

# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

March 02, 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: Lopez, Jimenez, Gomez,  
Chair Hammond, Vice-Chair Shively

### 3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Lopez

### 5. PRESENTATION:

### 6. CONSENT CALENDAR:

- A. Planning Commission Minutes for February 16, 2022
- B. **Street Name Review 21-05246** – A proposal re-name two (2) streets within Tentative Tract Map 37722 located at the northwest corner of Green Valley Parkway and Murrieta Road. **Applicant:** Larry Liebel, Richmond American Homes.

**REQUESTED ACTION:** Approve Street Name Review 21-05246

### 7. PUBLIC HEARING:

- A. **Development Plan Review (DPR) 20-00014** – A proposal to construct a 158,550 square foot industrial building on an 8-acre lot located at the northwest corner of Harley Knox Blvd and Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Michael Goodwin, First Industrial.

**REQUESTED ACTION:** ADOPT Resolution No. 22-06 adopting Mitigated Negative Declaration No. 2369 and approving Development Plan Review (DPR) 20-00014 based upon the findings and subject to the Conditions of Approval.

- B. **Tentative Parcel Map 38225 (PLN21-05246)** – A finance map to subdivide 28.32 acres into three (3) lots for finance and conveyance purposes located at the northwest corner of Ethanac Road and Green Valley Parkway. **Applicant:** Matt Villalobos, Raintree Investment Corporation.

**REQUESTED ACTION:** Adopt Resolution No. 22-05 finding that the proposal is covered by the 2<sup>nd</sup> Addendum to the Final EIR of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines, and also exempt from CEQA pursuant to the common-sense exemption under CEQA guidelines Section 15061 (B)(3); and approve Tentative Parcel Map 38225 (PLN21-05246) based on the findings contained in the Resolution and attached exhibits

- C. Development Plan Review (DPR) 20-00019 and Tentative Parcel Map 21-05272 (TPM 38061)** – A proposal to reconfigure two parcels into three lots to facilitate the construction of three industrial buildings totaling 137,700 SF (49,300 SF, 42,500 SF, and 45,900 SF) on an 8.69-acre property located at the southeast corner of Indian Avenue south of Harley Knox Blvd within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. **Applicant:** Chris Kwasizur, Operon Group

**REQUESTED ACTION:** Adopt Resolution No. 22-08 Adopting Mitigated Negative Declaration 2368 and approving Development Plan Review 20-00019 and Tentative Parcel Map 21-05272 (TPM 38061) based on the findings and subject to the Conditions of Approval.

**8. BUSINESS ITEM:**

**9. PUBLIC COMMENTS:**

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

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

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

**12. ADJOURNMENT**

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

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

**ZOOM MEETING INFORMATION**

When: March 02, 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:

Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_3k7ItYhIQNCfJhbfN9IV7Q](https://us06web.zoom.us/webinar/register/WN_3k7ItYhIQNCfJhbfN9IV7Q)

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**

**March 02, 2022**

**Item**

**6A**

**Planning Commission Minutes for  
February 16, 2022**



# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: February 16, 2022

06:05 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Gomez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for February 02, 2022

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Shively to Approve Planning Commission Minutes for February 02, 2022

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

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

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.

Commissioner Shively, Jimenez, and Hammond acknowledged that they drove by the site prior to the meeting.

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

Vice Chair Shively, asked if four electric vehicle (EV) spaces would be installed for the project.

Commissioner Jimenez, asked if additional architectural elements could be added to wrap around the building elevation fronting N Perris Blvd.

Contract Planner Evans, commented on the architecture of the project.

Commissioner Jimenez, requested that the architecture fronting Perris Boulevard matches that of Rider St.

Staff commented that they could work with the applicant to address the architecture of the building.

Commissioner Jimenez, asked about limiting truck traffic on non-approved truck routes by prohibiting a left on Business Park Drive and onto Perris Blvd.

Deputy Engineer Pourkazemi, commented on methods of limiting truck traffic on non-designated truck routes through signage and the driveway design on Business Park Drive that would prevent a left turn with a channelized median.

Commissioner Lopez, asked for clarification if a sidewalk will be added along Business Park Dr, if the existing sidewalk will be utilized along N Perris and Rider St, if existing landscaping will be updated, and if any street closures for construction are anticipated.

Deputy Engineer Pourkazemi, commented that if street closures are required it would require approval from the City Council.

Contract Planner Evans, commented that a new sidewalk would be constructed along Business Park Dr, and the landscaping would be updated.

Chair Hammond, requested clarification if this project is a warehouse or a business park use, the location of the 14-foot tall wall and remaining fencing, and the duplicate graffiti removal Planning conditions #8 and #16.

Vice Chair Shively, asked about the proposed screen wall and landscape berm.

Commissioner Jimenez, asked for clarification on the locations of the landscaping and 14-foot screen walls.

Chair Hammond, asked about the new landscaping along N Perris Blvd and the sidewalk along Business Park Drive.

Contract Planner Evans, clarified the fencing locations and the adjacent landscaping areas.

Applicant Mario Calvillo, presented to the Commission and further clarified the proposed fencing location.

Chair Hammond, asked if the existing meandering sidewalk and landscaping would be replaced.

Commissioner Jimenez, asked if the applicant is willing to revise the architecture along the eastern elevation fronting N Perris Blvd.

Applicant Mario Calvillo, commented that they would work with Staff to revise the architecture of the project, the landscaping will be updated, and correct any issues with the meandering sidewalk.

