



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: October 6, 2021

SUBJECT: **Specific Plan Amendment 20-05180, and Conditional Use Permit 20-05100** – A proposal to 1) amend 9.54 acres on the north side of Markham Street between Perris Boulevard and Redlands Avenue, west of the existing Penske building (278 W. Markham Street) from Business Professional Office to Light Industrial within the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) amend the PVCCSP land use table to allow truck and vehicle storage as a conditionally permitted use in the Light Industrial zone and 3) to approve a Conditional Use Permit to facilitate the construction and operation of a proposed truck and trailer parking facility. (APNs: 302-110-031 & 032).

Applicant: Bobby Nassir, Truck Terminal Properties, LLC

REQUESTED ACTION: Adopt Resolution 21-20 recommending that 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 of a truck and trailer parking facility, based on the findings and the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The Perris Valley Commerce Center Specific Plan (PVCCSP) was approved by City Council in January of 2012 and has been amended in subsequent years. The PVCC Specific Plan covers approximately 3,500 acres located east of the I-215 Freeway, north of Placentia Avenue, west of the Perris Valley Storm Drain, and south of the March Air Reserve Base. The PVCCSP was adopted to create a modern-day commerce center in north Perris and promote compatibility with existing industrial, commercial, and office uses.

The project site (shown in Exhibit B to this report) is currently designated Business/Professional Office (BPO) by the PVCC, a designation which provides for,

“... uses associated with business, professional or administrative services located in areas of high visibility from major roadways with convenient access for automobiles and public transit service. Small-scale warehousing and light manufacturing are also allowed.”

The PVCCSP has been amended from time to time since its adoption in 2012. The last rezone from BPO to LI was approved in 2018 to develop two industrial buildings (1 million SF and 61,200 SF) on 55 vacant acres immediately south of the proposed site involving a land use change of 35 acres from BPO to LI (PVCC Amendment No. 9, approved April 28, 2018) to facilitate the development. That Project has now been constructed is occupied by Amazon and Coronado Stone.

PROJECT DESCRIPTION:

The proposed Project involves the development and operation of a truck and trailer parking facility directly north of Markham Street between N. Perris Boulevard and west of Redlands Avenue. The proposed Project involves several discretionary actions as summarized below:

- An amendment to the PVCCSP to change the land use designation for the site from Light Industrial to Business/Professional Office;
- Amendment of the PVCCSP to allow truck and vehicle storage as a conditionally permitted use in the Light Industrial land use designation; and
- A Conditional Use Permit (consistent with the proposed land use designation) to allow the truck and trailer storage facility operation.

The applicant has submitted a letter (see Exhibit F) identifying the purpose of the land use change, which is summarized below:

- Consistency with the land use approval for the property to the south;
- To fulfill a need for a truck terminal for industrial operators whose operation exceed their capacity and park their trucks on the street; and
- Provide options for local independent truck drivers in Perris who have expressed a need for a truck parking facility closer to their home.

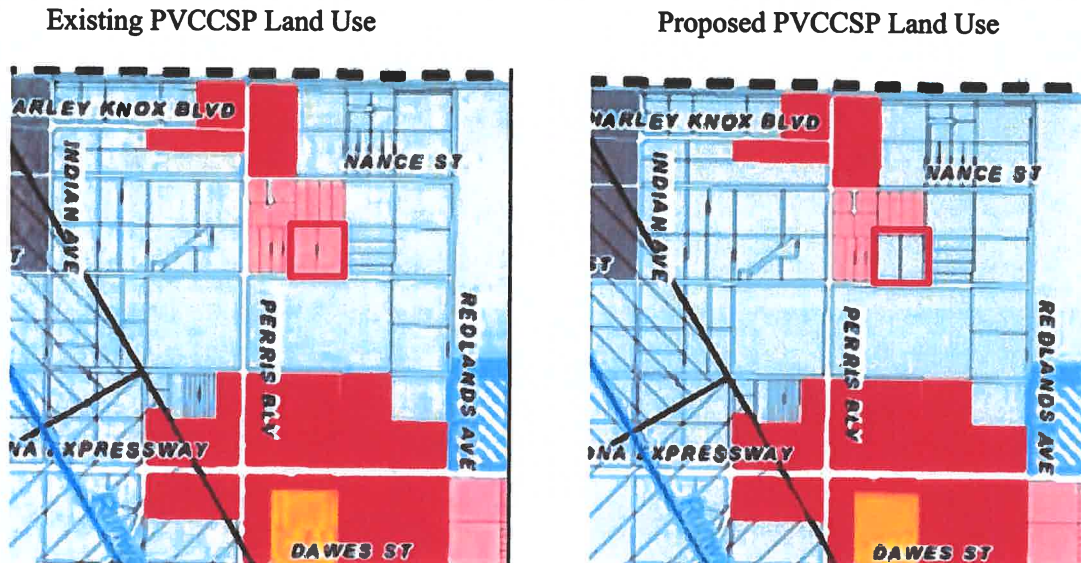
A Parcel Merger to consolidate the existing two parcels that comprise the site into a single parcel is also being processed. The parcel merger would meet the standards of the PVCCSP. Because parcel mergers are handled at a staff level, no action by the Planning Commission is necessary.

The proposed Project would provide a secured, fenced storage area for semi-trucks and trailers, including a small (470 SF) guard shack building with an office and restroom. The Project is intended by the applicant to support existing warehousing and logistics users located in the PVCCSP as well as private independent operators.

ANALYSIS:

Specific Plan Amendments

The first proposed Specific Plan Amendment is to change the land use designation of the Project Site of Business/Professional Office (BPO) to Light Industrial (LI). See the exhibit below showing the existing and proposed land use change:



The following includes the existing zoning and land uses surrounding the project site:

Surrounding Zoning:

North: PVCC Business/Professional Office
South: PVCC Light Industrial
West: PVCC Business/Professional Office
East: PVCC Light Industrial

Surrounding Land Uses:

North: SFR, vacant land & future EMWD pump
South: Warehouse/Distribution Center
West: Undeveloped Land
East: Warehouse/Distribution Center

The Specific Plan Amendment is consistent with the PVCCSP land use pattern and General Plan in the following ways:

- Consistency with the last rezone from BPO to LI for the property to the south in 2018 involving a land use change of 35 acres from BPO to Light Industrial (PVCC Amendment No. 9, approved April 28, 2018) to facilitate two industrial buildings totaling approximately 1,060,000 million SF on 55 acres;
- Consistency with the adjacent Light Industrial land use to the west occupied by Penske warehouse building and future EMWD pump station to the north; and
- Consistency with the General Plan goals to expand industry provide a needed use that will support existing industrial developments needing overflow parking for trucks and existing

local trucking operations that has been identified as a needed use for local independent truck drivers in Perris who have expressed a need for a truck parking facility closer to their home.

The second amendment to allow truck and vehicle storage as a conditionally permitted use in the Light Industrial land use designation, as “Vehicle-Related Outdoor Storage and Other Facilities,” is currently prohibited.

Staff is not aware of any specific reasons for prohibiting this type of land use in the Specific Plan when it was drafted and adopted. However, other than a desire to retain land in the Light Industrial category for uses that are more traditionally associated with light industry (e.g., buildings and facilities for industrial and other uses), there is no reason why the City could not allow this type of use to occur. In fact, the outdoor storage of semi-trucks and trailers is part of the operation of typical warehousing/distribution buildings; the change the applicant is requesting is to allow this use to occur separately from a specific building. Also, outside of the PVCCSP, the Light Industrial zone allows a truck terminal, subject to a Conditional Use Permit.

Staff has reviewed the applicant’s request and concurs that a need for this type of facility exists in the Perris Valley Commerce Center and that such uses will help improve the viability of warehousing/distribution uses in the PVCC and elsewhere in Perris.

The land use Table 2.0-1 will also be updated as noted below to update the land use designation summary.

General Plan Land Use	Existing Acres Prior to PVCC SP	Acres Adopted by 2012 PVCCSP	Proposed Acres (SPA1- SPA11)
Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP)	317	343	263
Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC)	462	349	253
General Industrial (GI)	423	408	392
Light Industrial (LI)	1,620	1,866	2,040
Multi-Family Residential Residential (Multi-Family) (MFR-14)	22	22	22
Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS)	120	194	194
Residential (R) Residential (Single-Family) (R-6,000)	59	0	0
Residential (R) Residential (Single-Family)(R-20,000)	63	60	60
Specific Plan (SP)	190	0	0
Other (ROW, Basin, etc.)	307	341	341
Total Acres	3,583	3,583	3,583

Development Standards

The table below summarizes compliance with the PVCCSP Development Standards for Light Industrial if the land use designation was rezoned and permitted subject to a Conditional Use Permit.

PVCCSP Development Standards for LI	Required	Proposed	Complies?
Lot Coverage	50% Max	0.1%	Yes
Floor Area Ratio (FAR)	0.75	0.001	Yes
Structure Height	50 feet max	16' 8"	Yes
Front Setback	N/A	N/A	Yes
Rear Setback	N/A	N/A	Yes
Landscape Coverage	12%	13.0%	Yes

The proposed Project meets or exceeds the development standards for the Light Industrial land use designation of the PVCCSP.

