

# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

February 16, 2022

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

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**Commissioners:** Gomez, Lopez, Jimenez,  
Chair Hammond, Vice-Chair Shively

**3. INVOCATION:**

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

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

A. Planning Commission Minutes for February 02, 2022

**7. PUBLIC HEARING:**

A. **Development Plan Review (DPR) 21-00007** – A proposal to construct a 43,648 SF industrial building on 2.59 acres located at the northeast corner of Rider Street and Perris Boulevard within the Perris Valley Commerce Center Specific Plan. **Applicant:** Mario Calvillo, Lee & Associates

**REQUESTED ACTION:** Adopt Resolution No. 22-04; finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Development Plan Review 21-00007 to construct a 43,648 SF industrial building located at the northeast corner of Rider Street and Perris Boulevard, and subject to the Conditions of Approval.

**8. BUSINESS ITEM:**

**9. PUBLIC COMMENTS:**

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

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

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

**12. ADJOURNMENT**

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

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

**ZOOM MEETING INFORMATION**

When: February 16, 2022, 06:00, PM Pacific Time (US and Canada)  
Topic: Planning Commission Meeting

In order to provide Public Comment via Zoom, participants will be required to register in advance at the following link:

[https://us06web.zoom.us/webinar/register/WN\\_um\\_1FeJqTEyk3zOZ-t6HJQ](https://us06web.zoom.us/webinar/register/WN_um_1FeJqTEyk3zOZ-t6HJQ)

After registering, you will receive a confirmation email containing information about joining the meeting. During the Planning Commission meeting, if you wish to speak, via Zoom, for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS  
February 16, 2022**

## **Item 6A**

**Planning Commission Minutes for  
February 02, 2022**

# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: February 2, 2022

06:05 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for January 19, 2022

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Lopez to Approve Planning Commission Minutes for January 19, 2022

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

A. Scoping Meeting for an Environmental Impact Report associated with Development Plan Review 20-00007, Specific Plan Amendment (SPA) 21-05267 and Tentative Parcel Map (TPM) 38259 – A proposal to construct a 751,668 square foot industrial buildings on 35.7 acres located at the northeastern corner of Patterson Avenue and Nance Street within the GI (General Industrial) zone of the Perris Valley Commerce



Center Specific Plan area (PVCC SP). Applicant: DJ Arellano, Duke Realty Limited Partnership REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report (EIR).

Contract Planner Mathew Evans, presented the item to the Commission.

Commissioner Gomez, requested clarification on the dates of circulation for the 30 day public day review period.

Commissioner Lopez, asked if the project could utilize roof mounted solar panels and electric charging stations.

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

Staff clarified the circulation for passenger vehicles and truck traffic.

Commissioner Gomez, asked for the ultimate right-of-way of Patterson Ave.

Deputy Engineer Pourkazemi, noted the ultimate right-of-way of Patterson Ave per the General Plan.

Commissioner Jimenez, commented on the circulation and requested no co-mingling of passenger and truck traffic.

Commissioner Gomez, asked about the landscaping for the project.

Chair Hammond, clarified the commenting process of the scoping meeting.

Commissioner Jimenez, commented on the need for a traffic analysis and the status of the Harley Knox interchange improvements.

Director of Development Services Phung, commented on the plan for future improvements to Harley Knox Blvd at the I-215 freeway.

Vice Chair Shively, asked why there is no review of population/housing in the EIR.

Staff clarified why population/housing is not included.

Chair Hammond, commented on the purpose of the scoping meeting, the limitations of the meeting discussion, and the transportation analysis should consider the opening of the March JPA VIP project and connection of Western Way with Van Buren Blvd.

Staff commented on the specifics of the traffic analysis utilized for the site.

Deputy Engineer Pourkazemi, clarified the ultimate planned number of lanes along Patterson Ave.

Commissioner Gomez, commented on the planned width of Patterson Ave and that the project should be pedestrian friendly.

Commissioner Jimenez, requested a focus on utilizing native landscaping for the project.

Chair Hammond, acknowledged that he visited the site prior to the meeting.

Applicant DJ Arellano for Duke Realty, presented to the Commission.

Commissioner Gomez, asked if the building is being developed as a speculative building.

Pastor Zach of Care California, commented that the EIR should include a focus on noise, green house gases, and hazardous materials.

Janet Bernabe of the Center for Community Action and Environmental Justice, commented on her concern of circulation for the project site and not knowing the future tenant for the building.

Marven Norman of the Center for Community Action and Environmental Justice, commented on green house gas mitigation, meeting AQMD standards, and mitigating VMT to improve circulation.

Nathaly Ortiz from the public, commented on her concern for developing a speculative building and not including population/housing as an environmental consideration.

Joaquin Castillejos of the Center for Community Action and Environmental Justice, commented on the need for electric charging stations, solar panels, landscaping buffer zones, and enforcement of designated truck routes should be implemented for the project.

Elizabeth from the public, commented on air pollution, traffic, and lack of pedestrian travel.

Alex Marin from the public, commented that native landscaping should be utilized for the project.

Chair Hammond, thanked the public for participating in the scoping meeting and providing feedback in preparation for the EIR document.

- B. Development Plan Review (DPR) 21-00001 – A proposal to construct a 154,558 square foot industrial building located at the eastern side of Wilson Avenue and approximately 500-feet south of Rider Street within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. Assessor Parcel No: 300-170-008 Applicant: Michael Goodwin, First Industrial REQUESTED ACTION: Adopt Resolution No. 22-03 adopting Mitigated Negative Declaration 2635 and approving Development Plan Review 21-00001 to allow construction of a 154,558 sq. ft. industrial warehouse building on approximately 9.7 acres of land located at the eastern side of Wilson Avenue south of Rider Street, based on the findings and the Conditions of Approval.

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

Associate Planner Garcia, presented the item to the Commission.

Chair Hammond, commented on the packet provided to the Commission regarding the comments to the MND provided.

Director of Development Services, summarized the letters provided from the Golden State Environmental Justice Alliance and Southwest Regional Council of Carpenters.

Commissioner Gomez, commented that the letter provided by the Southwest Regional Council of Carpenters to the Commission mirrors that of one provided previously.

Vice Chair Shively, commented on the street light construction for the project.

Deputy Engineer Pourkazemi, clarified that the street lights will be within City jurisdiction and developed to City standards.

Commissioner Gomez, asked if the project will include a sidewalk along Wilson Ave and if a bike lane is provided.

Deputy Engineer Pourkazemi, commented that the site will be required to install a sidewalk and a class 2 bike lane along Wilson Ave.

Commissioner Gomez, requested additional landscaping for the eastern side of the project site.

Commissioner Lopez, asked how many EV parking spaces will be included and the possibility of adding solar panels to the roof, and expressed concerns with light pollution to the residential properties to the east.

Associate Planner Garcia, commented on the number of EV charging stalls and that lighting will be conditioned to be hooded and not reflect into the adjacent properties.

Commissioner Jimenez, asked if a fire gate can be added to limit circulation between truck and passenger vehicles at the southwestern driveway and if a pork chop can be utilized to limit circulation south of Wilson Ave.

Deputy Engineer Pourkazemi, commented on the southwestern driveway design to accommodate left in and right out only and that the northwestern driveway has full mobility for passenger vehicles.

Commissioner Jimenez, commented on potential stacking concerns for trucks turning left from Wilson Ave into the site and asked if there are any measures in place to limit trucks from heading north and turning right onto Rider St.

Deputy Engineer Pourkazemi, commented on the width of Wilson Ave and a condition in place to prevent trucks from making a right onto Rider St.

Commissioner Jimenez, commented on an anti-graffiti coating to protect against graffiti on the screen wall.