Emigdio Lazaro from the public, asked about the location of the fencing proposed with the project.

Sebastiania Lazaro from the public, asked if the development would include walls.

Janet Bernabe from the public, commented if notification was provided to the nearby residential development and the need to limit the trucks from using N Perris Blvd and other non-approved truck routes

David Rabb from the public, commented on the potential to include a parkway between the sidewalk and curb in order to improve the pedestrian walkability, and to eliminate the meandering sidewalk.

Marvin Norman from the Center for Community Action and Environmental Justice (CCA EJ), commented on the negative aspects of the meandering sidewalks, methods to limit trucks from utilizing non-approved truck routes, and air quality concerns.

Applicant Mario Calvillo, presented to the Commission.

Commissioner Lopez, thanked the applicant for providing additional landscaping and larger setbacks from the street and asked that the elevation of the building fronting N Perris Blvd be revised to include additional architectural elements.

Commissioner Jimenez, commented on improvement associated with the additional landscaping, pedestrian walkability with a meandering sidewalk, and revisions to the architecture fronting N Perris Blvd.

Staff commented that they would work with the applicant to revise the elevation fronting N Perris Blvd.

Vice Chair Shively, thanked the applicant for installing EV parking spaces with the project and commented that larger streets should have a landscaping buffer in order to improve pedestrian walkability.

Chair Hammond, thanked the public for their comments, provided the history of the existing meandering sidewalk in this area, and requested revisions to enhance the elevation fronting N Perris Blvd.

Assistant Attorney Khuu, clarified the motion to include; removal of Planning COA #16, Staff working with the applicant to revise the architecture along N Perris Blvd,

including a landscaping buffer along the meandering sidewalks, the addition of a channelizer to the northern driveway to limit truck traffic from left out movement, and a clerical revision to staff report page #5.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez to Approve 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. The Motion also includes: removal of Planning COA #16, Staff working with the applicant to revise the architecture along N Perris Blvd, including a landscaping buffer along the meandering sidewalks, the addition of a channelizer to the northern driveway to limit truck traffic from left out movement, and a clerical revision to staff report page #5.

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

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

8. BUSINESS ITEM:

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

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez, thanked Staff for the presentation and wished everyone a good night.

Commissioner Jimenez, thanked Staff for making changes requested by the Commission and appreciated the development occurring within the City.

Vice Chair Shively, asked for an update on the Placentia Street improvement project and the Plaza de Perris shopping center.

Chair Hammond, thanked Staff for presenting projects that address the requests of the Planning Commission and commented on the League of California Cities event.

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

Director of Development Services Phung, commented on the League of California Cities event, the status of the Placentia Street improvement project planned to be completed by the end of the year, updates to the Plaza de Perris shopping center, the next Planning Commission

meeting on March 2nd, the status of gathering information on industrial guidelines in relation to other cities, and wished everyone a good President's day.

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

# **Planning Commission Agenda**

**CITY OF PERRIS**

**March 02, 2022**

**Item**

**6B**

**Street Name Review**

**21-05246**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** March 2, 2022

**SUBJECT:** **Street Name Review 21-05246** – A proposal re-name two (2) streets within Tentative Tract Map 37722 located at the northwest corner of Green Valley Parkway and Murrieta Road. **Applicant:** Larry Liebel, Richmond American Homes.

**REQUESTED ACTION:** **APPROVE** Street Name Review 21-05246

**CONTACT:** Kenneth Phung, Director of Development Services

**BACKGROUND/DISCUSSION:**

On December 1, 2021, the Planning Commission approved seven (7) street names within Tentative Tract Map 37722 located at the northwest corner of Green Valley Parkway and Murrieta Road. During the hearing, the Planning Commission selected four (4) alternative street names: Aster Lane replaced Alyssum Lane, Daniella Way replaced Day Lily Way, Foxglove Court replaced Flax Flower, and Wild Rose Street replaced Hydrangea Street (see Table below; column “Approved PC Street Names on December 1, 2021”). After the approval, the Riverside County Information Technology GIS Division expressed concern with the selection of Aster Lane and Foxglove Court as it would conflict with existing street names within the County of Riverside. Consequently, the Riverside County Information Technology GIS Division reviewed the selected alternate street names, with Windflower Lane and Yellow Bell Court the preferred street name replacement (see Table below; column “Proposed New Street Name”). Therefore, the applicant has selected the two (2) preferred new street names with alternatives (Exhibit B) based on the review and approval of the Riverside County Information Technology GIS Division:

<b>Proposed and Updated Street Names for TM 37722</b>		
Placeholder Street Names for Tentative Tract Maps	Approved Planning Commission Street Names on December 1, 2021	Proposed New Street Name
A Street	Aster Lane (replaced: Alyssum Lane)	Windflower Lane
B Street	Blue Star Lane	N/A
C Court	Calla Lily Court	N/A
D Way	Daniella Way (replaced: Day Lily)	N/A
E Street	English Bluebell Street	N/A
F Court	Foxglove Court (replaced: Flax Flower)	Yellow Bell Court
G Street	Spring Wheat Street*	N/A
H Street	Wild Rose Street (replaced: Hydrangea Street)	N/A

\* Existing street name south across Green Valley Parkway



The proposed two (2) new street names meet the criteria established by the City's Municipal Code, and therefore comply with the required findings. Staff recommends that the Planning Commission approve the two (2) new street names for Street Name Application 21-05246 based on the findings contained in this submittal and accompanying exhibits.