Conditional Use Permit

Provided that a rezone is approved and truck terminal is permitted with a Conditional Use Permit (CUP), the applicant requesting a CUP to allow the operation of the proposed truck and trailer storage facility.

The conditional use permit is also being used for the site improvements that include a 470-square-foot single-story guard shack, two hundred and forty-seven (247) 14-foot by 55-foot truck/trailer stalls, three passenger car parking spaces, and one handicap accessible parking space outside the perimeter fence, screen walls, wrought iron fencing, block wall, signage, landscaping, and a bioswale along the project boundary to provide water quality protection.

Per the applicant, the Project would provide parking for local trucks and fleets.

Most of the parking is expected to be trailers, which will be picked up by semi-trucks (the "truck" part) that are located elsewhere and not parked on-site. Private owners/operators who store their semi-truck on-site would arrive in their personal vehicles, which would be allowed to be parked in the space rented by the tenant while the driver is operating the truck/trailer. Drivers could also be picked up or dropped off by others, in which case the personal vehicles would not be parked on-site (the automobile-sized parking spaces at the entrance would be used for this type of drop-off/pickup).

The storage yard is proposed to operate 24 hours a day and 7 days a week. Security guards will be present but are not anticipated to be on-site 24 hours a day. Restroom facilities would be open 24 hours a day to on-site tenants.

Office/Restroom Building

A small building (approximately 470 square feet) is proposed at the entrance to the facility. The building would include a small office area, two restrooms, a server room for computer equipment, and vending machines.

The building, shown in the applicant's submittal in Exhibit H to this report, would be built in a modern industrial style, using stucco, tile, and metal cladding and roofing.

Security and Lighting

The proposed Project includes a combination of fencing and walls to fully enclose the site. Automatic gates would be provided at the project entrance to control access into and out of the site.

The applicant proposes to install LED security lighting throughout the truck/trailer parking area, which would be on at night.

Security would be provided by a combination of video cameras providing full coverage of the site and an on-site security guard.

Landscaping and Fencing

The applicant has submitted a conceptual landscape plan that exceeds the requirements of the Specific Plan (i.e., 13% versus 12% required). Landscaping will be provided along the project boundaries and along the Markham Street frontage. A 14-foot tall screen wall is proposed along Markham Street and wrapped 100-feet along the side property lines to screen views of the site from the public roadway. The remaining property is screened by an 8-foot tall wall with trees and planting along the interior property lines to provide additional screening of the site from public view.

Landscaping will be provided in the truck/trailer parking area, consisting of perimeter planting of shrubs and a bioswale for water quality purposes along the western and eastern edges of the site

Parking

As discussed above, personal vehicles of drivers who rent space in the facility will be permitted to be parked on-site within the secured boundaries of the site. Once the truck/trailer is moved out the space, the personal vehicle will be parked in the same space.

Because on-site parking for personal vehicles will be accommodated in the truck/trailer parking spaces, and because there is no additional requirement for parking for this type of facility in the Specific Plan, staff's analysis is that the Project meets the requirements for on-site parking.

Access & Circulation

The Project will have one access point on Markham Street; all truck/trailer traffic will take place at this location. The project gates are proposed to be set back approximately 118 feet from

Markham Street, allowing for one typical truck/trailer to pull off of Markham Street and wait while obtaining entry into the parking facility (see below).

Additional trucks waiting to enter the site would either wait in the median in Markham Street (coming from the west) or in the curbside lane on Markham Street (coming from the east). According to the applicant, this is expected to be an infrequent occurrence.

Markham Street is designated by the Perris Valley Commerce Center Specific Plan as a "Secondary Arterial," with sufficient paving for either one or two lanes in each direction. Markham Street east of the site is currently striped with one lane in each direction and a striped center median.

Building Elevations/Architecture

The small guard/restroom building at the project entrance is designed in a utilitarian style that complements buildings in the area. A variety of materials including stucco, tile and aluminum siding, glass, and a standing seam metal roof are used.

The building meets the criteria of the Perris Valley Commerce Center Specific Plan.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

The potential environmental impacts associated with the Project were evaluated in a Draft Initial Study Mitigated Negative Declaration No. 2361, SCH No. 2021080049 (IS/MND) that was circulated to state and local agencies, property owners within 300 feet of the site and was posted on the City's website for a 30-day public review period from August 3, 2021, to September 2, 2021. Comments were received from an adjacent residential property owner dated August 15, 2021, a letter from the California Air Resources Board dated September 2, 2021, and a letter from Riverside County Flood Control dated September 2, 2021. Responses to comments were prepared for inclusion in the Final MND and were circulated to responders prior to the hearing date. The comments and responses to comments are provided in Exhibit G. It has been determined that all potential effects of the Project will be reduced to less than significant levels with implementation of mitigation measures.

AIRPORT LAND USE COMMISSION

California Public Utilities Code (CPUC Section 21676) requires that all jurisdictions (County or City) refer all Specific Plan Amendments within an Airport Land Use Compatibility Plan (ALUCP) for ALUC review. The proposed Project is located 1.25 miles southeast of the March Air Reserve Base and within the March Air Reserve Base/Inland Port Airport Influence Area Zone D (Flight Corridor Buffer). Zone D is intended to encompass other places where aircraft may fly at or below 3,000 feet above the airport elevation on arrival or departure. Additionally, it includes locations near the primary flight paths where aircraft noise may be loud enough to be disruptive. Direct overflights in these areas may occur occasionally. Accident potential risk levels in this zone are low, and there are no restrictions on residential development or limitations on people per acre.

The applicant has submitted an application to ALUC for review of the proposed Project, and a hearing is scheduled for October 14, 2021. An ALUC determination must be made prior to review by the City Council. Due to the nature of the Project as a truck and trailer parking facility with a

470 square foot guard shack, the Project should be consistent with the allowable uses and limitations imposed by Zone D (Flight Corridor Buffer) as there are no people density limitations and any concentration of people would be significantly less than a BPO land use.

RECOMMENDATION:

The Planning Commission adopt Resolution Adopt Resolution 21-20 recommending that the City Council:

- Adopt Mitigated Negative Declaration 2361;
- Amend 9.54 acres on the north side of Markham Street between Perris Boulevard and Redlands Avenue, west of the existing Penske building (278 W. Markham Street) from Business Professional Office to Light Industrial within the Perris Valley Commerce Center Specific Plan (PVCCSP); and
- Amend the PVCCSP to allow truck and vehicle storage as a conditionally permitted use in the Light Industrial zone and approve a Conditional Use Permit to facilitate the construction and operation of a proposed truck and trailer parking facility, subject to conditions of approval.

BUDGET (or FISCAL) IMPACT:

All costs associated with the Project are borne by the applicant.

Prepared by: Chantal Power, AICP, Contract Planner

REVIEWED BY: Kenneth Phung, Director of Development Services

Exhibits:

- A. Resolution 21-20 with Conditions of Approval (Planning, Engineering, Public Works, Community Services and Building).
- B. Ordinance No. (Next in Order) including Revised Maps and Tables
- C. Vicinity/Aerial Map
- D. PVCCSP Land Use Plan
- E. MARB Zone
- F. Applicant Letter Stating Reasoning for Land Use change dated September 24, 2021
- G. Public Comments and Response to comments – Due to the size of the document, the file is available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-281>

- H. Project Plans (Site Plan, Architecture, Landscape)

I. Mitigated Negative Declaration, Associated Studies, Response to Comments, and MMRP -

Due to the size of the document, the file is available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-281>

EXHIBIT A
Reso 21-20 with Conditions of Approval
(Planning, Engineering, Public Works,
Community Services, and Building)

RESOLUTION NUMBER NO. 21-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS , COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NUMBER 2361 AND RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT 20-05180 AND CONDITIONAL USE PERMIT 20-05100 TO AMEND THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FROM BUSINESS/PROFESSIONAL OFFICE AND TO ALLOW TRUCK AND VEHICLE STORAGE AS A CONDITIONALLY PERMITTED USE IN THE LIGHT INDUSTRIAL (LI) ZONE TO FACILITATE THE DEVELOPMENT OF A TRUCK AND TRAILER PARKING FACILITY ON A 9.54-ACRE SITE LOCATED ON THE NORTH SIDE OF MARKHAM STREET BETWEEN N. PERRIS BOULEVARD AND REDLANDS AVENUE SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Bobby Nassir with Truck Terminal Properties, proposes to consolidate two existing parcels into one parcel, amend the Perris Valley Commerce Center Specific Plan zone from Business/Professional Office to Light Industrial and allow truck and vehicle storage as a conditionally permitted use to allow the development and operation of a truck and trailer parking facility along with the required improvements on a 9.54-acre site located at the north side of Markham Street between Perris Boulevard and Redlands Avenue; and