Staff commented on the wall being setback from the street and including a landscape buffer.

Vice Chair Shively, asked if the project has Fire Conditions of Approval.

Staff commented that the Fire conditions are incorporated in the Planning conditions of approval but can be provided as a stand alone document.

Chair Hammond, requested clarification on the fencing location for the project, revising Planning condition of approval to note repainting over graffiti on walls shall match the original wall color, and commented on the left out circulation for passenger vehicles at the northwest driveway.

Deputy Engineer Pourkazemi, commented on left turn movement from the northwest driveway.

Commissioner Gomez, commented on the proposed planting plan to include drought tolerant plants, if the bocce ball court will be utilized as an amenity area, and that the landscaping along the eastern portion of the project should be revised to screen the building.

Commissioner Lopez, asked for clarification on the truck routes for the project.

Deputy Engineer Pourkazemi, commented on the truck routes in the area.

Richard Belmudez from Webb and Associates, presented to the Commission.

Vice Chair Shively, asked for additional details of the brick utilized on the building façade.

Architect Mike Gill, clarified the sizing and styling of the brick façade.

Commissioner Gomez, asked if the applicant would be willing to revise the landscaping area along the eastern property line.

Applicant Belmudez from Webb and Associates, commented that they will work with Staff on the landscaping along the eastern property line.

Commissioner Lopez, asked if solar panels can be installed for the site.

Applicant Belmudez for Webb and Associates, commented on adding future solar to the project.

Elizabeth from the public, commented on pedestrian travel in the area, aesthetics of warehousing buildings, transparency about upcoming industrial projects, and the adjacent residential properties.

Janet Bernabe of the Center for Community Action and Environmental Justice, noted her concern for additional traffic on Rider St and Wilson Ave, aesthetics of the project in close proximity to residential, and the ability to construct commercial development within the industrial area of the City.

Joaquin Castillejos of the Center for Community Action and Environmental Justice, commented on long term circulation and air quality concerns from industrial development within the City.

David Cordero of Southwest Regional Council of Carpenters, commented that the project should be required to utilize local union labor.

Nathaly Ortiz from the public, commented on additional air pollution related to the project and concerns about the projects health risk assessment.

Benjamin Soto from the public, commented on the concern for additional air quality pollution and environmental impacts to the adjacent residents, and requested further transparency on notifying the public of industrial projects within the City.

Omar Cobain from Southwest Regional Council of Carpenters, requested that the developer should be required to provide community benefit by hiring local workers to construct these projects.

Alex Marin from the public, requested more native landscaping, air conditioning for industrial buildings, and commented on the March Air Reserve Base resulting in industrial development.

Marven Norman of Center for Community Action and Environmental Justice, commented on the proximity of adjacent residential properties to the east, methods to restrict truck traffic to utilize designated truck routes, EV charging for cars and trucks, and the pedestrian trail along the channel to the east.

Nannette Plascencia from the public, noted her concern that industrial land does not need to be developed into warehouses, proximity to the adjacent residential to the east, air quality impact, traffic congestion, and the previous residential uses in the area.

Applicant Belmudez for Webb and Associates, addressed the comments made from the public.

Commissioner Gomez, thanked the public for their feedback and commented on the restrictions from the March Air Reserve Base dictating the types of uses that are allowed for the area.

Commissioner Lopez, commented that the Commission is trying to create the best possible projects for the residents of the City and is following the requirements and restrictions that are set in place.

Commissioner Jimenez, noted her agreement with public comment and that the restrictions from March Air Force Base results in limited development that can be built.

Vice Chair Shively, commented that the existing residential along Wilson Ave are legal non-conforming uses and that the zoning and airport restrictions dictate the types of development allowed and appreciated the landscaping and architecture of the project to help improve the area.

Chair Hammond, appreciated the public comment and provided the history on the previous 20 years of development and clarified the constraints facing northern development within the City and the authority of the Planning Commission.

Chair Hammond clarified the motion to include: addition of a condition of approval to reduce light reflection, addition of a fire access gate at southwest driveway, additional landscaping along the eastern property line, updating the wording of the graffiti removal Planning Condition of approval to match the existing paint color and anti-graffiti coating, and a condition that the building should be solar ready.

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Jimenez to Approve B. Development Plan Review (DPR) 21-00001 – A proposal to construct a

154,558 square foot industrial building located at the eastern side of Wilson Avenue and approximately 500-feet south of Rider Street within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. Assessor Parcel No: 300-170-008 Applicant: Michael Goodwin, First Industrial

REQUESTED ACTION: Adopt Resolution No. 22-03 adopting Mitigated Negative Declaration 2635 and approving Development Plan Review 21-00001 to allow construction of a 154,558 sq. ft. industrial warehouse building on approximately 9.7 acres of land located at the eastern side of Wilson Avenue south of Rider Street, based on the findings and the Conditions of Approval. Motion to also include: addition of a condition of approval to reduce light reflection, addition of a fire access gate at southwest driveway, additional landscaping along the eastern property line, updating the wording of the graffiti removal Planning Condition of approval to match the existing paint color and anti-graffiti coating, and a condition that the building should be solar ready.

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

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

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

Elizabeth from the public, commented on the need for zone changes to reduce the industrial land within the City.

Benjamin from the public, commented on the March Air Reserve Base Compatibility Plan and the effects that it has on development.

Alex Marin from the public, commented that air conditioning and heating should be required for industrial projects.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez, thanked Staff for the projects and the public for the comments provided.

Commissioner Gomez, noted her thankfulness for her role as a Planning Commissioner, her commitment to making the City a better place, and her interest in understanding the number of residents that qualify for the skilled labor with the Joint Labor Management Apprenticeship.

Commissioner Jimenez, thanked Staff for listening to the concerns of the Commission and commented on the possibility of air conditioning and heating within warehouses, the transparency for all types of development within the City, and the passing of a local teacher Jason Remington of the Val Verde school district.

Vice Chair Shively, clarified the constraints of the California Development Codes limiting the use of air-conditioning and heating within large industrial buildings.

Chair Hammond, commented on business cards for the Commissioners, the difficulties of zone changes, and the multiple restraints that face development in certain areas of the City.

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

Director of Development Services Phung, commented on creating a presentation outlining the history of previous zoning, online link for CEQA documents, requirements for industrial development compared to adjacent cities, and the next Planning Commission meeting being on February 16th.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION  
With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS**

**February 16, 2022**

**Item**

**7A**

**Development Plan Review  
(DPR) 21-00007**





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:**

February 16, 2022

**SUBJECT:**

**Development Plan Review (DPR) 21-00007** – A proposal to construct a 43,648 SF industrial building on 2.59 acres located at the northeast corner of Rider Street and Perris Boulevard within the Perris Valley Commerce Center Specific Plan. **Assessor Parcel No:** 303-293-005 and 303-293-006

**Applicant:** Mario Calvillo, Lee & Associates

**REQUESTED ACTION:**

**Adopt Resolution No. 22-04;** finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Development Plan Review 21-00007 to construct a 43,648 SF industrial building located at the northeast corner of Rider Street and Perris Boulevard, and subject to the Conditions of Approval.

**RELATED CASES:**

None

**CONTACT:**

Kenneth Phung, Director Development Services Department

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**PROJECT DESCRIPTION AND BACKGROUND:**

The applicant, Mario Calvio, Lee and Associates, is proposing to construct a moderately sized industrial building totaling 43,684 sq. ft. on approximately 2.59 net acres ("Project") located at the northeast corner of Rider Street and Perris Boulevard in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The building will include 1,552 sq. ft. of office space located at the northeast portion of the building, 42,096 sq. ft. of warehouse area, associated parking, landscaping, screen walls and other features typically associated with a warehouse project. The site improvements include 29,401 sq. ft. of landscaping area or approximately 22% of the total site, perimeter lighting, parking lot areas, screen walls, a landscaped berm, an outdoor covered picnic area, and water quality management improvements per PVCC-SP standards.

