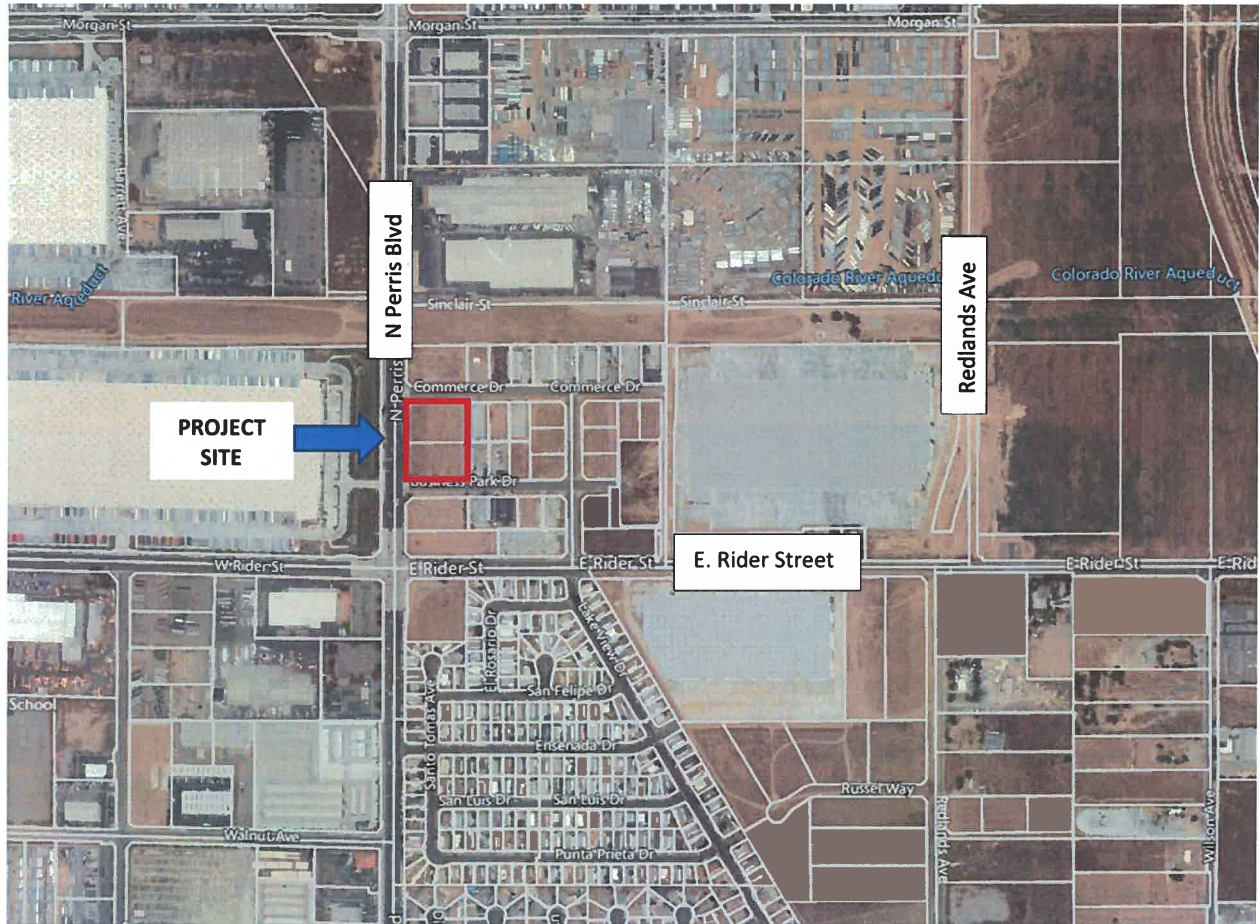


EXHIBIT C
Specific