WHEREAS, Specific Plan Amendment (SPA 20-05180) and Conditional Use Permit (CUP 20-05100) applications were submitted for consideration of amending the Perris Valley Commerce Center Specific Plan to amend the zoning and allow a truck and trailer parking facility as a conditionally permitted use; and

WHEREAS, proposed Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 are considered a “Project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, an Initial Study and Mitigated Negative Declaration #2361 (SCH #2021080049) was prepared for the above-mentioned application and petition, which includes Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 (the “Project”) and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from August 3, 2021, to September 2, 2021; and

WHEREAS, the Project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan which the site is within Airport Overlay Zone D (Flight Corridor Buffer Zone), which does not restrict residential uses or place any limitations on the number of people per acre.; and

WHEREAS, staff determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB ALUCP), but does require legislative action for the Specific Plan Amendment, and therefore requires ALUC (Airport Land Use Commission) review. An application has been submitted to ALUC and a hearing is scheduled for October 14, 2021; and

WHEREAS, a duly noticed public hearing was continued from September 15, 2021, to October 6, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

Section 2. Based on the forgoing, the information contained in the staff report and supporting exhibits and all oral and written presentations, testimony made by City staff and members of the public presented at the public hearing (on September 15, 2021, continued to October 6, 2021), the Initial Study prepared for the Project (including all comments received), substantial evidence in light of the whole record, and in accordance with the City of Perris ("City") guidelines for implementing the CEQA, the Planning Commission hereby determines pursuant to Section 15074 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures; the design of the development; the City's zoning code; and standard requirements of the City, state and federal regulatory agencies; therefore a Mitigated Negative Declaration (2361) has been prepared, with findings that:

- A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment, and a Mitigated Negative Declaration (2361) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based on the forgoing, the information contained on the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on September 15, 2021, continued to October 6, 2021), the Planning Commission hereby finds the following:

Specific Plan Amendment 20-05180

- A. *The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan, in that the General Plan Land Use will remain within the PVCC Specific Plan and is located within the General Plan area designated as planning Area 1: North Industrial which is generally made up of industrial land uses.

In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element:

Goal II: New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels.

- B. *The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:*

1. *The distribution, location, and extent of the land uses of land, including open space, within the area covered by the Plan.*
2. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.*
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

The Specific Plan Amendment proposes to 1) Amend the land use designation of 9.54 acres from Business Professional Office (B/PO) to Light Industrial (LI); and 2) Allow vehicle-related outdoor storage and other facilities as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan and will not impact areas designated as open space.

A Mitigated Negative Declaration was prepared for the project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

The proposed Specific Plan Amendment does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources, or to the established program of implementation measures including regulation programs, public works projects, and financing measures.

Conditional Use Permit 20-05100

- A. *The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes of the zone in which the site is located.*

The Project proposes to 1) Amend the land use designation of 9.54 acres from Business/Professional Office (B/PO) to Light Industrial (LI); and 2) Allow vehicle-related outdoor storage and other facilities as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan and is consistent with the surrounding industrial developments and land uses and the development regulations contained in the Zoning Code and the PVCCSP, which allow for industrial uses, including truck and trailer storage facilities..

- B. *The proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The proposal is consistent with the General Plan in that it is located in an area the General Plan designates as Planning Area 1: North Industrial which is generally made up of industrial land uses. The project proposes to amend the PVCCSP to change the zoning of the subject site from B/PO to LI and allow truck and vehicle storage as a conditionally permitted use in the LI zone to allow the discretionary review of the use subject to conditions of approval intended to achieve the orderly development of a use intended to support the existing industrial developments and land uses in surrounding area.

- C. *The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety and welfare and other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration was prepared for the Project and reduced any potential impacts of the development to a less than significant level.

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

As conditioned, the proposed architecture meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone. The Project proposes a small guard shack building with a sloped roof and the exterior will be treated with stucco and stone finishes in neutral color schemes. Additionally, the development will be surrounded by decorative block walls and landscaping to adequately screen the truck and trailer parking facility views from the public right-of-way.

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

Good quality landscaping is provided throughout the site, including street trees along Markham Street. Multi-layered, drought-tolerant landscaping including flowering trees and shrubs will be provided in large landscape areas along and within the setback areas of the site. Approximately 12.2% of the Project site will be landscaped which meets the 12% coverage required in the PVCCSP.

Section 4. Based on the forgoing, the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on September 15, 2021, continued to October 6, 2021), the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration 2361 and mitigation measures.

Section 5. Based on the forgoing, the information contained on the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on September 15, 2021, continued to October 6, 2021), the Planning Commission hereby recommends the City Council approve Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution.

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 6th day of October 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 21-20 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of October 2021, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Public Works, Community Services, Fire, Building and the Mitigation Monitoring and Reporting Program)

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

CONDITIONS OF APPROVAL

Specific Plan Amendment 20-05180 and Conditional Use Permit 20-05100 October 6, 2021

PROJECT: Proposal to 1) amend 9.54 acres on the north side of Markham Street between Perris Boulevard and Redlands Avenue, west of the existing Penske building (278 W. Markham Street) from Business Professional Office to Light Industrial within the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) amend the PVCCSP land use table to allow truck and vehicle storage as a conditionally permitted use in the Light Industrial zone and 3) to approve a Conditional Use Permit to facilitate the construction and operation of a proposed truck and trailer parking facility. (APNs: 302-110-031 & 032). **Applicant:** Truck Terminal Properties, LLC

General Requirements:

1. **Approval Period for Conditional Use Permit 20-05100.** In accordance with P.M.C. Section 19.61.090, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Conditional Use Permit.
3. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration 2361 (MND 2361). The MMRP Checklist is to reduce potential traffic, biological resources, cultural, geology/soils, and hydrology impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
4. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
5. **Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
6. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the October 26, 2021, City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
8. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it becomes null and void. By use is meant the beginning of substantial construction pursuant to 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.

9. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. 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 Planning Division and Engineering Department Conditions of Approval shall be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).
10. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated October 1, 2021.
11. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated August 30, 2021, consisting of the following requirements.
 - a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - h. 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.

12. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated June 7, 2021.
13. **Community Services Conditions.** The project shall comply with all Conditions of Approval by Community Services dated August 30, 2021.
14. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated July 7, 2021.
15. **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).
16. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
17. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
18. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
19. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
20. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
21. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
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. 5, dated June 30, 2021.
23. **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 SPA 20-05180 and CUP 20-05100. 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.

24. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
25. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.
26. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.

Project-Specific Requirements:

27. **Access.** One driveway restricted to right-in/right-out access is permitted along Markham Street and any gates shall be placed a minimum of 100 feet from the right-of-way.
28. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
29. **Security.** The Police Department shall review the security plan and placement of video cameras prior to installation. Video footage from on-site security cameras shall be provided to the Police Department upon demand. Additionally, the guard shack shall be locked at all times when no guard is present.
30. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The screen wall fronting Markham Street shall be 14-foot tall and wrapped 100-feet along the side property lines to screen views of the site from the public roadway. The remaining property is screened by an 8-foot tall wall along the westerly and

northerly property line to provide additional screening of the site from public view. The easterly property line adjacent to an existing industrial building will utilize the existing wrought iron fence with a combination of additional trees and planting to screen the facility.

31. **Signs.** This approval does not include signs, which shall conform to the Perris Crossing Sign Program. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
32. **State, County and City Ordinances.** All tenants shall maintain in compliance with all State, County and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
33. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.
34. **Detention Basin(s).** Any new detention basin(s) on the site (including aboveground infiltration areas) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around infiltration areas that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the infiltration areas shall not include trees that produce seeds, fruits, or berries.
34. **Electromagnetic Radiation.** 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 communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Prior to Grading Permit Issuance:

35. **Water Quality Management Plan (WQMP).** The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.
36. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
37. **Parcel Merger.** The parcel merger shall be completed prior to issuance of a grading permit.
38. **ALUC.** All requirements associated with the ALUC determination shall be completed prior to issuance of a grading permit.

Prior to Building Permit Issuance:

39. **Avigation Easement.** The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
40. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
41. **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.
42. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and 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 conceptual landscape plan
 - a. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin.
 - b. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
43. **Fees.** Prior to issuance of building permits, the developed shall pay the following fees:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
 - b. Development Impact Fees
 - c. Multiple Species Habitat Conservation Plan fees
 - d. Statutory school fees in effect to all appropriate school districts
 - e. RBBB fees
 - f. District drainage fees
 - g. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

Prior to Issuance of Occupancy Permits:

44. **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. See Public Works/Engineering Conditions of Approval.
45. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

End of Conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1428

July 28, 2021, **Revised October 1, 2021**

CUP 20-05100 – Truck Terminal

114 E. Markham Street (between Perris Blvd. & Redlands Ave.)

APN 302-110-032 & -042

Lot 6 – Blk 6 – MB 014-668

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

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

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property

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

owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. Truck Access to the site shall be limited to and from I-215, Harley Knox Boulevard, Redlands Avenue and Indian Avenue. Truck access to and from Perris Boulevard is prohibited.