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

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Prepared by: Nathan G. Perez, Senior Planner  
**REVIEWED BY:** Kenneth Phung, Director of Development Services

Exhibits:                   A. Updated Street Map Exhibit  
                                  B. Two (2) Alternate Street name list  
                                  C. Staff Report from December 1, 2021

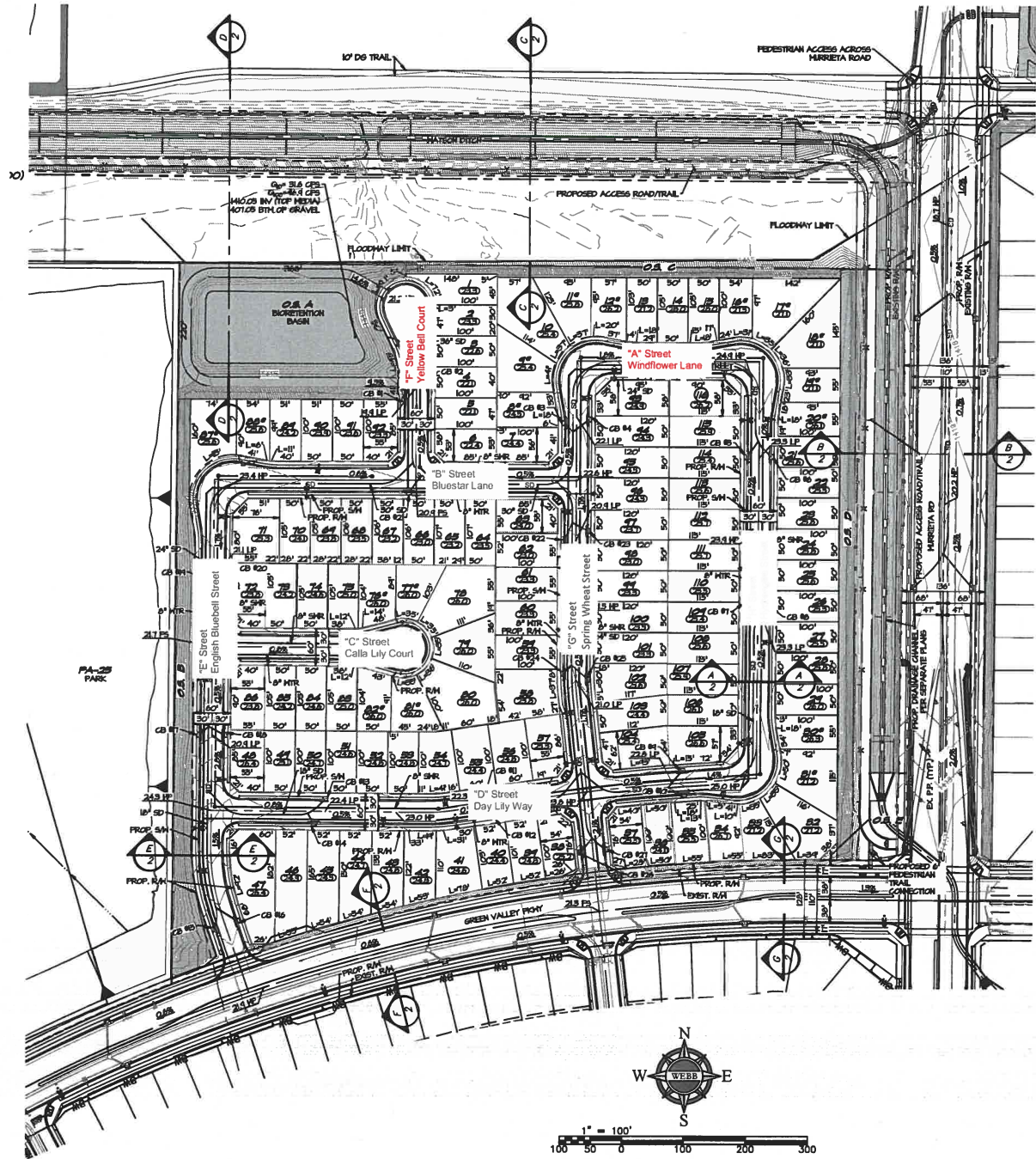
Consent:                X  
Public Hearing:  
Workshop:  
Presentation:

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

CITY OF PERRIS, CALIFORNIA  
TENTATIVE TRACT MAP NO. 37122  
LOCATED IN SECTION 8, T. 5 S., R. 3 W.

Street Name Application

2/16/2022



**EXHIBIT B**

**Alternate Street Name List**



## County of Riverside Geographical Solutions Street Name Check

Revised on 11/1/2021

**Date:** 11/3/2021      **Name:** Richmond American Homes      **Phone:** 951-258-4890

**Note:** This is a REQUEST for work to be completed. Consult with a GIS Staff Member who will determine the cost and expected date of delivery. A letter authorizing work and payment is needed BEFORE the work can begin.

**Date of Request:** 2/14/2022      **Desired Completion Date:** 2/18/2022

**Name:** Larry Liebel      **Phone:** 951-258-4890

**Organization/Department:** Richmond American Homes

**Address:** 391 N Main Street

**City:** Corona      **State:** CA      **Zip Code:** 92878

### Payment Information for County Departments Only.

**Charge Work Order Number:** \_\_\_\_\_

**Billing Contact:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Note:** If the Journal Entry Information is completed, please use Work Order 872028, task code ZGMP, on your timesheet.