Plan Land Use Map

Specific Plan Land Use

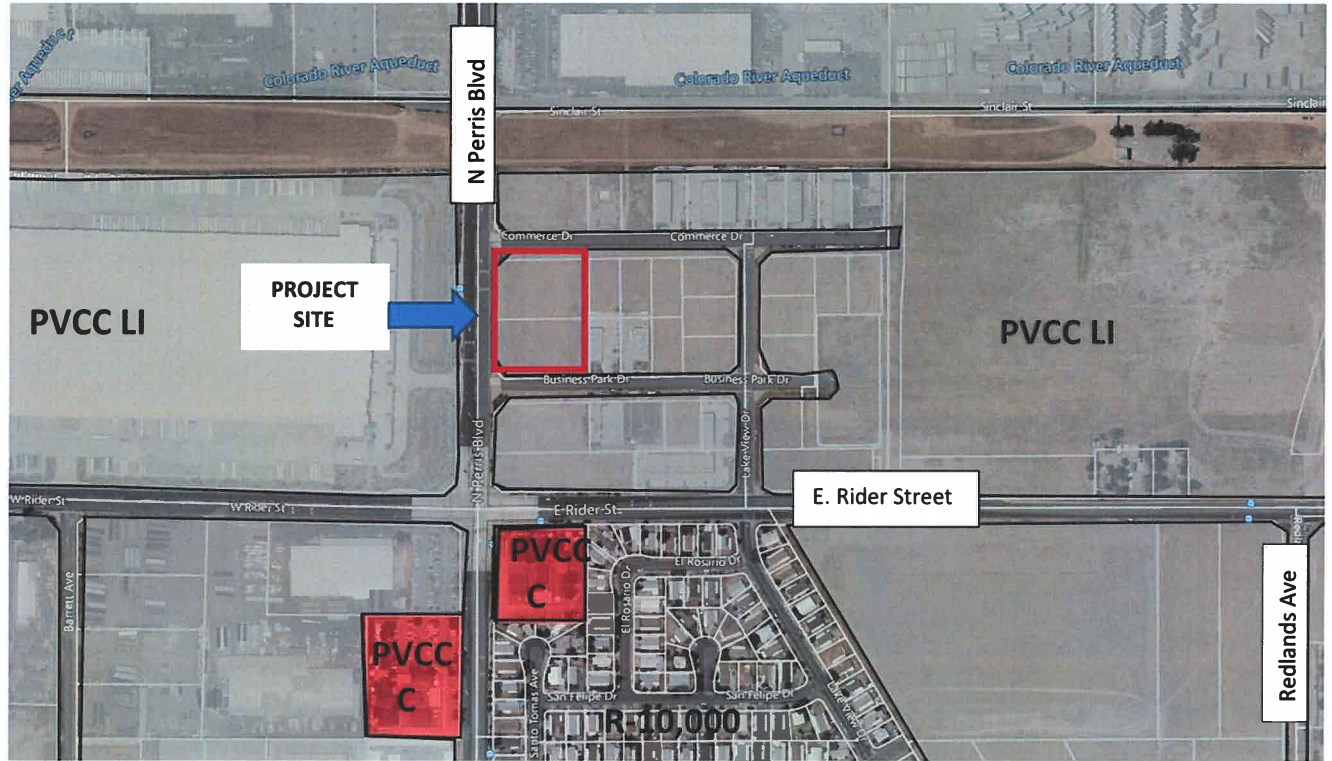