Prior to Issuance of Grading Permit:

4. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts, including the raised landscaped medians, and City's Flood Control District as appropriate. The proposed streetlights, traffic signals and the raised landscaped medians shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
5. The developer/property owner is responsible to construct Line D-2 of the Perris Valley Master Drainage Plan (PVMDP) along the easterly property boundary, the extent as determined by the City and Riverside County Flood Control & Water Conservation District (RCFCD) and connect to the Reinforced Concrete Box (RCB) Line D in Markham Street. The storm drain alignment cannot overlap with WQMP treatment facility.

All generated 100-year onsite and 100-year offsite runoff shall be collected and conveyed via PVMDP Line D-2 and discharged into Perris Valley Storm Drain Channel. All runoff shall be treated onsite prior to discharge.

The required improvement plans for Line D-2 shall be submitted to the City and RCFCD for review and approval. Cooperative agreement by RCFCD may be required for maintenance of the facility.

Any connection to Line D-2 will require an encroachment permit from RCFCD.

The developer/property owner shall dedicate adequate right-of-way to accommodate Line D-2 as determined by the City and RCFCD.

Construction of certain segment of the PVMDP facility, Line D-2, may be subject to fee credit/reimbursement agreement as determined by the City Engineer.

6. Basin design shall be per Riverside County Flood Control and Water Conservation District (RCFCD) design standards and guidelines.
7. One driveway is permitted to the site. The driveway shall be restricted to right-in/right-out only.
8. The driveways shall be per County of Riverside Standard No. 207A.
9. The driveway may accommodate access to trucks and the limited use of autos.
10. Any gate shall be installed a minimum of 100 feet from the right-of-way limit of Markham Avenue.
11. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plans and Erosion Control Plans – Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Signing and Striping Plans
 - d. Final Drainage Plans, Hydrology and Hydraulic Report
 - e. Final WQMP (for reference)
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

Prior to Issuance of Building Permit:

12. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
13. 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.

14. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for approval.
15. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
16. Markham Street is classified as a Secondary Arterial (94'/64') per the General Plan. A 30-foot half width right-of-way is currently dedicated on Markham Avenue along the property frontage; the applicant/property owner shall dedicate the required additional 17 feet of right-of-way.
17. All easements and/or right-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.
18. Paved access shall be provided to the proposed building per the Precise Grading Plan.
19. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

20. Markham Street (Secondary Arterial - 94'/64') along the project frontage within the dedicated right-of-way shall be improved to provide for a 52 foot wide pavement along the property frontage (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter located 32 feet north of the centerline, street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, a Class I - Shared Use Path per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

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

21. The existing power poles on Markham Street along the property frontage shall be removed and cables (under 66kv) shall be undergrounded. Provide an undergrounding of utilities study prepared by a utility consultant/electrical engineer analyzing and determining the extent of conformance.

22. Markham Street at the driveway shall be concrete paved to withstand truck traffic as directed by the City Engineer.
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. In the interest of equity, the developer/property owner agrees to pay the RBBB fee based on twenty five percent (25%) of the square footage of the project site's parking area, serving as proxy to constructing an industrial structure/building on the project site.



Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: June 30, 2021

To: Chantal Powers, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: **CUP 20-05100 Conditions of Approval**- Proposed to establish a truck and trailer facility on a vacant parcel on a 9.5-acre site along East Markham Street within the Perris Valley Commerce Center Specific Plan.

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Markham Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' half-width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from back of curb.
 2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan CUP 20-05100" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering

Administration and Special Districts Division, including:

- **Markham Street** – Per Section 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-7 of the PVCCSP, for sizing and spacing requirement. Planting will be the same as the landscape on the South side of Markham. Primary Trees: Platanus a. Bloodgood London Plane tree. Secondary: Lagerstroemia Tuscarora Crape Myrtle, street trees to be alternating in groups of three. Use of drought resistant shrubs and groundcover intended to complement the existing parkways to the south of this development along Markham Street, including but not limited to the following: Aloe striata Coral Aloe, Pennisetum a. Hamlin Dwarf Fountain Grass, Westringia f. Morning Light Dwarf Westringia, Lantana Gold Mound Yellow Lantana, Rosmarinus o. Huntington Carpet Prostrate Rosemary, Tachelospermum asiaticum Asian Jasmine.
- 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 equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the

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.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 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.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Under Sidewalk Drain** – Proposed by the project shall be maintained by FCD #1.
 - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's

Engineering Administration and Special Districts Division.

- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
- **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape proposed by the project on Markham Street.
- **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project and under sidewalk drains, as determined by the City Engineer.
- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590

- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: August 30, 2021
To: Chantal Power, Project Planner
From: Sabrina Chavez, Director of Community Services
Cc: Arcenio Ramirez, Community Services Manager
Jessica Galloway, Project Coordinator
Joshua Estrada, Parks Coordinator
Subject: Conditions of Approval
CUP 20-05100
Applicant: Bob Nassir

Community Services Staff reviewed CUP 20-05100 and offer the following comment(s):

Development Impact Fees

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

Special Districts

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

Active Transportation Plan

- Developer to provide a Class 1 Bicycle Lane on Markham Street, as recommended by the Active Transportation Plan, refer to engineering conditions.

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

Planning Case File No(s): **CONDITIONAL USE PERMIT #20-05100**

Case Planner: **Chantal Power (951) 943-5003,**

Applicant: **Bob Nassir**

Location: **North along E. Markham Street**

Proposal to establish a truck and trailer facility

Project:

Associated Cases: **APN: 302-110-031 and 032**

Reviewed By: **David J. Martinez, CBO**

Date: **7-7 -2021**

SPECIFIC COMMENTS

1. None

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire access.

-
5. County Health Department approval will be required.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - B. Precise grading plans shall be submitted and approved
 - C. Rough grading shall be completed
 - D. Compaction must be certified
 - E. The Pad elevations must be certified
 - F. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates
-

EXHIBIT B
Ordinance No. (Next in Order) including Revised
Maps and Tables

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 20-05180 TO THE PERRIS VALLEY COMMERCE CENTER (PVCC) SPECIFIC PLAN TO REVISE THE LANDUSE DESIGNATION OF APPROXIMATELY 9.54 ACRES FROM BUSINESS/PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) AND TO AMEND THE LAND USE TABLE TO ALLOW TRUCK AND VEHICLE STORAGE AS A CONDITIONALLY PERMITTED USE TO FACILITATE THE DEVELOPMENT OF A TRUCK AND TRAILER PARKING FACILITY ON A 9.54-ACRE SITE LOCATED ON THE NORTH SIDE OF MARKHAM STREET BETWEEN N. PERRIS BOULEVARD AND REDLANDS AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, a Specific Plan Amendment application (SPA 20-05180) was submitted in conjunction with a related Conditional Use Permit (CUP 20-05100) application to enable an industrial development known as the Markham Street Truck and Trailer Yard project consisting of the following: 1) Amending the land use designation of 9.54 acres from Business Professional Office (B/PO) to Light Industrial (LI); and 2) Allow vehicle-related outdoor storage and other facilities as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan; and

WHEREAS, the proposed Specific Plan Amendment (“SPA”) 20-05180 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

WHEREAS, Mitigated Negative Declaration #2361 was prepared for Conditional Use Permit (“CUP”) 20-05100 and SPA 20-05180; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing (on September 15, 2021, continued to October 6, 2021) regarding Mitigated Negative Declaration #2361, SPA 20-05180, Conditional Use Permit (“CUP”) 20-05100; and the Planning Commission recommended that the City Council approve Mitigated Negative Declaration #2361, SPA 20-05180, and CUP 20-5100 after considering all oral and written testimony submitted by members of the public and City staff including, without limitation, the materials in the staff report and accompanying documents; and

WHEREAS, by Resolution Number 21-20, the City Council certified the Mitigated Negative Declaration #2361 (MND/State Clearinghouse #2021080049) for the proposed SPA 20-05180 and CUP 20-05100; and

WHEREAS, on October 26, 2021, the City Council conducted a duly noticed public hearing on SPA 20-05180 and CUP 20-05100, at which time all interested persons were given full opportunity to be heard to present evidence; and

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

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

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

Section 1. The above recitals are all true and correct and are incorporated herein as if set forth in full.

Section 2. City Council Resolution No. __ found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and certified the EIR.

Section 3. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Markham Street Truck and Trailer Yard, the following regarding Specific Plan Amendment 20-05180:

A. The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed amendment to the Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan, in that the General Plan Land Use will remain within the PVCC Specific Plan and is located within the General Plan area designated as planning Area 1: North Industrial which is generally made up of industrial land uses.

In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element:

Goal II: New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels.

B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:

1. The distribution, location, and extent of the land uses of land, including open space, within the area covered by the Plan.

2. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.*
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

The Specific Plan Amendment proposes to 1) Amend the land use designation of 9.54 acres from Business Professional Office (B/PO) to Light Industrial (LI); and 2) Allow vehicle-related outdoor storage and other facilities as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan and will not impact areas designated as open space.