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

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

All street improvements have been previously completed along the exterior of the overall business park, including parkway landscaping and entry features at the corners of Perris Boulevard and Rider Street and Perris Boulevard and Business Park Drive. Currently, there is no landscaping along the frontage of Business Park Drive, which will be installed as part of this development. Additionally, the development proposes 47 total on-site parking stalls, including 4 ADA-accessible stalls and 4 EV charging stations. On-site landscape exceeds the minimum standards by an additional 10% (i.e., 22% versus 12% minimum required). The height of the building is approximately 37-feet tall to the top of the parapet/cornice.

**ANALYSIS:**

***Zoning and General Plan Consistency***

The existing site is vacant with a General Plan and Zoning designation of Light industrial within the Perris Valley Commerce Center Specific Plan (PVCC). The proposed project is consistent with this designation. The project is located within Planning Area 1, which is primarily designated for industrial land uses. Information about adjacent properties is as follows:

Surrounding Zoning:

North: PVCC Light Industrial  
South: Commercial/R-10  
East: PVCC Light Industrial  
West: PVCC Light Industrial

Surrounding Land Uses:

North: Vacant  
South: Vacant/Existing Single Family Residential  
East: Industrial Building (Church) and Business Park  
West: Industrial building (Wayfair-Perris)

***Development Standards***

The proposed use, site design, setbacks, and fencing have been reviewed by staff to verify and ensure compliance with development codes for the Light Industrial Zone. The Light Industrial Zone allows a maximum allowable Floor Area Ratio (FAR) of 75% and a maximum lot coverage area of 50%. The proposed project FAR is 40%, and lot coverage is 40%, which is less than what is permitted by code. Building setbacks also comply with the development standard, with a setback of 20 feet on Perris Blvd (15-foot minimum). The building height is 37 feet, which is under the maximum building height of 50 feet, and since there is no residential development adjacent to the west of the site, no side or rear setbacks are required. Thus, the project meets all setback requirements. See the table below for minimum requirements on the following page.

**Table 1. General Industrial Development Criteria**

	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	50% max.	40.8%	Yes
Building FAR	0.75	0.40	Yes
Bldg. Height	50 feet max.	37 feet	Yes
Front Setback (Perris Blvd and Rider Street)			
• Arterial	15 feet min.	20 feet	Yes
Front Setback (Business Park Dr)			
• Collector	10 feet min.	20 feet	Yes
Side & Rear Yards:			
• Adjoining non-residential	None	N/A	Yes

**Access & Circulation**

The project building is accessed by two ingress-egress points; one from Rider Street and one from Business Park Drive. The east driveway on Rider Street allows for two-way traffic and full mobility and is restricted to serve passenger vehicles only. The western driveway along Business Park Drive is designated exclusively for truck ingress-egress from the site. The truck access driveway is 35-foot wide, while the vehicle-only access driveway is 26 feet wide. The building includes 5 truck loading dock doors. All trucks are designated to utilize existing truck routes by way of Business Park Drive, Lake View Drive, Commerce Drive, Johnson Avenue, Sinclair Street, Redlands Avenue, and Morgan Street or Harley Knox Boulevard to ultimately connect to the Interstate-215 Freeway interchange at Harley Knox Boulevard. No truck traffic shall utilize Rider Street or North Perris Blvd. There is no direct vehicle or truck access to Perris Boulevard from this site.

**Parking**

The parking requirements for the proposed project were analyzed utilizing the parking requirements per Section 19.69 of the Zoning code. The project proposes 47 parking spaces, while 37 are required. All passenger vehicle parking spaces are separated from the truck court by a 14-foot tall architecturally integrated screen wall.

**Table 2. Parking Analysis**

Land Uses/Persons	Square feet/No.	Parking Requirement <sup>1</sup>	Spaces Required	Spaces Provided
Office	1,552	1 space per 300 SF	6	
Manufacturing	0	1 space per 500 SF	0	
Warehouse	42,096	1 space per 1,000 SF (first 20,000 SF) 1 space per 2,000 SF (20,000+)	20 11	
			<b>37</b>	<b>47</b>

1. Parking requirements per City Code.

Per Zoning Code Section 19.69, 3 handicapped spaces are required for the project; the applicant has provided 3 spaces in the project plan which comply with the Code requirement. In addition, to be compliant with the CALGreen Building Code, the applicant is providing 2 standard EV parking spaces, 1 ADA accessible EV parking space, 1 ADA van accessible parking space and 2 clean

air/carpool parking spaces. Therefore, all parking requirements are met by this project.

### ***Landscaping and Lighting***

The applicant has submitted a conceptual landscape plan that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 23,349 square feet or approximately 22% of the site, which meets and exceeds the minimum 12% landscape requirement of the PVCC Commercial zoning district. The additional 10% equals roughly 8,190 square feet of additional landscaping. Landscaping has been provided throughout the parking area and around the building on all sides. In addition to the landscaping provided, the applicant is also proposing a four-foot landscaped berm in front of the screen wall along Business Park Drive. The on-site landscaping plant pallet includes Planning Commission recommended Chinese Elm trees and other California native species. All plants are drought tolerant and/or native species. Parkway landscaping around the site was previously installed along Rider Street and Perris Boulevard as part of the overall Business Park Development and will be replaced with new landscaping by this development. All exterior security lighting will be shielded and downward facing per City standards.

### ***Fencing and Screening***

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

### ***Building Elevations/Architecture***

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

### ***Employee Amenity and Recreation Area***

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

area north of the proposed office area. This proposed amenity includes a trellis shade structure and tables.

## ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

### *CEQA Compliance Process and Determination*

The project size, location and surroundings (existing buildings and streets), qualifies the site as an "in-fill project." The California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). According to Section 15332, "The class consists of environmental benign in-fill projects which are consistent with local general plan and zoning requirements." Therefore, because this project is located within City of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with applicable general plan and zoning designations and regulations, it is a Categorical Exempt per CEQA Article 15332 for infill development.

In addition, due to the project's proximity to a building used as a church, the applicant has provided a Noise Study prepared by Urban Crossroads dated October 4, 2021. The Noise Study determines MS Perris Business Park facility which includes a 14-foot screen wall around the loading docks, to be Less Than Significant and have no impact to the surrounding area. The Noise Study is provided in the link for Attachment "E."

### AIRPORT LAND USE COMMISSION

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

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

### RECOMMENDATION:

**Adopt Resolution No. 22-04** finding the project Categorical Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Development Plan Review 21-00007 to allow for the construction of a 43,648 SF industrial building, located on 2.59 acres on the northeast intersection of E. Rider Street and Perris Boulevard between E. Rider Street and Business Park Dr, and subject to the Conditions of Approval.