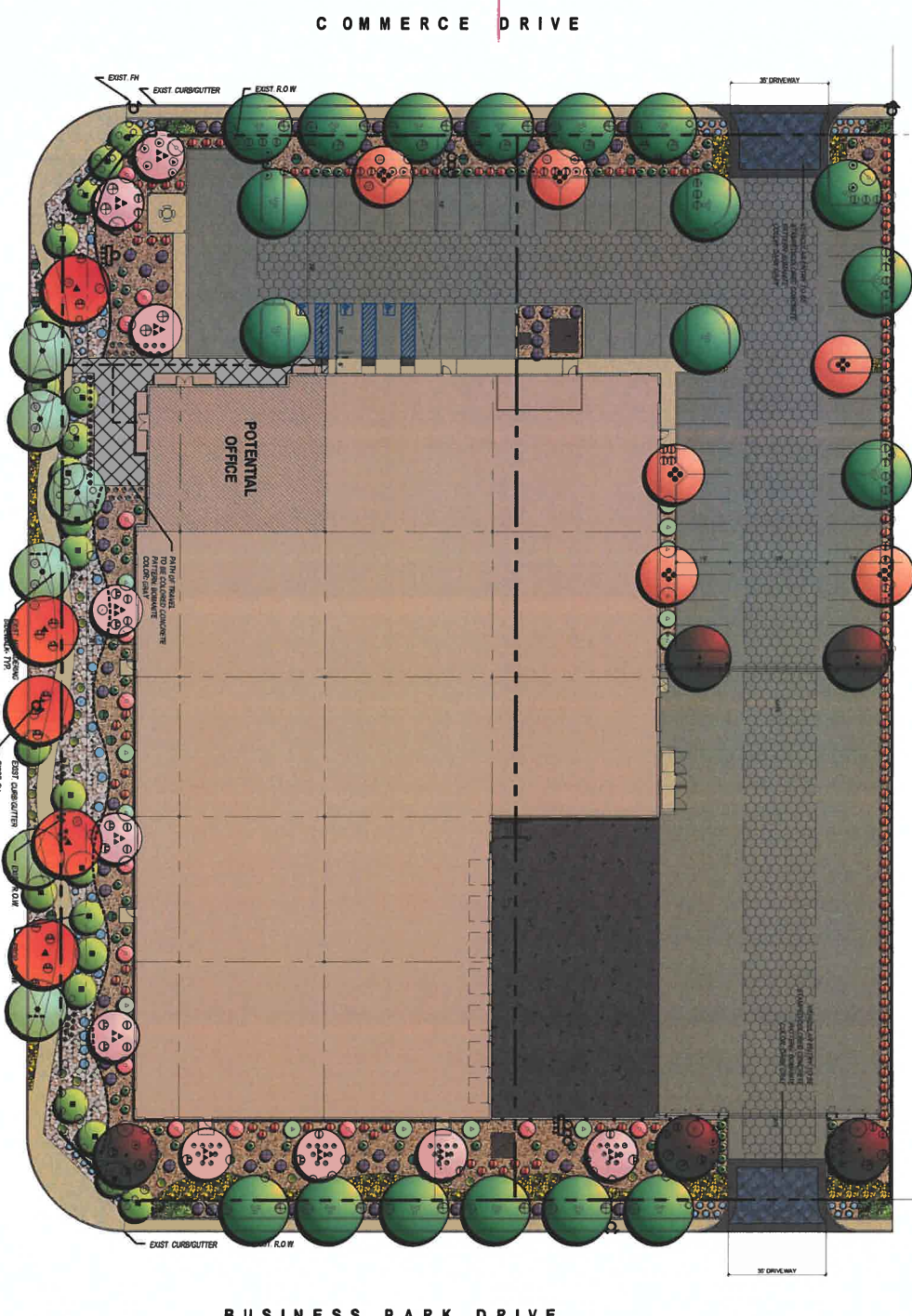