A Mitigated Negative Declaration was prepared for the project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

The proposed Specific Plan Amendment does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources, or to the established program of implementation measures including regulation programs, public works projects, and financing measures.

Section 4. The City Council hereby approves Specific Plan Amendment 20-05180 amending the land use designation of 9.54 acres from Business/Professional Office to Light Industrial; and 2) Allowing vehicle-related outdoor storage and other facilities as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this 26th day of October 2021.

Mayor, Michael Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number ____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26th day of October 2021, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachments: SPA Land Use Amendment

Figure 2.0-1, Specific Plan Land Use Designation

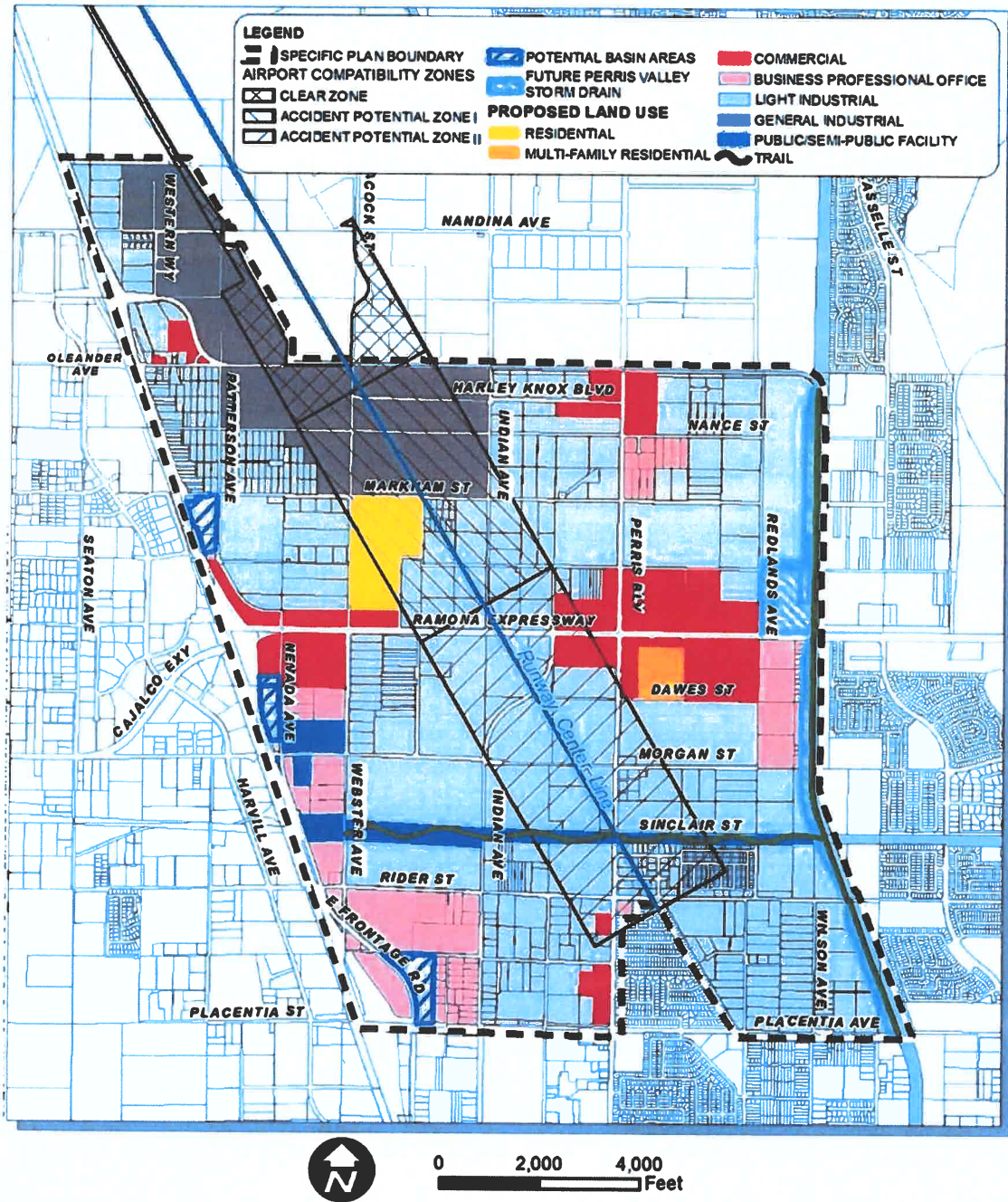


Table 2.0-1, Land Use Comparison

General Plan Land Use	Existing Acres Prior to PVCC SP	Acres Adopted by 2012 PVCCSP	Proposed Acres (SPA1- SPA11)
Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP)	317	343	263
Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC)	462	349	253
General Industrial (GI)	423	408	392
Light Industrial (LI)	1,620	1,866	2,040
Multi-Family Residential Residential (Multi-Family) (MFR-14)	22	22	22
Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS)	120	194	194
Residential (R) Residential (Single-Family) (R-6,000)	59	0	0
Residential (R) Residential (Single-Family)(R-20,000)	63	60	60
Specific Plan (SP)	190	0	0
Other (ROW, Basin, etc.)	307	341	341
Total Acres	3,583	3,583	3,583

Table 2.0-2, Land Uses
(Refer to Table 12.0-1 for use restrictions on property within the Airport Overlay Zone)

LAND USE	LI	GI	BPO ⁽¹⁾	C ⁽¹⁾	R ⁽¹⁾	MFR ⁽¹⁾	P	See Section
Agricultural uses								
Agricultural Animal Raising and Care	PRO	CUP	PRO	PRO	PRO	PRO	PRO	Chapter 8.08
Agricultural Uses	PRO	PRO	PRO	PRO	P	PRO	PRO	
Animal or Poultry Slaughter	PRO	CUP	PRO	PRO	PRO	PRO	PRO	
Animal Services	CUP	P	CUP	CUP	PRO	PRO	PRO	
Animal Grazing	P	P	P	P	PRO	PRO	P	
Commercial Uses								
Adult Entertainment	PRO	CUP	PRO	PRO	PRO	PRO	PRO	Chapter 5.50
Alcohol Sales for Off-site Consumption	PRO	PRO	PRO	CUP	PRO	PRO	PRO	Chapter 19.65
Alcohol Sales for On-site Consumption	CUP	CUP	CUP	CUP	PRO	PRO	PRO	Chapter 19.65

Drive-Thru Services	CUP	CUP	CUP	CUP	PRO	PRO	PRO	
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Table 2.0-2 LAND USE (Continued)

LAND USE	LI	GI	BPO ⁽¹⁾	C ⁽¹⁾	R ⁽¹⁾	MFR ⁽¹⁾	P	See Section
Commercial Uses (continued)								
Food and Food Service (No Alcohol)	P	P	P	P	PRO	PRO	PRO	
Funeral Homes	P	P	P	P	PRO	PRO	PRO	
General Retail	A	A	P	P	PRO	PRO	PRO	
Hotels and Motels	CUP	PRO	P	P	PRO	PRO	PRO	
Landscape Nurseries	CUP	CUP	PRO	A	CUP	PRO	PRO	
Large Equipment Retail	CUP	CUP	CUP	P	PRO	PRO	PRO	
Live-Work Units ⁽¹⁾	PRO	PRO	CUP	CUP	CUP	PRO	PRO	
Mortuary	P	P	P	P	PRO	PRO	PRO	
Personal Services	CUP	PRO	P	P	PRO	PRO	PRO	
Pest Control	P	P	P	CUP	PRO	PRO	PRO	
Storage (Ancillary Uses)	A	A	A	A	PRO	PRO	PRO	
Swap Meets (Indoor)	CUP	CUP	PRO	PRO	PRO	PRO	PRO	
Swap Meets (Outdoor)	CUP	CUP	PRO	PRO	PRO	PRO	PRO	
Vehicle-Related Outdoor Storage and Other Facilities	CUP	P	PRO	PRO	PRO	PRO	PRO	
Vehicle-Related Routine Service and Maintenance	P	P	CUP	P	PRO	PRO	PRO	
Communication Towers (Additional FAA review may be required)								
Monopoles or similar wireless communications towers or facilities more than 65'	CUP	CUP	CUP	CUP	PRO	PRO	CUP	Chapter 19.85
Monopoles or similar wireless communications towers or facilities less than 65'	P	P	P	P	PRO	PRO	P	Chapter 19.85
Educational / Care Facilities								
Child Care Center / Nursery School, Private	PRO	PRO	CUP	CUP	PRO	PRO	PRO	Chapter 19.83
Day Care for Employee Children Only	A	A	A	A	PRO	PRO	PRO	Chapter 19.83
Hospitals and Urgent Care Centers	P	CUP	P	CUP	PRO	PRO	CUP	
Live-in Care Facilities (aged or infirm excluding Child Care Facilities)	PRO	PRO	CUP	CUP	PRO	CUP	CUP	
Medical Care Clinics and Offices, (excluding urgent care facilities and hospitals and clinics requiring a state permit)	P	CUP	P	P	PRO	PRO	PRO	