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

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Prepared by: Mathew Evans, Project Planner

**REVIEWED BY:** Kenneth Phung, Planning Manager

- Exhibits:
- A. Resolution 22-04 including Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building)
  - B. Vicinity Map
  - C. Specific Plan Land Use Map
  - D. Project Plans (Site, Landscape, and Floor Plans, Elevations, Perspective)
  - E. Noise Study prepared by Urban Crossroads dated October 4, 2021  
*(due to the size of the file the document is located at the following webpage link):*  
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-304>

## Exhibit A – Resolution 22-04

**RESOLUTION NUMBER 22-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO CEQA SECTION 15332 (CLASS 32 EXEMPTION) FOR AN INFILL DEVELOPMENT AND APPROVING DEVELOPMENT PLAN REVIEW AND APPROVING DEVELOPMENT PLAN REVIEW 21-00007 TO FACILITATE THE CONSTRUCTION OF A 43,648 SQUARE FOOT INDUSTRIAL BUILDING ON 2.59 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF E. RIDER STREET AND PERRIS BLVD BETWEEN RIDER STREET AND BUSINESS PARK DRIVE AVENUE BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

**WHEREAS**, the MS Development at Perris and Rider Project applicant proposes to construct a 43,684 sq. ft. industrial building on approximately 2.59 acres of land located within the Perris Business Park at the northeast of Perris Boulevard and East Rider Street and south of the intersection of Perris Boulevard and Business Park Drive ("Project"); and

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

**WHEREAS**, a Development Plan Review application (DPR 21-00007) was submitted for consideration of architectural design and site layout; and

**WHEREAS**, proposed Development Plan Review 21-00007 is located on a parcel less than 5-acres in size and is surrounded by existing, fully improved streets and previously developed parcels and is this considered an "infill project" as defined by the California Environmental Quality Act ("CEQA") Guidelines, Section 15332; and

**WHEREAS**, the project is located within the Zone "B1-APZ II" of the March Air Reserve Base Land Use Compatibility Plan; and

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



**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 16, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

**Section 2.** The Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that this project is Categorical Exempt per CEQA as infill development because it is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, is consistent with the applicable general plan and zoning designations and standard regulations and requirements of the City; therefore a CEQA Class 32 exemption has been prepared, with findings that:

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

The proposed Development Plan Review 21-00007 has been reviewed by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the Perris Valley Commerce Center SP, the project site is zoned "Light Industrial" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "Light Industrial" zone. Therefore, City staff has determined that subject site is consistent with the applicable general and specific plan designations.

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

The site is located within the Perris Business Park and within the City of Perris on a site that is surrounded by existing Light Industrial uses. The site is approximately 2.59-acres in size.

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

The site has been previously graded and has had street improvements and right-of-way landscaping previously installed on two-sides of the property, it has been regularly disked and

is bare of substantial vegetation. Therefore, the site is not expected to have any habitat value. The project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) nor is it located within a Stephen's Kangaroo Rat Habitat Fee Area.

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

The proposal is for an infill project in the City's Commercial zoning. All streets are existing and were designed to accommodate traffic projected to be generated from this project. Based on the size of the project and duration of construction activities, the proposed use would not generate significant effects in the future construction or operational noise of the site. Significant air quality effects would not result from the construction or operation of the building. Additionally, a Noise Study prepared by Urban Crossroads dated October 4, 2021, determined that the MS Perris Business Park facility which includes a 14 foot screen wall around the loading docks to be Less Than Significant and no impacts to surrounding area.

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

All utilities are existing within the adjacent streets surrounding the property on three-sides including utilities stubbed to the property.

**Section 3.** The Planning Commission hereby approves Development Plan Review 21-00007 to allow for the construction of a 43,648 SF industrial building, located at the northeast of Perris Boulevard and East Rider Street and south of the intersection of Perris Boulevard and Business Park Drive; and subject to the Conditions of Approval:

### **Development Plan Review**

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

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

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

The 2.59-acre site is a flat, mostly rectangular parcel with frontage on Perris Blvd, E. Rider Street and Business Park Drive. Utilities are existing within the adjacent streets and have been stubbed

to the property. and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the existing Business Park. The site is suitable for the 43,648 square foot commercial building.

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

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The north, south, and eastern project boundaries abuts existing commercial uses, while North Perris Blvd is directly west of the site. The project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within this area, including two recent projects with similar architecture and colors. The project adheres to the Development Guidelines for the Perris Valley Commerce Center Specific Plan. The use of non-reflecting windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with PVCC standards and is consistent with the character of adjacent development. Additionally, the project provides appropriate screening to shield from public view the rear of the building, including the use of a 14-foot-tall screen wall and a 4-foot landscaped berm.

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

The PVCC provides guidelines for landscaping within this area. Landscaping has been provided in all required areas including the loading area, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The applicant has also provided enhanced landscaping along Business Park Drive to help screen the 14-foot-tall screen wall and the site is surrounded by existing street trees in the parkways adjacent to Perris Boulevard and E. Rider Street. The amount of landscaping provided for the site exceeds the minimum requirements and is consistent with that on surrounding parcels and generously provides visual relief and an attractive view to the public.

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

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

**Section 4.** Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports presented at its public hearing on February 16, 2022, the Planning Commission hereby approves (DPR) 21-00007 to allow for the construction a 43,648 SF industrial building, located at the northeast of Perris Boulevard and East Rider Street and south of the intersection of Perris Boulevard and Business Park Drive; and subject to the Conditions of Approval.

**Section 5.** Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports presented at its public hearing on February 16, 2022, the Planning Commission hereby determines that the Project is Categorically Exempt per CEQA (Class 32 exemption) as infill development because it is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by al required utilities and services, is consistent with the applicable general plan and zoning designations and standard regulations and requirements of the City.

**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 16<sup>th</sup> day of February 2022.

\_\_\_\_\_  
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 22-04 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 16<sup>th</sup> day of February 2022, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Secretary, Planning Commission

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

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

**Development Plan Review 21-00007**

**February 16, 2022**

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**PROJECT:** A proposal to construct a 43,648 SF industrial building, located on 2.59 acres on the northeast corner of E. Rider Street and Perris Blvd between Rider Street and Business Park Drive, and subject to the Conditions of Approval. **Applicant:** Mario Calvillo, Lee and Associates.

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**General Requirements:**

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the *Perris Valley Commerce Center Specific Plan (PVCCSP)* and Chapter 19 of the Perris Municipal code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **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.
6. **Notice of Determination.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," in the amount of \$50 for staff to file the Notice of Determination in compliance with CEQA.
7. **Conformance to Approved Plans.** The proposed use will operate in accordance with the February 2, 2022 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
8. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained

in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. In addition, will match color of wall or material surface. Furthermore, applicant shall apply an anti-graffiti coating on walls.

9. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated September 23, 2021.
10. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
11. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.
12. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated December 17, 2021, consisting of the following requirements.
  - A. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
  - B. 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.
  - C. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
  - D. All required fire hydrants shall be installed and operational prior to building construction.
  - E. All fire hydrants shall remain operational during construction.
  - F. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
  - G. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.

- H. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - I. 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.
  - J. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - K. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
  - L. 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.
  - M. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
13. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated August 31, 2021.
14. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated February 11, 2022.
15. **Sign Application.** A separate sign application will be required for any signs.
16. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
17. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents,



to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Review (DPR) 21-00007**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.

18. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
19. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
20. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.
21. **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. All lighting shall be shielded downward to prevent light pollution to spill over onto adjacent parcels.
22. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
23. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HAVC equipment.
24. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be 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. The following conditions apply:
  - a) The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply

with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

- b) The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bioretention BMPs, covered trash enclosure, and self-treating landscaping. The Public Work Department shall review and approve the final WQMP text, plans and details.