#### Journal Entry Information

Fund	DeptID	Account	Project/Grant	Program	Class

### Project Information

Provide Tract or Parcel Map number, Parcel number, or other location information

**Tract** 37722

**"A" Street**  
 Windflower Lane APPROVED  
 Waterlily Lane APPROVED  
 Winterberry Lane APPROVED  
 Rain Lily Lane APPROVED

**"F" Street**  
 Yellow Bell Court APPROVED  
 Snow Drop Court APPROVED  
 Queens Cup Court APPROVED  
 Balloon Flower Court APPROVED

## EXHIBIT C

Staff Report from December 1, 2021



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** December 1, 2021

**SUBJECT:** **Street Name Review 21-05246** – A proposal to name seven (7) streets within Tentative Tract Map 37722 located at the northwest corner of Green Valley Parkway and Murrieta Road. **Applicant:** Larry Liebel, Richmond American Homes.

**REQUESTED ACTION:** **APPROVE** Street Name Review 21-05246

**CONTACT:** Kenneth Phung, Director of Development Services

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**BACKGROUND/DISCUSSION:**

On February 9, 2021, the City Council approved Tentative Tract Maps 37722 (i.e., TTM19-05233) to subdivide 19.4 acres into 116 single-family lots located at the northwest corner of Green Valley Parkway and Murrieta Road. The applicant for the Street Name Review 21-05246 application, Larry Liebel from Richmond American Homes is now proposing to name seven (7) streets within Tentative Tract Map 37722.

Planning Staff reviewed and determined that the proposed street names do not conflict with any existing street names within the City of Perris. Also, the proposed street names have been reviewed by the Riverside County Information Technology Department, GIS Division. County Staff determined that the recommended street names listed below are adequate and would not conflict with existing street names within the County of Riverside. The proposed street names are as follows:

<b>Proposed Street Names for TM 37722</b>	
<b>Placeholder Street Names for Tentative Tract Maps</b>	<b>Proposed Street Names</b>
<b>A Street</b>	Alyssum Lane
<b>B Street</b>	Blue Star Lane
<b>C Court</b>	Calla Lily Court
<b>D Way</b>	Day Lily Way
<b>E Street</b>	English Bluebell Street
<b>F Court</b>	Flax Flower Court
<b>G Street</b>	Spring Wheat Street*
<b>H Street</b>	Hydrangea Street

\* Existing street name south across Green Valley Parkway



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

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

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

The proposed street names meet the criteria established by the City's Municipal Code, and therefore comply with the required findings. Staff recommends that the Planning Commission approve Street Name Application 21-05246 based on the findings contained in this submittal and accompanying exhibits.

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

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Prepared by: Nathan G. Perez, Senior Planner  
**REVIEWED BY:** Kenneth Phung, Director of Development Services

Exhibits: A. Street Map Exhibit  
B. Alternate Street name list

Consent: X  
Public Hearing:  
Workshop:  
Presentation:

# **Planning Commission Agenda**

**CITY OF PERRIS**

**March 02, 2022**

**Item**

**7A**

**Development Plan Review  
(DPR) 20-00014**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

- MEETING DATE:** March 2, 2022
- SUBJECT:** **Development Plan Review (DPR) 20-00014** – A proposal to construct a 158,550 square-foot industrial building on an 8-acre lot located at the northwest corner of Harley Knox Blvd and Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Michael Goodwin, First Industrial.
- REQUESTED ACTION:** **ADOPT Resolution No. 22-06** adopting Mitigated Negative Declaration No. 2369 and approving Development Plan Review (DPR) 20-00014 based upon the findings and subject to the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services

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#### PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Michael Goodwin, representing *First Industrial.*, is proposing to construct a industrial building totaling approximately 158,550 sq. ft. on an 8-acre lot (APN:302-100-029) located at the northwest corner of Harley Knox Blvd and Redlands Avenue within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). The building will include 8,600 sq. ft. of office space area located in the southeast portion of the building. The site improvements include 48,891 sq. ft. of landscaping area, perimeter lighting, parking lot areas, screen walls, an outdoor covered picnic area, and water quality management improvements per PVCC-SP standards.

The Project proposes 125 standard parking stalls and approximately 15 trailer parking stalls generally located on the northern portion of the site. Also, the proposed industrial building includes 26 loading dock doors along the north side of the building. The Project employee amenities include one outdoor employee-shaded picnic area and a bocce ball court adjacent to the primary office entrance. The Project consists of an on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment, screen walls, and on-site landscaping.

The vacant project site is accessible by Harley Knox Blvd to the south and Redlands Avenue to the east. There are three (3) points of access; two points of access along Redlands Avenue and one point of access along Harley Knox Blvd with a separate entrance for trucks and vehicles. The Project site is surrounded by vacant land to the north (Moreno Valley City Limits), existing industrial buildings to the east and south, and non-conforming residential to the west.

## ANALYSIS:

### *PVCC Specific Plan and General Plan Consistency*

The Project is designated as Light Industrial (LI) within the PVCC Specific Plan, which was adopted by the City of Perris in January 2012 (Ordinance No. 1284) with a Specific Plan (SP) General Plan Land Use designation. The proposed industrial building is permitted in the "LI" zone, which allows heavy to light industrial uses and related activities, including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. Per the PVCC SP (Section 2.0), a Development Plan Review (DPR) application is required to review architecture and site design layout, subject to Planning Commission review and approval.