EXHIBIT C
VICINITY/AERIAL MAP

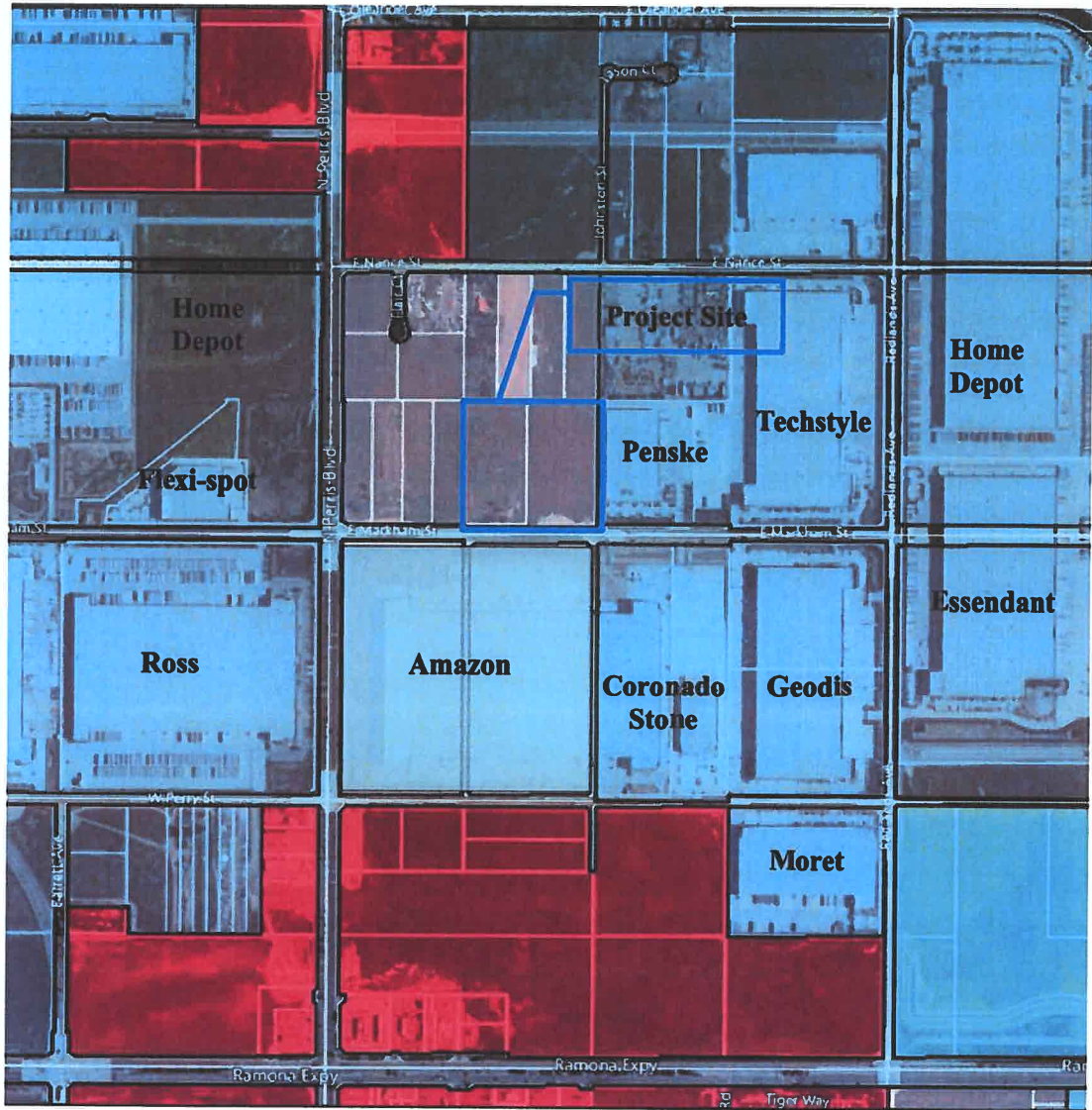


EXHIBIT D
PVCCSP LAND USE MAP

Figure 2.0-1, Specific Plan Land Use Designation

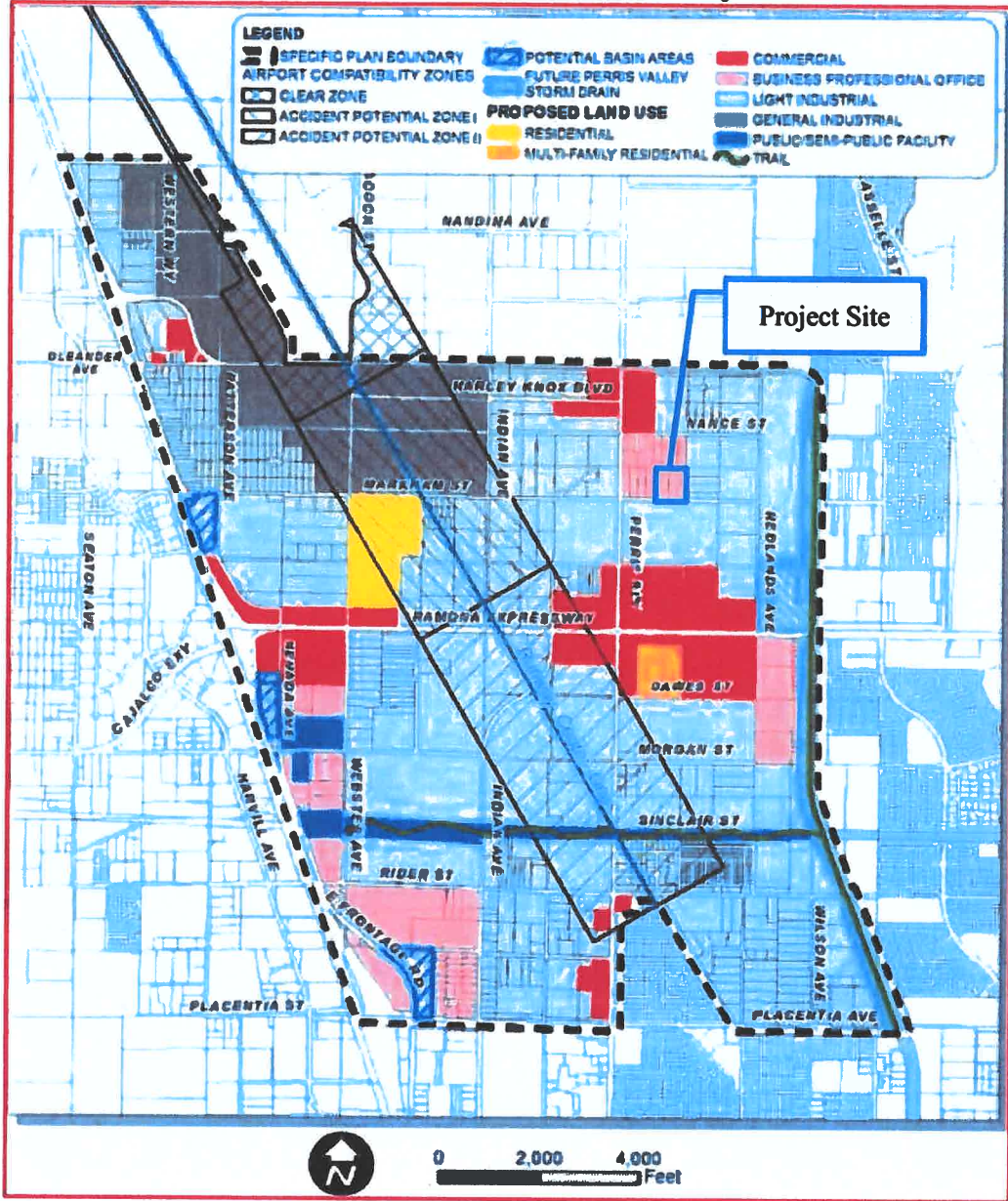


EXHIBIT E
MARB ZONE

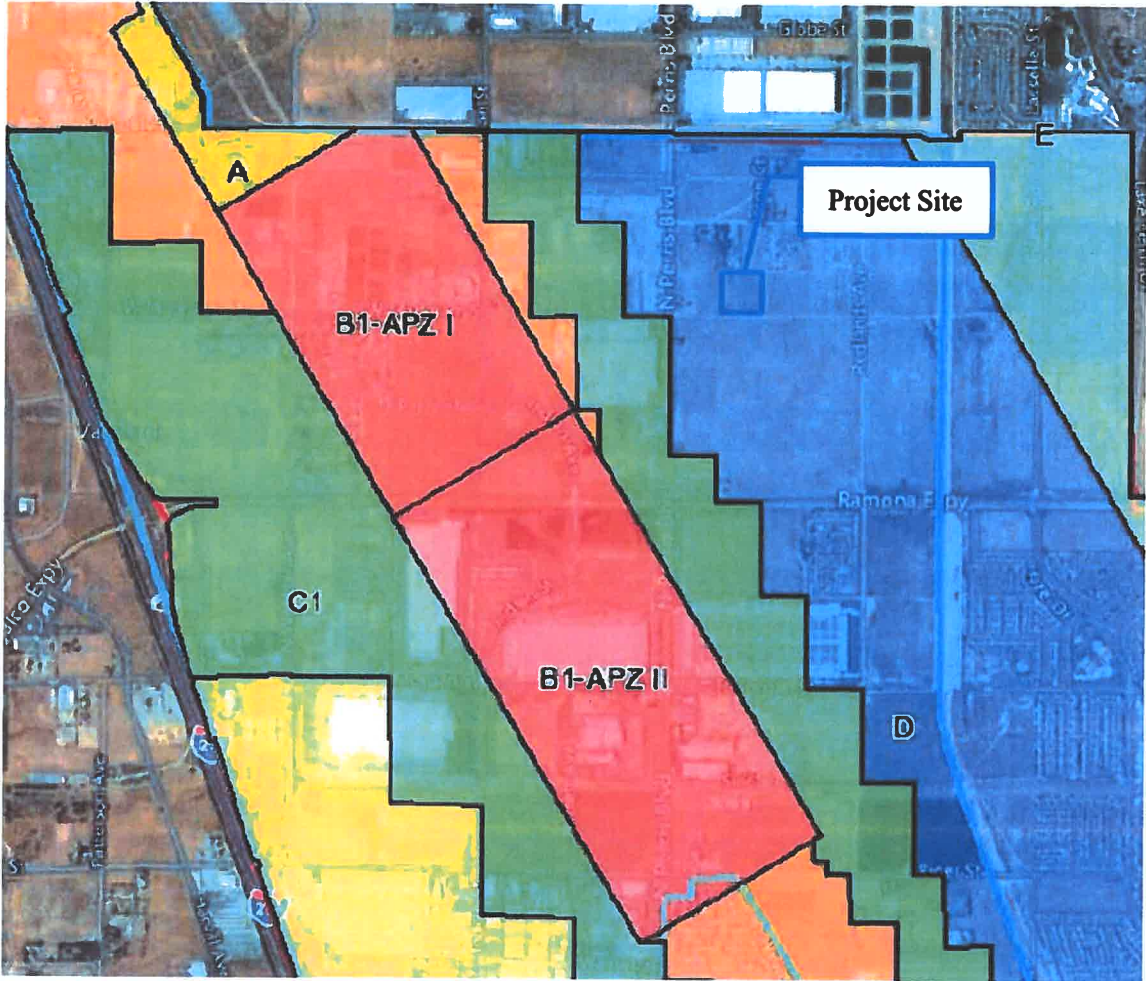


EXHIBIT F
Applicant Letter Stating Reasoning for Land Use
Change dated September 24, 2021

Project Justification Letter (September 24, 2021)

The proposed project developer, Truck Terminal Properties, LLC (“TTP”) is a local, small family business with a history of providing truck trailer parking solutions, including a terminal that has helped to alleviate a significant amount of truck traffic in areas near the March Air Reserve Base.

The proposed project, to develop a fully improved truck terminal, is needed to help alleviate excess truck and trailer parking in the area. Existing congestion issues will only be exacerbated with an additional six million square feet of warehousing in the development pipeline to be built locally. The incentive for large warehouse developers is to maximize square footage dedicated to rent producing building space, rather than to maximize necessary truck and trailer parking. So, these problems are unlikely to be rectified by warehouse developers.

While the need for a solution is clear, the project location is completely surrounded by industrial zoning, making the current BPO zoning misplaced among industrial. This necessitates the specific plan amendment to support the proposed use.

Zoning and land use changes over the years have resulted in the location of large warehousing and logistics operations near the project site. For example, in 2018, Specific Plan Amendment 17-05074 was adopted to modify 35-acres of Business Professional Office (BPO) to Light Industrial, directly south of the Project site to facilitate a 1 million square foot warehouse / logistics building and a 61,200 square feet manufacturing building on a total of 55-acres at the southeast corner of Perris Boulevard and Markham Street. Changes to the Specific Plan, such as the aforementioned, emphasized the importance of promoting commerce and industry that support jobs for residents at all economic levels in the City of Perris (General Plan Policy III.A).