**26. Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

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

**27. 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 August 31, 2021.

**Prior to Building Permit Issuance:**

28. Prior to building permit issuance, the applicant shall update the plans to provide a 36-inch wide concrete sidewalk between the southerly building wall and parking stalls. The landscaped finger areas shall be widened to align with the width of all emergency exits located at the southerly building wall to provide continuous connectivity of the concrete sidewalk.
29. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
  - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Multiple Species Habitat Conservation Plan fees currently in effect;
  - c. Current statutory school fees to all appropriate school districts;
  - d. Any outstanding liens and development processing fees owed to the City.
  - e. Appropriate Road and Bridge Benefit District fees;
  - f. Appropriate City Development Impact Fees in effect at the time of development.
30. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conformed to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan, except as required below.
31. **Wall and Fence Plan.** A 14-foot tall architecturally integrated screen wall shall be submitted to screen the truck loading area facing Business Center Drive and along the easterly property line to screen the truck courtyard. Any retaining walls necessary to complete the project not shown on the original site plans shall match the screen wall with respect to materials and color. Any additional fencing necessary shall, at minimum including wrought-iron or tube steel fencing with decorative pilasters placed every forty-feet in duration of the fence.
32. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

**Prior to Grading Permit Issuance:**

33. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for

review and approval. Grading plans shall be consistent with approved development plans.

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

**Prior to Issuance of Occupancy Permits:**

35. **Employee Amenities.** The proposed outdoor shade structure as shown on the plans shall be constructed accordingly to include a trellis shade structure tables and seating.
36. **Truck Routes.** Signs shall be provided on-site and within public rights of way to direct all trucks to use designated truck routes, only as approved by the Engineering and Planning Departments. Truck routes in the area include Business Park Drive, Lake View Drive, Commerce Drive, Johnson Avenue, Sinclair Street, Redlands Avenue, and Morgan Street or Harley Knox Boulevard to connect to the I-215 Freeway.
37. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a) Landscape Maintenance District No. 1;
  - b) Maintenance District No. 84-1;
  - c) Flood Control Maintenance District No. 1;
  - d) Public Safety Community Facilities Assessment District 2018-02;
38. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted

to the project planner for approval.

39. **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

P8-1446  
February 11, 2022  
DPR 21-00007, MS Rider  
NE Corner of Rider Street & Perris Boulevard  
APN's 303-293-005 & 006  
Lots 32, 33 & 34 – TM 24045-1 (MB 239-006)

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 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 Business Park Drive, Lakeview Drive, Commerce Drive, Johnson Avenue, Sinclair Avenue and posted city truck routes. Truck access to and from Perris Boulevard, Rider Street and Ramona Expressway is prohibited.

**Prior to Issuance of Grading Permit:**

4. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's flood Control District as appropriate. The existing and proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
5. The treated onsite runoff shall be collected and conveyed via underground drainage facilities connecting to Perris Valley Master Drainage Plan (PVMDP) Line A-B in Rider Street discharging into Perris Valley Storm Drain Channel.
6. Any connection to Line A-B will require an encroachment permit from Riverside County Flood Control and Water Conservation District (RCFCD).
7. Due to the existing conduit bank in Rider Street, particular attention shall be given to the design of the storm drain and utility connections.
8. Site circulation shall be such that auto and truck access and parking are distinct and separate.
9. The driveway on Business Park Drive shall be designated for truck access only and restricted to left-in/right-out only.
10. The driveway on Rider Street shall be a shared access with the existing adjacent development to the east and shall be designated for auto access only. The existing driveway of the existing adjacent development shall be removed, modified and replaced accordingly.
11. The driveways shall be per County of Riverside Standard No. 207A.

12. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:
  - a. Onsite Grading Plans and Erosion Control Plans – Plans shall show the approved WDID No.
  - b. Signing and Striping Plans.
  - c. Final Drainage Plans, Hydrology and Hydraulic Report
  - d. Final WQMP (for reference)
  - e. 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:**

13. The project site is located within the limits of the 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.
14. 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.
15. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.
16. Fire Department and EWMD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
17. Perris Boulevard is classified as a Primary Arterial (128'/94') per the General Plan. A 55 foot half width right-of-way is currently dedicated on Perris Boulevard along the property frontage; the developer/property owner shall dedicate the required additional 9 feet of right-of-way to provide for a 64 foot half width dedicated right-of-way.
18. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.



19. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
20. Paved access shall be provided to the proposed building per the Precise Grading Plan.
21. 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:**

22. Rider Street (Secondary Arterial - 94'/70') along the property frontage within the dedicated right-of-way shall be improved to provide for street lights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris and County of Riverside 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.

23. Business Park Drive (78'/54') along the property frontage within the dedicated right-of-way shall be improved to provide for 6 foot wide sidewalk per City of Perris and County of Riverside 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.

24. Although the existing power poles on Rider Street cannot be removed, the developer shall underground cables under 66 kv.

An undergrounding of utilities study prepared by a utility consultant/electrical engineer analyzing the scope of conformance shall be submitted for review, the extent of undergrounding shall be determined by the City Engineer.

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

26. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer.

Any survey monuments damaged or destroyed shall be reset by the qualified professional pursuant to the California Business and Professional Code 8771.

A handwritten signature in black ink, appearing to read "Stuart E. McKibbin", with a long horizontal flourish extending to the right.

Stuart E. McKibbin  
Contract City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** August 31, 2021

**To:** Richard Smeaton, Planner

**From:** Michael Morales, CIP Manager

**By:** Chris Baldino, Landscape Inspector *CB*

**Subject:** DPR 21-00007 - Conditions of Approval

Proposal to develop a 40,000 SF Industrial building on two parcels on the NEC of Rider St. and Perris Blvd, within the Perris Valley Commerce Center Specific Plan.

- 
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:

    - Perris Blvd.** – As required by the City Engineer, provide offer of dedication as needed to provide for full half width Street (128' ROW 94' half-width), curb gutter, sidewalk, median, and off-site landscaping requirements, per City General Plan, including minimum public parkway, plus an additional 5' easement, totaling 17' public parkway from face of curb. The additional 5' of landscape easement shall be required to match the existing parkway along Perris Blvd. South of this project. City Engineer will verify existing dedication and may require additional roadway improvements.
    - Rider Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47" half width) raised landscaped median, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 12" public parkway from face of curb.
    - Business Park Drive** - Provide offer of dedication as needed to provide for full half width Street (78' ROW (39" half width) curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11" public parkway from face of curb.
  - 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.
  - 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 for DPR 21-00007" 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:
  - **Perris Blvd.** – Remove all existing landscaping, remove all existing rock piles and Palm Trees fronting Perris Boulevard, and remove all non-ADA complaint sidewalks, within the existing 17' parkway, and replant with a planting palette as follows: Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterial Roads, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Primary Tree Platanus Acerfolia 'London Plane Tree'; Secondary tree Lagerstroemia Indica 'Glendora White Crape Myrtle' multi trunk in alternating groupings of three. Use of drought resistant shrubs and groundcover intended to complement the existing landscape along Perris Blvd, including but not limited to the following: Gervillea x 'Noell', Lantana z 'New Gold', Trailing Lantana purple, Rosmainus officinalis – Rosmary, Rhapsiolepis Clara 'Indian Hawthorn', Phormium Tenax, Purple Flax, New meandering sidewalks compliant with ADA standards.
  - **Perris Blvd. Median** – The proposed development will benefit from existing landscape maintenance district facilities, including the Perris Boulevard Median, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities.
  - **Rider Street** – Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Primary Trees Ulmus Parvifolia and Secondary tree to be Lagerstromia Indica Muskogee in alternating groups of three. Use of drought resistant shrubs and groundcover to complement the existing landscape along Rider Street, including but not limited to the following: Lantana camara 'Robpatria', Lantana x 'New Gold', Rhapsiolepis umbellate Dwarf Yedda Hawthorn, Seand Callistemon Citrinus 'Little John", Senecio Serpens, and Baccharis Pilularis.
  - **Rider Street Median** – Per Section 6.0-16 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Primary Trees Frachychiton Populneus 'Bottle Tree'. Pennistemen Setaceum 'Rubrum' Purple Fountain Grass, Lantana x 'New Gold' New Gold Lantana.
  - **N/E Corner of Intersection of Perris Blvd and Rider Street** – Visual enhancement may include but shall not be limited to two tier masonry planters with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0.12 constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid-and foreground planters, as depicted in Figure 6.0-15. See Section 5.2.1 and Figure 50-5B.
  - **Business Park Drive** – Per Section 6.0-20 Streetscape Landscape design guideline and planting pallet for Major Collector and figure 6.0-8 of the PVCCSP, for sizing and spacing requirements. Primary Trees: Geijera Parviflora 'Australian Willow'. Use of drought resistant shrubs and groundcover, including but not limited to the following: Photinia fraseri 'fraser's Photinia', Huhlenbergia lindheimeri 'Lindheimers's Muhly, Lantana sellowiana 'trailing lantana'.