The Project is compatible with the surrounding LI zoning land uses. As designed and conditioned, the Project develops industrial use that will support a wide range of manufacturing and non-manufacturing uses, from large-scale industrial and industrial/distribution facilities to outdoor industrial activities consistent with the Perris Valley Commerce Center SP. Overall, the proposed Project's design has been reviewed for compliance with the General Plan, Perris Valley Commerce Center Specific Plan regulations, and determined to meet or exceed these policies and provisions. Overall, the proposed Project is consistent with the City of Perris General Plan (2030) and the specific plan land use designation.

### *Development Standards*

The proposed Project is zoned Light Industrial (LI) and has been designed in compliance with the applicable industrial development relative to lot coverage, setbacks, landscape coverage, and structure size/floor area ratio. The following Table summarizes compliance with the Perris Valley Commerce Center SP development standards for Light Industrial (LI) zone.

<b>PVCC-SP (LI) Development Standards</b>	<b>Permitted</b>	<b>Provided</b>	<b>Complies?</b>
<b>Lot Coverage</b>	50% max	45.98%	<b>Yes</b>
<b>Floor Area Ratio (FAR)</b>	.75% max	45.98%	<b>Yes</b>
<b>Structure Height</b>	50' max	45'	<b>Yes</b>
<b>Front Setback (Redlands Avenue)</b>	15-foot setback (for Arterial) + 5-foot setback increase per 10 feet of structure height over 20 feet = 30-foot setback required	90.5 feet	<b>Yes</b>

<b>Street Side Setback (Harley Knox Blvd)</b>	15-foot setback (for Arterial) + 5-foot setback increase per 10 feet of structure height over 20 feet = 30-foot setback required	35 feet	<b>Yes</b>
<b>Landscape Coverage</b>	12%	14.2%	<b>Yes</b>

The Light Industrial zone permits a maximum building lot coverage of 50% and a Floor Area Ratio (FAR) of 0.75%. The lot coverage based on 158,550 sq. ft. of building equates to 45.6% lot coverage. Therefore, since a one-story building is proposed, the Project complies with the Specific Plan's lot coverage and FAR provision.

The LI zone requires a minimum front yard setback of 15 feet plus an additional 5 feet for every 10 feet of structure height over 20 feet for Projects fronting arterials (both Redlands Avenue and Harley Knox Blvd) plus an additional 5 feet for every 10 feet of structure height over 20 feet. Per Perris Municipal Code (P.M.C.) 19.08 (Definitions), the front setback on a corner lot with the shorter street frontage shall be considered the front lot line. Therefore, Redlands Avenue is the front of the Project and requires a 30-foot setback. The proposed site plan depicts a setback of 90 feet from Redlands Avenue and 35-feet from Harley Knox Blvd property line. Overall, the Project adheres to the Specific Plan development standards for Light Industrial (LI) zone.

### ***Access and Circulation***

The building fronts along Harley Knox Blvd and Redlands Avenue, with Harley Knox designated as an Arterial (128-foot right-of-way) and Redlands Avenue as a Secondary Arterial (94-foot right-of-way). The Project proposes 125 standard parking stalls and is generally located along the southeast and westerly portion of the site. Also, the proposed industrial building includes 26 loading dock doors on the northern side of the building.

Redland Avenue provides two (2) points of access, one point for truck traffic and a separate entrance for passenger vehicles, while Harley Knox Blvd provides one (1) point of access for passenger vehicles only. All truck traffic generated by this Project will come from I-215 via Harley Knox Blvd to Redlands Avenue, as designated by PVCC SP. A Truck Route Enforcement Plan is conditioned to ensure that trucks arrive and depart along the designated truck routes (Planning COA no. 42) and to educate all truck drivers of the approved truck routes per the PVCC SP Circulation Element.

### ***Parking***

Per P.M.C. Section 19.69 (Parking and Loading Standards), all new industrial developments are required to provide off-street parking. The parking requirement calculation is derived by applying the ratio for high-cube warehousing. Table 2 below summarizes the type and the required number of parking stalls by use compared to the number of stalls provided.

<b>Table 2. Parking Requirement (per P.M.C. Section 19.69)</b>					
<i>Use</i>	<i>Sq. ft. of use</i>	<i>City Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>	<i>Complies?</i>
<b>Industrial (First 20,000 square feet)</b>	20,000 sq. ft.	One space per 1,000 SF	20 spaces	20 spaces	<b>Yes</b>
<b>Industrial (above 20,000)</b>	20,000 sq. ft.	One space per 2,000 SF	69 spaces	105 spaces	<b>Yes</b>
<b>Total Parking Spaces Provided</b>			125 spaces		

Per P.M.C. Section 19.69.3, all projects that require between 101-150 parking stalls shall provide a minimum of four (4) accessible parking stalls which are adjacent to the primary office entry. Per Table 2, the Project meets the P.M.C. 19.69 requirement for off-street parking.

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

The Perris Valley Commerce Center SP requires landscaping to be provided at a minimum of 12% for Light Industrial (LI) zones. The conceptual landscape plan proposes a total of 48,891 square feet of onsite landscaping for the Project, which equates to 14.2% of the overall site area. Landscaping is provided at the base of the building, on the west, east, and south sides. Shade trees are also required to be provided throughout car parking areas at the rate of one (1) shade tree for every six (6) vehicles, and water quality basins will be fully landscaped with ground cover and shrubs to blend with the overall landscape design. Also, all trees meet or exceed size requirements at 24-inch or 36-inch boxes. In addition, shrub "hedges" are proposed to surround the parking lot, along with varied trees and groundcovers, which will buffer the public view of parking lot areas from the street. The right-of-way landscaping will also feature large attractive street trees spaced 30 feet apart or less. All driveway entrances are required to have multi-level planting with trees, shrubs, ground cover, and decorative pavers.