Due to the strong industrial-based nature of developments that have occurred around the Project site, a BPO land use designation is no longer a feasible designation for the site. This hardship is further compounded by the economic impacts of COVID-19 on BPO uses. In fact, COVID-19 has benefited warehousing and logistics industries through an unprecedented, accelerated growth of e-commerce activities nationwide with household goods, clothing and apparel exceeding 230% to 330% of sales in 2020 according to Forbes. Given the strong presence of companies like Amazon, Ross, and Wayfair in Perris, the surge in trucking activities has resulted in an increase of trucks and trailers parking on city streets and on vacant private properties, often in residential lots or near residential zoning. The lots are frequently undeveloped, unsecured and unpermitted, creating blight issues in the city.

An issue of concern that has been expressed by local officials regarding zone changes to Light Industrial involve the addition of new truck traffic on major corridors like Ramona Expressway. This Project would not introduce new truck traffic into the area nor would it involve the construction of a warehouse/logistics building. Rather, the proposed use would help mitigate impacts of existing large warehouse developments. Furthermore, the project will provide the city with over \$1 million in fees.

EXHIBIT G

Public Comments and Response to comments –

Due to the size of the document, the file is
available online at:

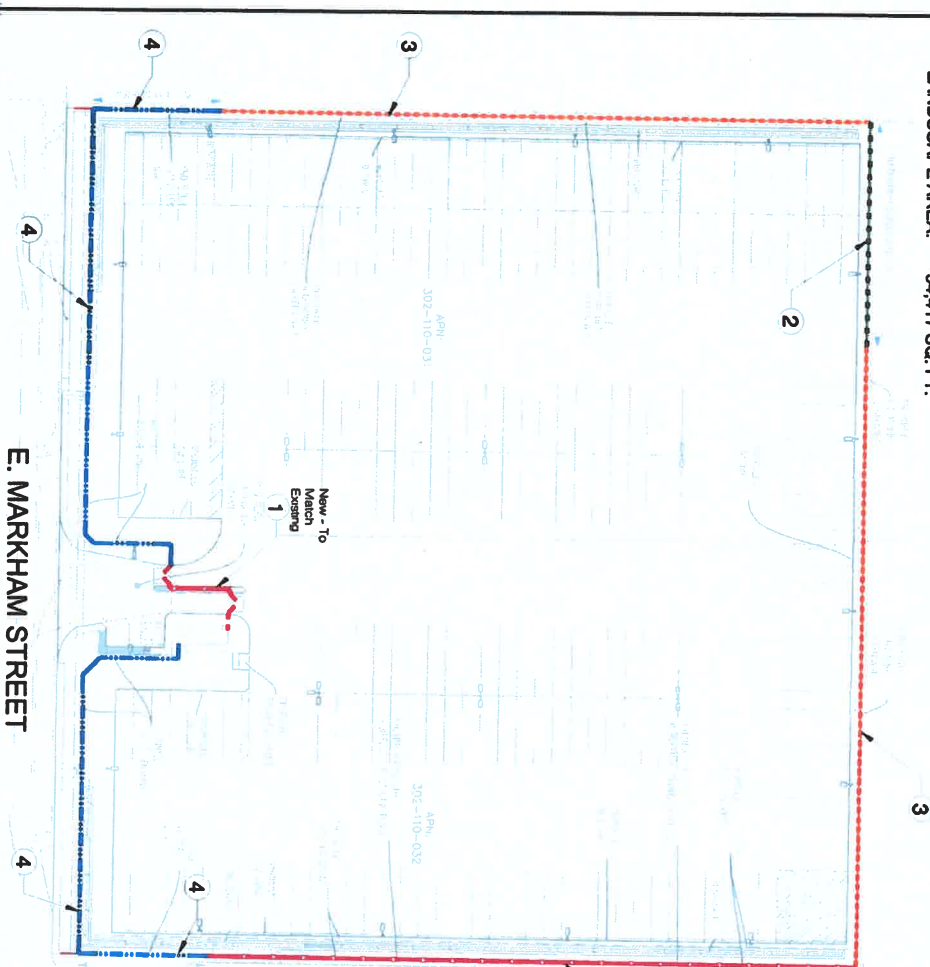
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-281>

EXHIBIT H
PROJECT PLANS

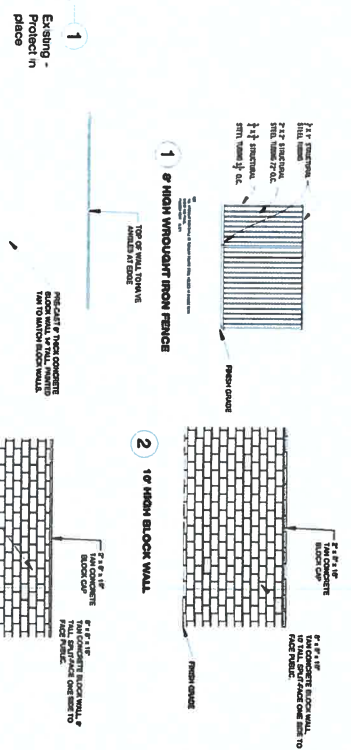
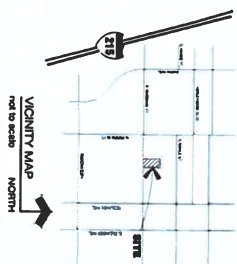
Truck Terminal Properties Wall & Fence Plan

Markham Street
Perris, CA 92570
APN: 0302-110-031 & 032
LANDSCAPE AREA: 54,417 SQ. FT.