- 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 site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under

all gravel, rock, or cobble areas.

- i. **Wire Mesh and Gravel at Pull Boxes-** Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
  - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land –** Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
  - k. **Perimeter Walls Graffiti Coating –** Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
  - **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
  - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
  - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
  - **Turn-Over Inspection–** On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
5. **One Year Maintenance and Plant Establishment Period-**The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual



assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

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:
  - **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 and median on Rider Street, parkway on Business Park Drive, and Perris Blvd.; and pay its fair share of existing median on Perris Blvd.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, 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.

**\*\*\* BUILDING & SAFETY \*\*\***

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00007

Case Planner: Mathew Evans (951) 943-5003,

Applicant: Mario Calvilo

Location: NE Corner of E. Rider Street and Perris Boulevard

Project: Proposal to construct a 43,684 SF industrial building

APN(s): 303-293-005 and 06

Reviewed By: David J. Martinez, CBO

Date: 09-23-2021

**BUILDING AND SAFETY CONDITIONS**

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
  - A. 2019 California Building Code
  - B. 2019 California Electrical Code
  - C. 2019 California Mechanical Code
  - D. 2019 California Plumbing Code
  - E. 2019 California Energy Code.
  - F. 2019 California Fire Code
  - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed site will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the complex and the site.
5. You will have to comply with the Solar regulations
6. No building will be allowed to be built over any parcel lines. The Parcel Map must be recorded prior to the issuance of any building permits

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

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:

- A. Precise grading plans shall be approved
- B. Rough grading completed
- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off

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



## **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

### *Fire Department Development Review Comments*

December 30, 2021

City of Perris  
Attn: Richard Smeaton  
135 N. D Street  
Perris, CA 92570-2200

**Subject: Development Plan Review for NEC E Rider & Perris DPR21-00007**

As requested, a review of the subject property was completed. The following fire conditions shall apply to the project:

1. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
2. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
3. 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.
4. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street as the FDC. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. 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.
7. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

8. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
9. 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 located near the main entrance door.
10. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