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

Per the PVCC SP (Section 4.0), all new industrial development, including industrial loading dock areas, outdoor storage areas, and trailer parking areas, require architecturally integrated walls to screen these uses from public view. The Project will utilize a combination of 14-foot screen walls that include 6 foot landscaped berms along Redlands Avenue to shield trailer storage and load dock areas from the public right-of-way. All concrete tilt-up screen walls shall utilize similar colors and materials as the proposed building. In addition, a 9-foot high view obscuring wrought iron gate is proposed at all loading dock area entrances.

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

The Project is located within the LI zone and along two Major Roadway Visual Overlay Zones (Redlands Avenue and Harley Knox Blvd.) as identified in the PVCCSP. All projects along Major Roadway Visual Overlay Zones require aesthetic enhancements such as decorative paving at entrance drives and enhanced building façade articulation and materials. From the original submittal, staff collaborated with the applicant to provide more architectural detailing, such as enhancing the entries with additional fenestration and adding pop-out areas and corner elements

with more significant roof height variation in accordance with the PVCCSP. Brick veneer (brick snap system) is proposed along with all three (3) prominent corners and below all windows facing the right-of-way. Overall, the architecture complies with the PVCCSP.

### ***Employee Amenities***

The PVCC SP requires all industrial buildings over 100,000 square feet in size to provide at least one (1) outdoor employee amenity. The Project proposes two outdoor employee amenities: a covered picnic patio area with benches and a bocce ball court along the main entrance. Overall, the Project adheres to this requirement.

### **ENVIRONMENTAL DETERMINATION:**

Initial Study/MND No. 2369 was prepared for the Project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA) to determine whether the Project may have a significant effect on the environment. Based on this Initial Study, staff concluded that the Project's potential significant impacts could be avoided or mitigated through the implementation of PVCC Specific Plan EIR mitigation measures, revisions to the site design, conditions of approval, and the application of the City's zoning ordinance standards. Overall, all potential significant effects on the environment would be reduced to a less than significant level.

The Initial Study and Mitigated Negative Declaration was made available for a 30-day public review commencing on January 5, 2022, and ending on February 4, 2022. Also, the Notice of Intent (NOI) to Adopt an MND was sent to public agencies and property owners within a 300-foot radius of the Project site. Three (3) comment letters (two emails) were received during the public review period from Riverside County Airport Land Use Commission (ALUC), Riverside Transit Authority (RTA), and the City of Moreno Valley. The email correspondence from ALUC was informational in nature and did not trigger any changes to the Project or the completed environmental review. The RTA email stated that they had no comments for the Project. The City of Moreno Valley provided an email reiterating their comments in letters dated October 7, 2020, and June 9, 2016, that the inclusion of the two parcels within their City would necessitate an accord for shared property tax, sales tax, master agreement for de-annexation of the property, and extending Redlands Avenue across the Riverside County Flood Control Channel to connect to Kitchin Street in Moreno Valley. The City of Perris prepared a response to comments stating the comments did not raise any new environmental issues and are not applicable as the two (2) parcels within the City of Moreno Valley limits are now not part of the Project. As of the writing of this report, no other comments in opposition to the Project have been received.



## AIRPORT LAND USE COMMISSION

The site is located within the "D" zone of the March Air Reserve Base overlay. The Project meets all development and density requirements designated within this zone. Since, The City of Perris General Plan is consistent with the March ALUCP Plan, and the Project is not proposing any legislative action (General Plan Amendment, Zone Change, Specific Plan Amendment, etc.), no ALUC review is required.

## RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT Resolution No. 22-06** adopting Mitigated Negative Declaration No. 2369 and approving Development Plan Review (DPR) 20-00014 to allow construction of a 158,550 square-foot industrial building on an 8-acre lot located at the northwest corner of Harley Knox Blvd and Redlands Avenue, based on the findings and subject to the Conditions of Approval.

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

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Prepared by: Nathan Perez, Senior Planner  
**REVIEWED BY:** Kenneth Phung, Director of Development Services

### Exhibits:

- A. Resolution 22-06 including Conditions of Approval (Planning, Engineering, Public Works, Community Services, Fire, and Building)
- B. Vicinity Map
- C. Aerial Map
- D. PVCCSP Land Use Plan
- E. Site Plan, Floor Plan, Landscape, Architecture
- F. MND 2369/IS, MMRP, Comment letters and Response to Comments  
(Due to the size of the document file, the documents are on file with the Planning Division and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-300>

Consent:

**Public Hearing:** March 2, 2022

Workshop:

Presentation:

Other:

## **EXHIBIT A**

**Resolution 22-06 including Conditions of  
Approval (Planning, Engineering, Public Works,  
Community Services, Fire, and Building)**

**RESOLUTION NUMBER NO. 22-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADOPTING MITIGATED NEGATIVE DECLARATION 2369 AND APPROVING DEVELOPMENT PLAN REVIEW 20-00014 TO CONSTRUCT A 158,550 SQ. FT. INDUSTRIAL BUILDING ON 8 ACRES LOCATED AT THE NORTHEAST CORNER OF HARLEY KNOX BLVD AND REDLANDS AVENUE, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