EXHIBIT D
Project Plans



C O M M E R C E D R I V E

B U S I N E S S P A R K D R I V E

P E R R I S B L V D

POTENTIAL
OFFICE

GARCIA Design
Associates
LANDSCAPE ARCHITECTURE

4200 Chino Hills Pkwy, Ste 135-284
Chino Hills, CA 91709
(951) 788-0277
www.garciaarch.com

MS PERRIS BUSINESS PARK

PERRIS, CA

ON-SITE PLANTING LEGEND

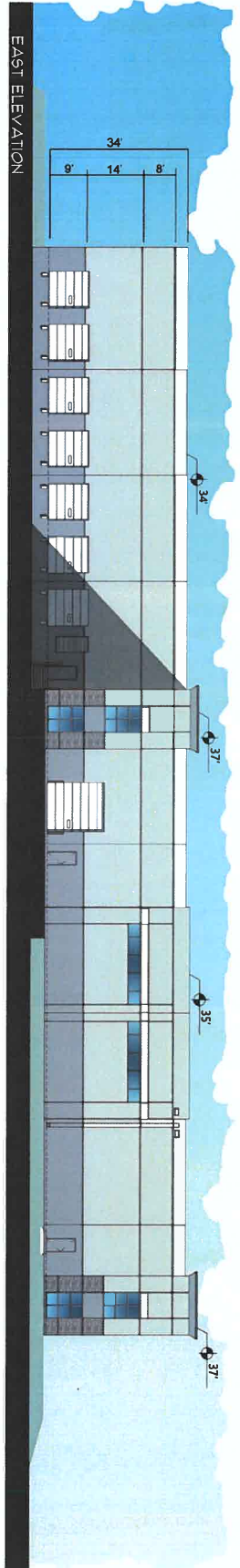
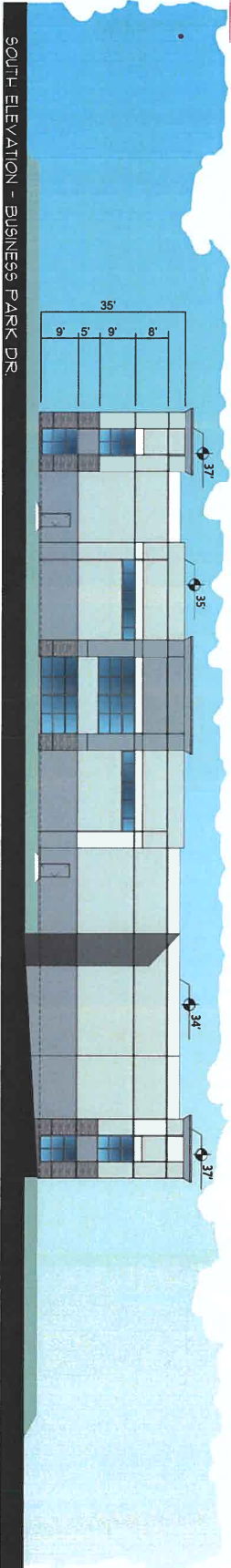
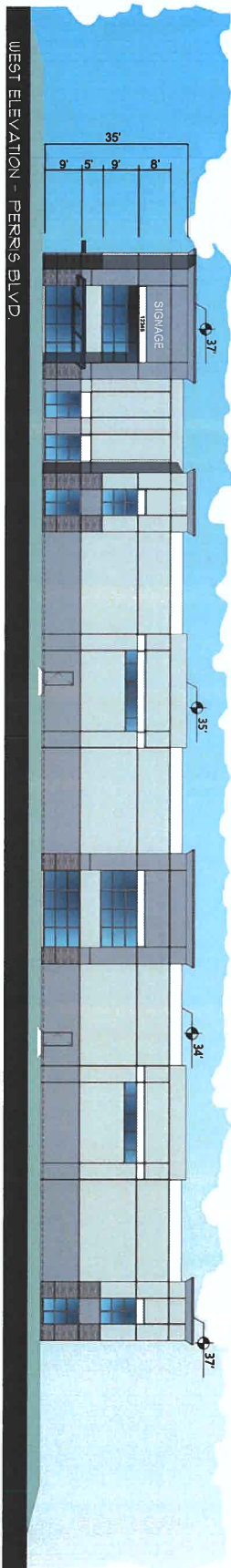
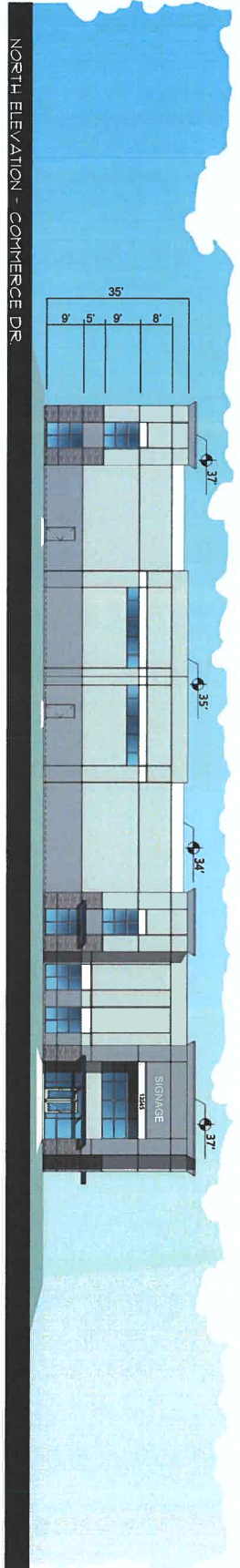
Planting Code	Plant Name	Quantity	Notes
1	Large Tree (12" DBH)	10	Plant in 10' x 10' grid
2	Medium Tree (8" DBH)	20	Plant in 10' x 10' grid
3	Small Tree (4" DBH)	40	Plant in 10' x 10' grid
4	Shrub (6" DBH)	80	Plant in 10' x 10' grid
5	Flowering Shrub	20	Plant in 10' x 10' grid
6	Groundcover	100	Plant in 10' x 10' grid
7	Perennial	50	Plant in 10' x 10' grid
8	Annual	100	Plant in 10' x 10' grid
9	Grass	1000	Plant in 10' x 10' grid

NOTES:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.