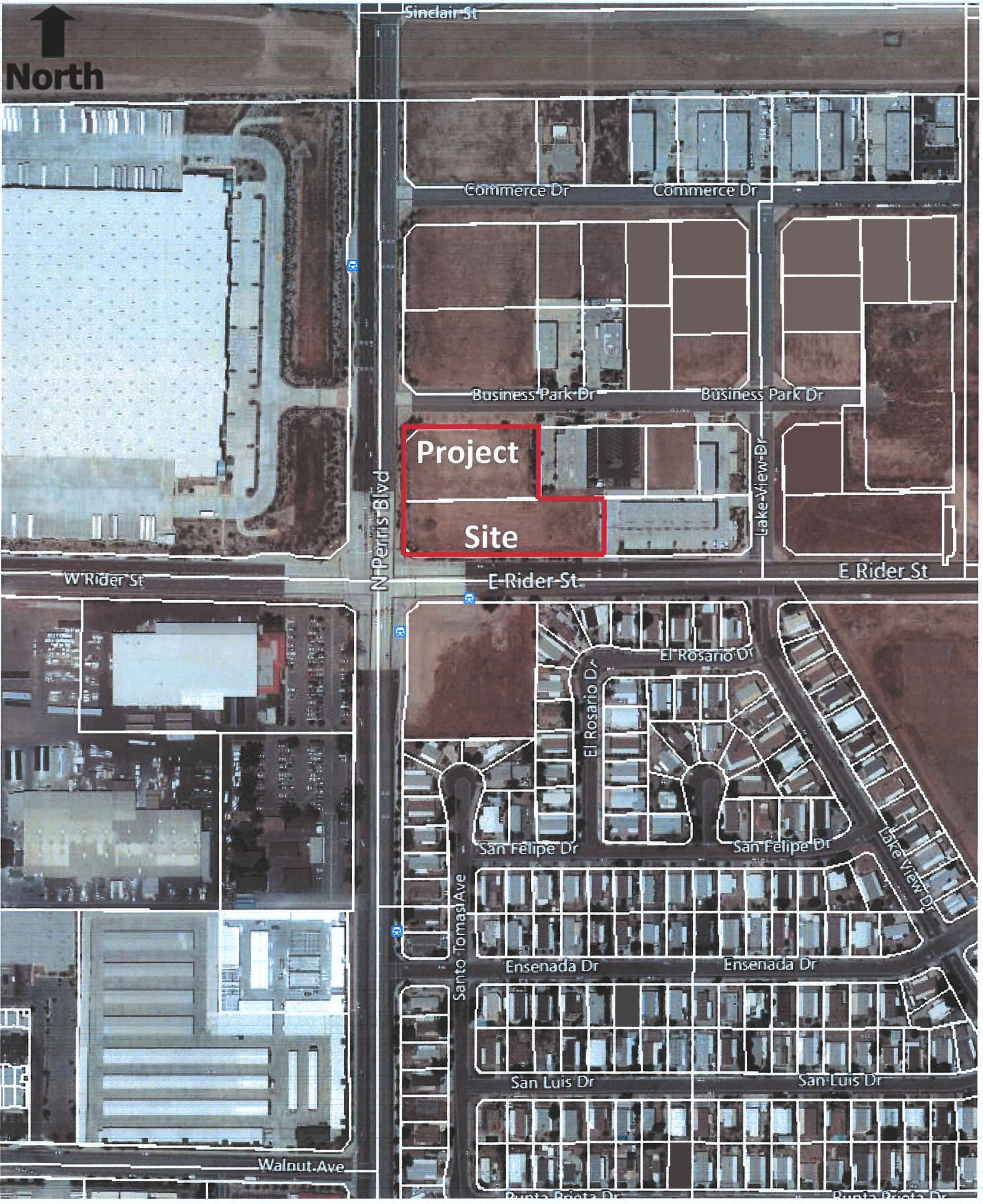
Respectfully,



Dennis Grubb, CFPE

## Exhibit B – Vicinity Map





**Project**  
**Site**

Sinclair St

Commerce Dr

Commerce Dr

Business Park Dr

Business Park Dr

Project

Site

W Rider St

E Rider St

E Rider St

N Perris Blvd

Lake View Dr

San Felipe Dr

El Rosario Dr

San Felipe Dr

Santo Tomas Ave

Ensenada Dr

Ensenada Dr

San Luis Dr

San Luis Dr

Walnut Ave















Punta Prieta Dr

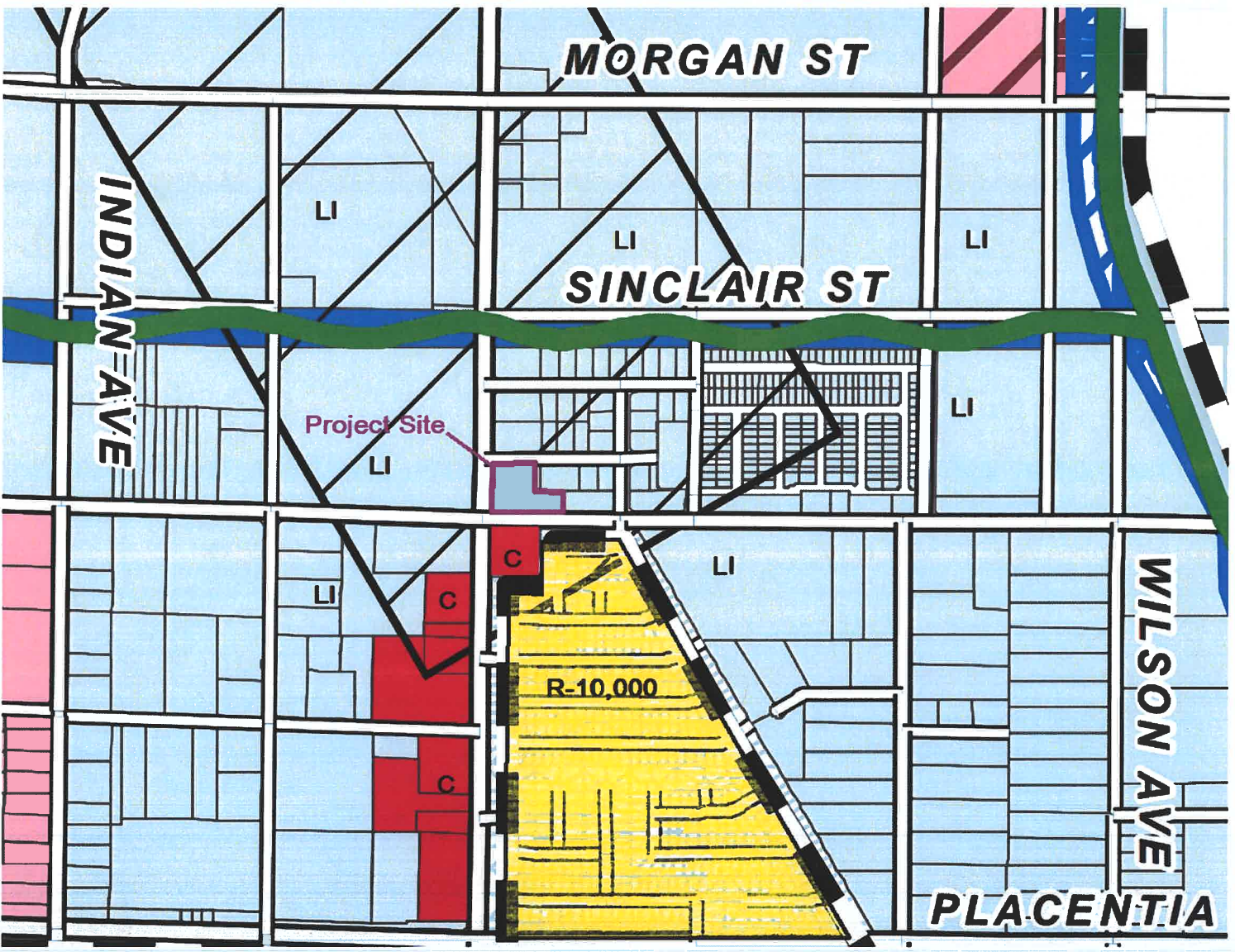
Punta Prieta Dr

# Exhibit C – Specific Plan Land Use Map



**LEGEND**

- |   |  |   |
|---|--|---|
|  Specific Plan Boundary     | <b>PROPOSED LAND USE</b>   |  Light Industrial              |
|  Potential Basin Areas      |  Residential                  |  General Industrial            |
|  Clear Zone                 |  Multi-Family Residential     |  Public / Semi-Public Facility |
|  Accident Potential Zone I  |  Commercial                   |  Study Area                    |
|  Accident Potential Zone II |  Business Professional Office |  Trail                         |



# Exhibit D – Project Plans

# Exhibit E – Noise Study









HPA, INC.  
18821 North Hollywood Blvd., Ste. #100  
North Hollywood, CA 91606  
Tel: 818-708-1770  
Fax: 818-708-1951  
email: info@hpa.com



19155 VANOWEN BLVD., SUITE 200  
VANOWEN, CA 91320  
TEL: 818-884-1228

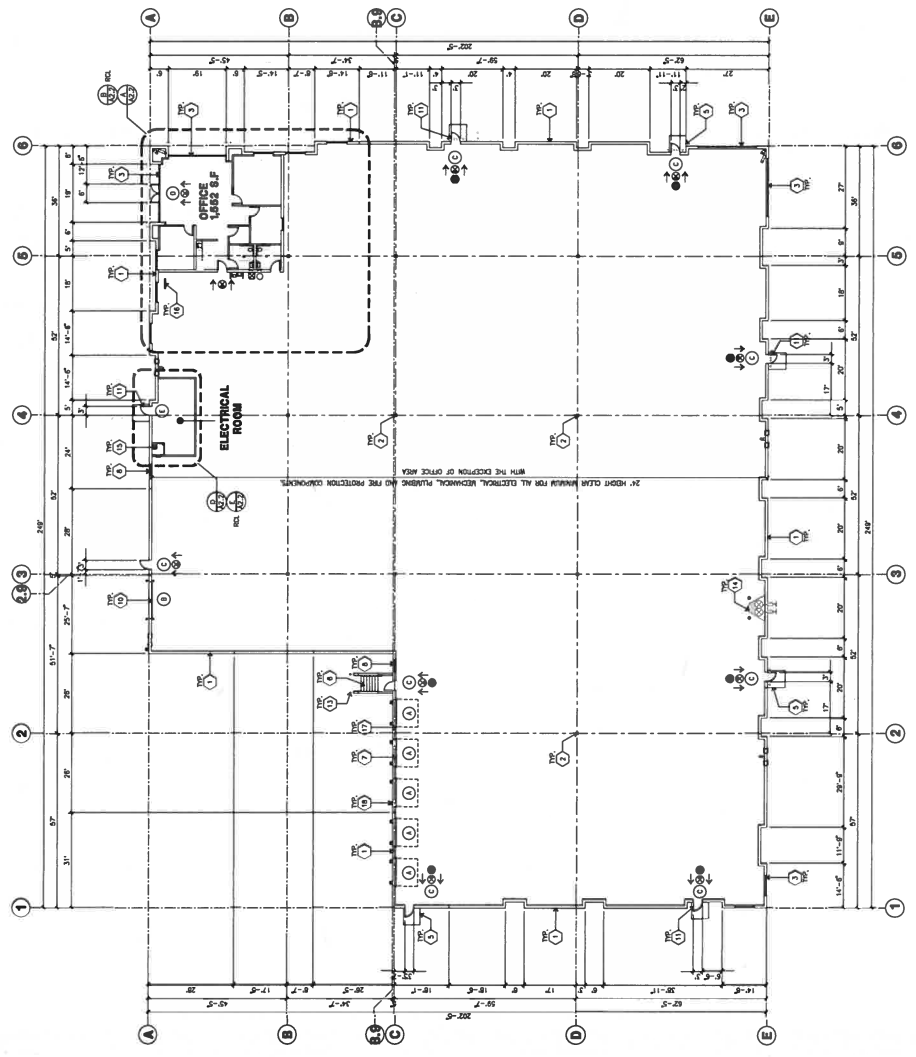
Project:  
**MS RIDER  
COMMERCE  
CENTER**  
PERRIS BLVD AND RIDER STREET  
PERRIS, CA

Consultants:  
SHEA ASSOCIATES  
BLAKE ARCHITECTS  
GONG  
VAL ELECTRIC INC.  
GARDA DESIGN  
BPP  
NORCAL ENG.