Applicant:
Truck Terminal Properties
1820 San Vicente Blvd,
Santa Monica, CA 90402
(310) 468-7225
Contact: Bob Nassir



E. MARKHAM STREET



ALL CONCRETE SCREEN AND BLOCK WALLS TO HAVE AN ANTI-DRAFFT COATING.

- WALL & FENCE LEGEND**
- 1. TUBULAR STEEL FENCE (WROUGHT IRON) 8' HIGH
 - 2. 10' HIGH BLOCK WALL
 - 3. 8' HIGH BLOCK WALL
 - 4. 14' HIGH SCREEN WALL

CONCEPTUAL PLAN
Scale: ARCHITECTURAL 1"=40'
Scale: LANDSCAPE 1"=20'
NORTH

POPPE
LANDSCAPE ARCHITECTURE
1888 SOUTH D STREET, SUITE 202
PERRIS, CA 92570
PHONE: (909) 888-5546
WWW.RICHARDPOPPE.COM

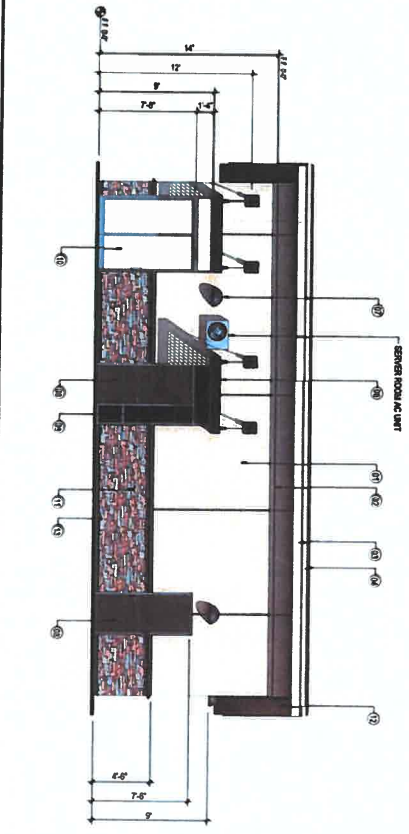
SHEET 2 OF 2
JOB: 20-29 LAND CRE
October 22, 2020
Richard Poppe, Landscape Architect, CA# 2444

#	ITEM	COLOR	FINISH
1	EXTERIOR POLYMER FINISH	00111 "NEOPHEN BLACK"	FRESH SAND FINISH, LA WASH, OR EA
2	TRICHOMES STUCCO CONTROL JUNT	NATURAL ALUMINA	
3	EXTERIOR PAINTED WOOD - MOOD FINISH BOARD	00111 "NEOPHEN BLACK"	
4	WOOD GRAIN POLYURETHANE	00111 "NEOPHEN BLACK"	
5	PRE-FABRICATED ALUMINUM METAL FINISH	00111 "NEOPHEN BLACK"	
6	EXTERIOR LIGHTING LED WALL FIX	BLACK FINISH	

#	ITEM	COLOR	FINISH
7	STEEL METAL DOOR SYSTEMS WITH HOLLOW METAL FINISH	00111 "NEOPHEN BLACK"	
8	ALUMINUM STONEFRONT PANELS IN DOUBLE CLEAR LAMINE GLASS	NATURAL COLOR	
9	ALUMINUM STONEFRONT GLASS ASSEMBLY WITH THERMOCLAD WINDOW	ELDMOND STONE MOUNTAIN LIGHT OR EA	STONE CAP IN DARK CONTRAST FINISH
10	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
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76	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
77	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
78	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
79	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
80	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
81	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
82	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
83	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
84	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
85	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
86	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
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88	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
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90	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
91	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
92	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
93	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
94	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
95	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
96	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
97	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
98	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
99	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	
100	STONE MOUNTAIN LIGHT STONE CAP	00111 "NEOPHEN BLACK"	

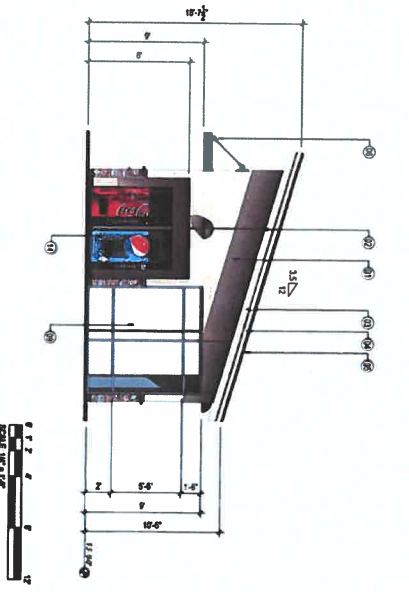
MATERIALS LEGEND & SPECIFICATIONS

MATERIAL TYPE FOR ALL ELEVATIONS



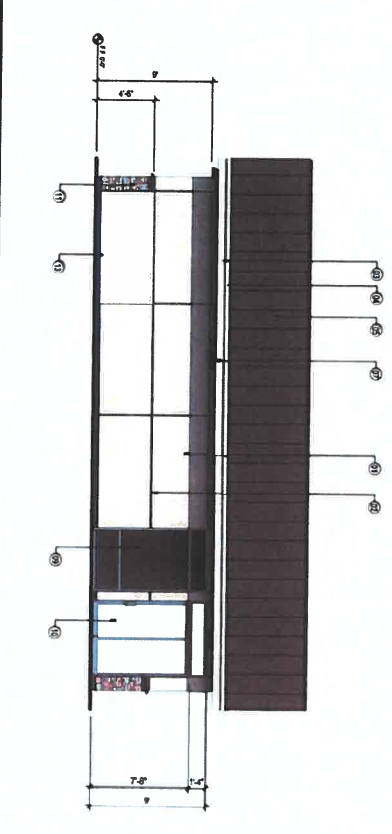
EXTERIOR ELEVATION 02

SCALE 1/8" = 1'-0"



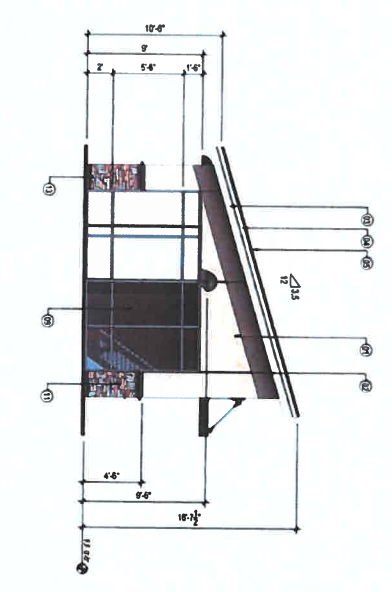
EXTERIOR ELEVATION 03

SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION 04

SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION 05

SCALE 1/8" = 1'-0"

ARCHITECTS, INC.
 1001 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
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 WWW.L&SARCHITECTS.COM

PROJECT FOR:
TRUCK TERMINAL
PROPERTIES
GUARDSHACK & OFFICE

EXTERIOR ELEVATIONS FULL COLOR

A-3.10

TRUCK TERMINAL PROPERTIES

Materials & Colors Sample Board



EXTERIOR STUCCO COLOR

ITEM #01

Dunn-Edwards: DE6135 "Verona Beach"



ROOF FASCIA BOARD

ITEM #03

Dunn-Edwards: DEW340 "Whisper"



WAINSCOT

ITEM #11

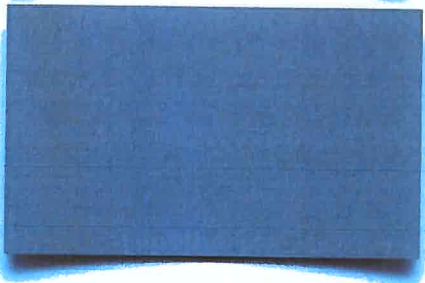
Eldorado Stone: Mountain Ledge "Shasta"



STANDING SEAM METAL ROOF

ITEM #05

Cool Dark Bronze



ALUMINUM STOREFRONTS

ITEM # 09 & 10

Anodized Natural Aluminum Color

EXHIBIT I

Mitigated Negative Declaration, Associated Studies,
Response to Comments, and MMRP - Due to the
size of the document the file is available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-281>