MAY 2021



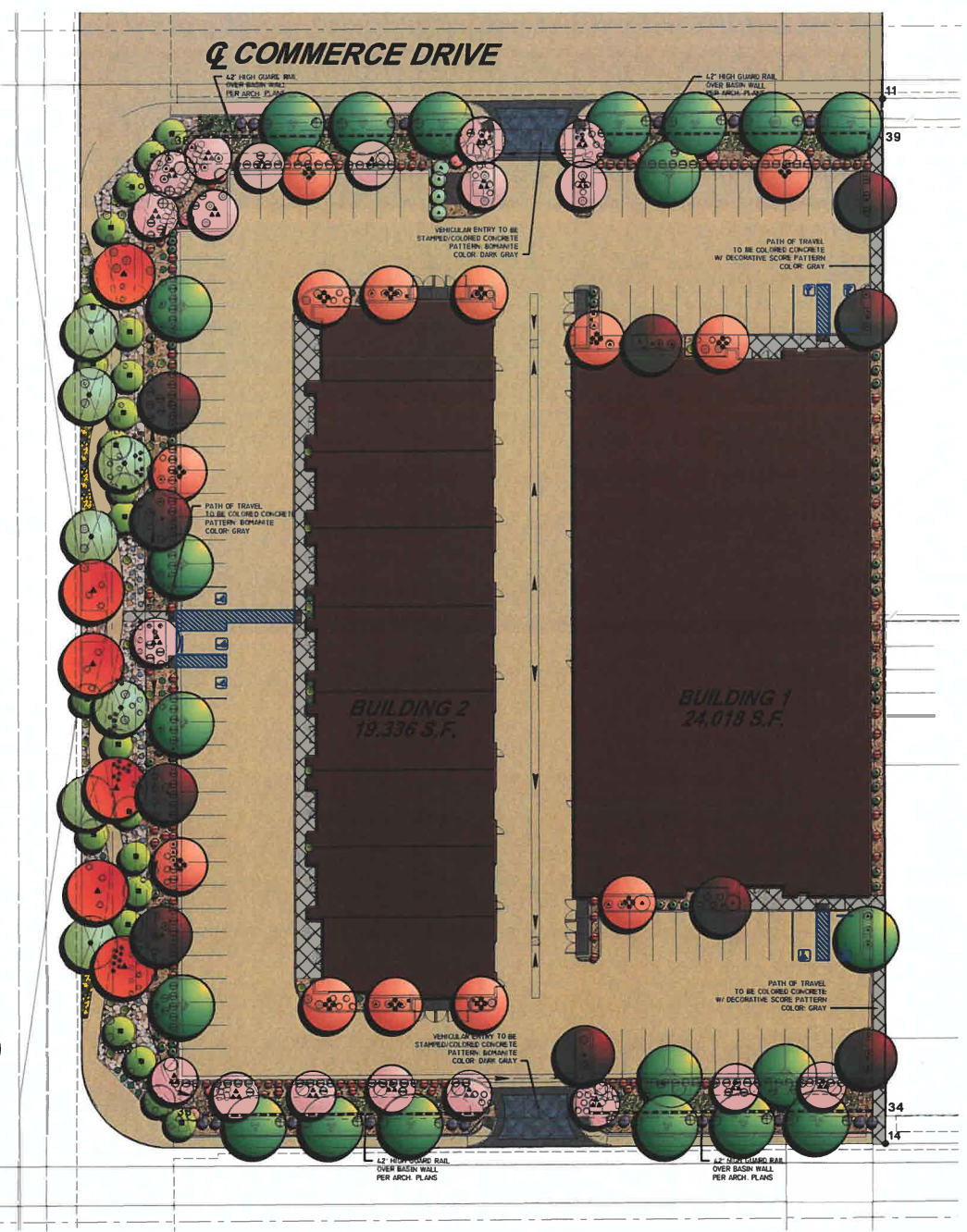
JOB NO. 21071.00
 ELEVATIONS - 20' CLEAR
MS PERIS BUSINESS PARK
 CITY OF PERIS, CALIFORNIA

EXHIBIT E
Previously Approved Plans
(DPR18-00007)