**WHEREAS**, First Industrial (“Applicant”) submitted a Development Plan Review application for the First Harley Knox Industrial (“Project”), which is a proposal to construct a 158,550 sq. ft. industrial building on approximately 8 acres of vacant land located at the northeast corner of Harley Knox Blvd and Redlands Avenue; and

**WHEREAS**, a Development Plan Review application (“DPR 20-00014”) was submitted for consideration of architectural design and site layout; and

**WHEREAS**, proposed DPR 20-00014 is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, an Initial Study and Mitigated Negative Declaration #2369 was prepared for the above-mentioned application, which includes DPR 20-00014, and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from January 5, 2022, to February 4, 2022; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on March 2, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, the Project is located within the B zone of the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan; and

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

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

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

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

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

**Section 2.** Based upon the forgoing, the Initial Study prepared for the Project in accordance with City of Perris (“City”) guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the March 2, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the Project, the City’s Zoning Code, and standard requirements of the City, therefore, Mitigated Negative Declaration (“MND”) 2369 has been prepared, with findings that:

- A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment, and MND 2369 has been prepared.
- B. The City has complied with the California Environmental Quality Act (“CEQA”).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3.** Based upon the forgoing, the Initial Study prepared for the Project in accordance with City of Perris (“City”) guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the March 2, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission hereby finds, as the applicable review authority for discretionary actions related to the Project, that Conditions of Approval have been adopted, as follows, such that the Project use and design comply with the noise compatibility policies, noise attenuation policies, non-residential density standards and other required development conditions, the airspace protection policies, and the overflight policies of the AOZ:

- A. Prior to issuance of Certificate of Occupancy or Building Permit, the landowner shall have conveyed an avigation easement to the March Joints Powers Authority (“MJPA”).
- B. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- C. The following uses shall be prohibited:
  - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- D. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  - E. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - F. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  - G. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

**Section 4.** Based upon the forgoing, the Initial Study prepared for the Project in accordance with City of Perris ("City") guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the March 2, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission further finds, based upon the information contained within the staff report and accompanying attachments, with respect to the Project, the following regarding Development Plan Review (DPR) 20-00014:

- A. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the Perris Municipal Code, the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The proposed site development was reviewed by City staff and determined to be in compliance with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan ("PVCC-SP"), and the Zoning Code. The development standards for Light Industrial ("LI") development including use, setbacks, the height of the building, lot coverage, architecture, lighting, and landscaping are provided by the PVCC-SP, with parking regulations contained in Chapter 19.69 of the Zoning Code. Staff determined the proposed Project meets or exceeds all development standards of the Specific Plan for Light Industrial land use. In addition, the Project has been deemed consistent with the

2014 March ARB/Inland Port Airport Land Use Compatibility Plan. The Project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

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

The Project site is a relatively flat, rectangular parcel with frontage on along Redlands Avenue and Harley Knox Blvd. The proposed parcel size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all design and development standards. In addition, nearby utility service connections are available to service the site and building and all improvements will be designed, installed and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project, in terms of size, shape, access, and services.

- C. 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.

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City, in that the Project is designed in conformance with the City's Zoning Code. Further, the proposed Project meets or exceeds the design and development standards of the PVCC-SP, and as such, will integrate into the existing fabric of industrial development in the area.

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

The proposed architecture is compatible and meets PVCC-SP design standards for Light Industrial development, and thereby is compatible and protects the character of adjacent industrial development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry, balance with enhanced architectural treatments at the corners to provide a base, body, and cap which is required by the PVCC-SP. All main office entryways are also clearly defined by windows, and brick veneer. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near-white through shades of grey that are used around the building base and to further accentuate the corner and pop-out façade elements.

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

As conditioned, the proposed Project meets or exceeds the on-site and off-site landscape standards for Industrial as outlined in Section 19.70 of the Zoning Code as well as those specified in the PVCC-SP. It provides a mix of specimen native and drought drought-

tolerant trees, shrubs, ground cover, and annual seasonal color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, trash enclosures, and employee recreational areas. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public’s enjoyment.

- F. 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, compliance with state and local best planning practices, and preparation of the Initial Study/MND with mitigation measures, the safeguards necessary to protect the public health, safety and general welfare have been provided for the proposed Project.

**Section 5.** Based upon the forgoing, the Initial Study prepared for the Project in accordance with City of Perris (“City”) guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the March 2, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission adopts MND 2369 and related mitigation measures provided therein.

**Section 6.** Based upon the forgoing, the Initial Study prepared for the Project in accordance with City of Perris (“City”) guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the March 2, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission hereby approves DPR 20-00014 for the Project, and subject to the attached Conditions of Approval.

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

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

**ADOPTED, SIGNED and APPROVED** this 2nd day of March 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 22-06 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 2<sup>nd</sup> day of March 2022 and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Secretary, Planning Commission

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

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

**FINAL CONDITIONS OF APPROVAL**

**Development Plan Review (DPR) 20-00014**

**March 2, 2022**

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**Project: Development Plan Review (DPR) 20-00014** – A proposal to construct a 158,550 square-foot warehouse building on 8-acre lot located at the northwest corner of Harley Knox Blvd and Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Michael Goodwin, First Industrial.