Title: **OVERALL FLOOR PLAN**

Project Number: 7205  
Drawn By: C.R.  
Date: 08/1/00  
Revision:  
1. 10/16/00  
2. 01/14/02

Sheet: **A2.1**



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

**NOTE: 10'0" REQUIRED EIT**

**NOTE: PROVIDE SIGNAGE NOT ACCESSIBLE**

**WALL LEGEND - ALL FLOOR PLANS**

- 1. INTERIOR WALLS: SHELL COAT OF ACRYLIC PAINT FINISH THREE COAT
- 2. WALL FINISH WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 3. COAT OF RED OXIDE PRIMER
- 4. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 5. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 6. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 7. ALL EXTERIOR WALLS: METAL SIDING AND ROCK WOOL INSULATION TO MATCH EXISTING
- 8. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 9. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 10. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 11. EXTERIOR WALLS: 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION

**FLOOR SLAB & POUR STRIPS REQ.**

- 1. THESE AREAS ARE NOT IN REQUIREMENT SET 'B' OTHER THAN ADDITIONAL
- 2. FLOOR CONSTRUCTION - SEE
- 3. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 4. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 5. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 6. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 7. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 8. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 9. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 10. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION
- 11. INTERIOR WALLS: 5/8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION

**FLOOR PLAN GENERAL NOTES**

- 1. THIS BUILDING IS DESIGNED FOR HIGH WIND RESISTANCE WITH FIVE MINUTE DESIGN WIND SPEED OF 140 MPH.
- 2. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 3. THE BUILDING SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 4. FINISH SURFACE FLAVORING SHALL BE AS FOLLOWS: ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 5. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 6. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 7. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 8. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 9. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 10. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.
- 11. UNFINISHED INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" A.P.F. BOARD TO IMPROVE SOUND ATTENUATION.

**FLOOR PLAN KEYNOTES**

- 1. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 2. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 3. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 4. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 5. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 6. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 7. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 8. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 9. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 10. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 11. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 12. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 13. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 14. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 15. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 16. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 17. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 18. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 19. 1/2" X 1/2" TRUSS SECTION, 24" SPACING
- 20. 1/2" X 1/2" TRUSS SECTION, 24" SPACING





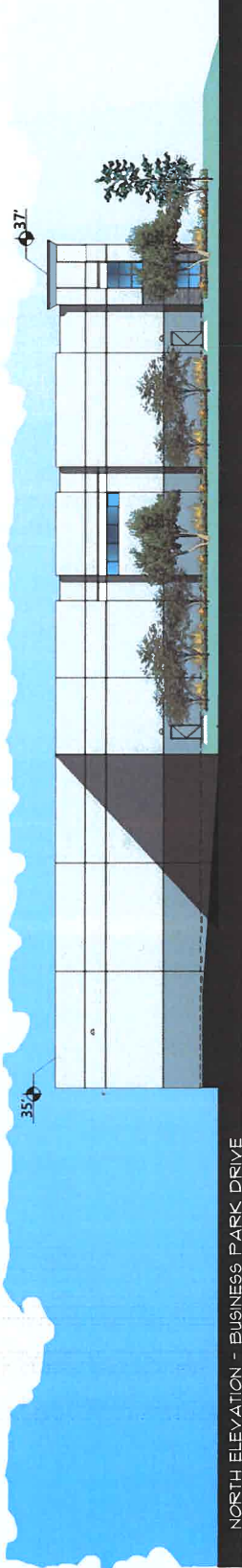












NORTH ELEVATION - BUSINESS PARK DRIVE



WEST ELEVATION - PERRIS BLVD



SOUTH ELEVATION - RIDER STREET



EAST ELEVATION

JOB NO. 21156.00

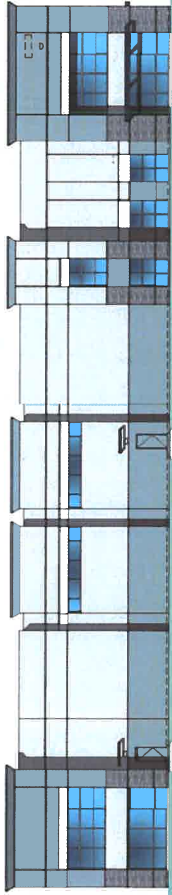


BUILDING 1 ELEVATIONS - 28' CLEAR

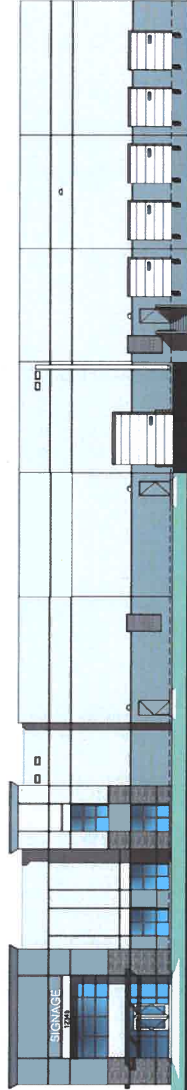
# MS RIDER BUSINESS PARK

CITY OF PERRIS, CALIFORNIA



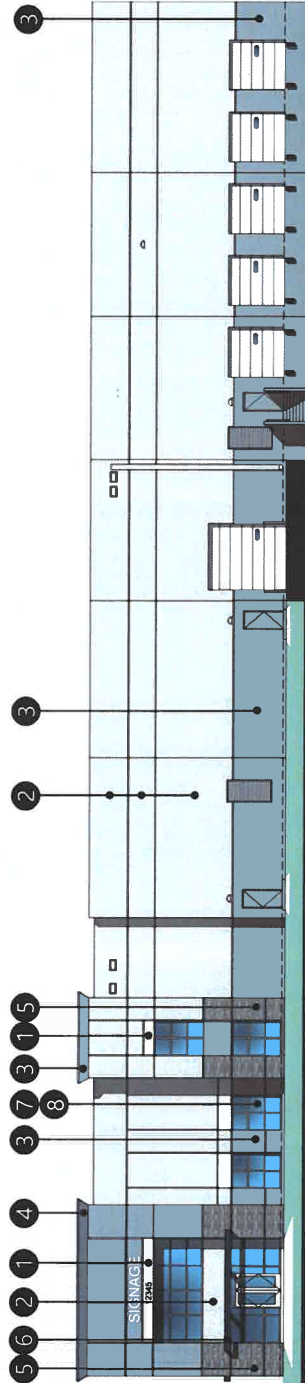


SOUTH ELEVATION - RIDER STREET



EAST ELEVATION

- 1 SHERWIN WILLIAMS SW 7005 PURE WHITE
- 2 SHERWIN WILLIAMS SW 7071 GRAY SCREEN
- 3 SHERWIN WILLIAMS SW 7073 NETWORK GRAY
- 4 SHERWIN WILLIAMS SW 7074 SOFTWARE
- 5 SHERWIN WILLIAMS SW 7075 INDIGO BATIK
- 6 GRAY STONE VENEER
- 7 CLEAR ANODIZED MULLIONS
- 8 BLUE REFLECTIVE GLAZING



EAST ELEVATION

JOB NO. 21156.00



BUILDING 1 ELEVATIONS & MATERIAL BOARD

# MS RIDER BUSINESS PARK

CITY OF FERRIS, CALIFORNIA



01.12.07

Exhibit E

Noise Study prepared by Urban Crossroads  
dated October 4, 2021

*(due to the size of the file the document is located  
at the following webpage link):*

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-304>