SCHEMATIC LANDSCAPE DESIGN
PERRIS COMMERCIAL CENTER- BLDGS. 1 AND 2
PERRIS BLVD. AND COMMERCE DR., PERRIS, CA

DPR18-00007

GARCIA ASSOCIATES
 DESIGN
LANDSCAPE ARCHITECTURE
 4200 CHINA HILLS BLVD. STE. 115-284
 P. 951.738.0277 F. 951.738.0288
 www.garciaassociates.com



PLANTING LEGEND

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



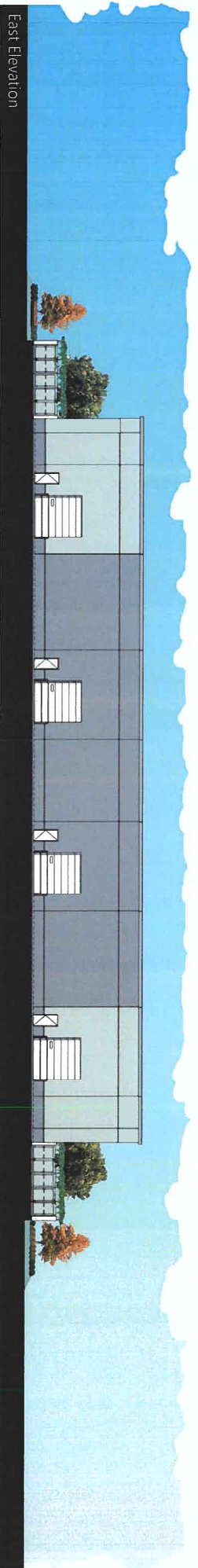
North Elevation



West Elevation



South Elevation



East Elevation

DP R18-00007

Burge Corporation



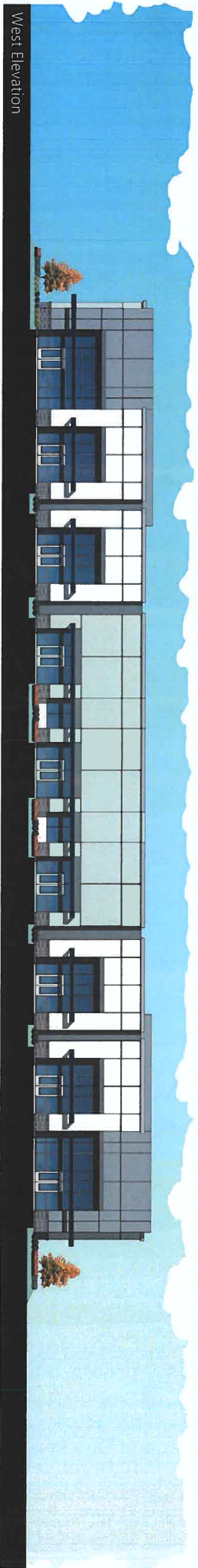
11.21.2018

perris Blvd, perris, california

**BUILDING 1 (28' CLEAR/32' T.O.P)
Perris Commercial Center**



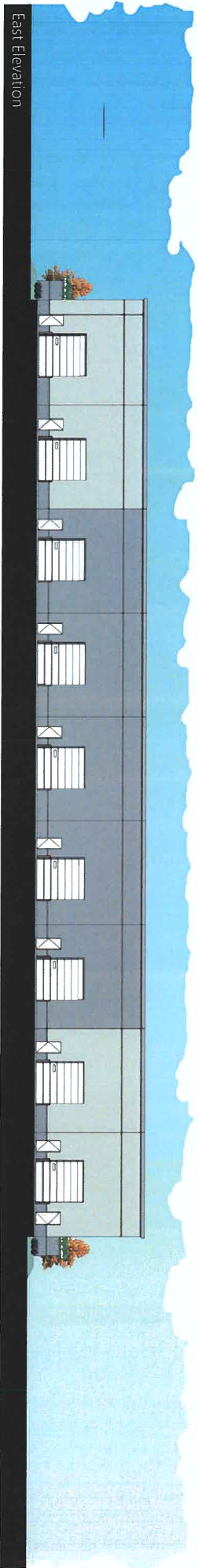
North Elevation



West Elevation



South Elevation



East Elevation

DP R 1 8 - 0 0 0 0 7

Burge Corporation



11.21.2018

perris Blvd., perris, california

**BUILDING 2 (28' CLEAR/32' TOP)
Perris Commercial Center**