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**GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential traffic, biological, and air quality impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
2. **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* (PVCC-SP) and Chapter 19 of the Perris Municipal Code.
3. **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.
4. **Phasing.** If applicable, any phasing plan shall be reviewed and approved by the Development Services Department and the City Engineer. Each phase of the project shall provide adequate drainage and at least two points of paved access.
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. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
7. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on March 2, 2022, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
8. **Approval Period for Development Plan Review 20-00014.** In accordance with P.M.C.

Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.

9. **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).
10. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project in the future proposes solar rooftop panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Riverside County Airport Land Use Commission (ALUC).
11. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **February 14, 2022**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
12. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated October 1, 2022, and as identified below:
  - a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
  - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 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
  - c. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
  - d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - e. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
  - f. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

- g. 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.
  - h. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - i. The 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.
  - j. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance.
  - k. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
  - l. The fire pump shall be either diesel driven, or a secondary power supply shall be provided. Secondary power supply shall meet the requirements as outlined in NFPA 20.
13. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **November 17, 2021**.
  14. **Public Works.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **February 17, 2022**.
  15. **Community Services.** The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **November 22, 2021**.
  16. **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) 20-00014**. 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.
17. **Southern California Edison (SCE)**. The developer/owner shall contact Southern California Edison SCE area service planner to complete the required forms prior to commencement of construction.
  18. **Signage**. The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
  19. **Waste Hauling and Disposal**. The project shall use only the City-approved waste hauler for all construction and other waste disposal.
  20. **Graffiti and Property Maintenance**. The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. 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.
  21. **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 if possible by landscaping.
  22. **Performance Standards**. The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
  23. **Screening of Roof-Mounted Equipment**. Proper screening shall prevent public views of all HAVC equipment and roof mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
  24. **Downspouts**. Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
  25. **Payment of Department of Fish and Wildlife Fee**. Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder", in the amount of \$2,260.25 for payment of State Department of Fish and Wildlife fees and the County documentary handling fee. In accordance with Section 753.5 (Title 14) of the California Code of Regulations, no project shall be operative, vested, or final until the filing fees have been paid.
  26. **Preliminary Water Quality Management Plan (PWQMP) 20-00014**. A Preliminary

WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 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 one bioretention basin, self-retaining landscape and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans and details.
27. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the IS/MND Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
28. **Employee Amenities.** The applicant shall provide the following outdoor amenities as required per the Perris Commerce Center Specific Plan for each office space area to include:
  - a. An outdoor bocce ball court or similar outdoor recreational amenity.
  - b. An outdoor shaded covered break area located near all office entries.
29. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover as per the development plans presented to the Planning Commission.
30. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
  - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
  - c. Construction routes are limited to City of Perris designated truck routes.
  - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth

moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent 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.
31. **Property Maintenance.** The project shall comply with provisions of the 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 the Public Works Department Conditions of Approval No. 5, dated July 15, 2021.

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

32. **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.
33. **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 THE ISSUANCE OF BUILDING PERMITS**

34. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:

- a. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
  - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
  - c. **Conceal parking lot areas.** All parking areas along Redlands Avenue, Harley Knox Blvd, and western property line shall be screened by a minimum 36' inch high shrub border using a double-row of 5-gallon shrubs at 3.6 feet off center.
  - d. **Landscape Berms at Screen Wall.** Screen walls along Redlands Avenue shall include a 4:1 sloped landscape berm to visually reduce the screen wall height to eight feet or less.
  - e. **Street Trees.** All street trees within the public right of way on Harley Knox Blvd and Redlands Avenue shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
  - f. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
  - g. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for all driveway entrances and pedestrian pathways.
  - h. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
  - i. **Shade Tree.** The project shall provide a total of three (3) shade tree species which include a Chinese Elm Tree.
  - j. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)) for mandated water conservation.
  - k. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
35. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
  - b. **Indoor Employee Amenities.** An indoor employee amenity is required per PVCC SP. The building plans shall include: an enclosed recreation room or media, or exercise room. These amenities shall be included as part of the building plans/tenant improvement.
36. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Redlands Avenue and Harley Knox Blvd). Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
- a. **Decorative Screen Walls.** Decorative screen walls along Redlands Avenue shall be 14 feet in height with landscaped berm (to a visual height of 8 feet), incorporate pilasters every 100 linear feet with a decorative cap or prominent corners, subject to the review and approval of the Planning Division.
  - b. **Westerly wall and fence.** The westerly fence and wall shall conform to the site



- plan. At a minimum an ten (10) foot solid concrete screen wall shall be provided along the loading and trucking area within City Limits.
- c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
  - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
  - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
  - f. Any changes to the approved wall and fence plan, require review and approval of Planning Division staff.
37. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details and light standard elevations to meet 2700 KV illumination or less (to provide adequate illumination). High efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution to spill over onto adjacent parcels.
38. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone D (Flight Corridor Buffer):
- a. Prior to issuance of Certificate of Occupancy or Building Permit, the landowner shall have conveyed an avigation easement to the March Joints Powers Authority (MJPA).
  - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
  - c. The following uses shall be prohibited:
    - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
    - ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
    - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
    - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- d. A “Notice of Airport in the Vicinity” shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  - e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - f. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
39. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
40. **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.

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

41. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
  - b. Flood Control Maintenance District No. 1;
  - c. Maintenance District No. 84-1;
  - d. North Perris Community Facilities Assessment District;
  - e. And any other applicable City Assessment and Community Facilities Districts
42. **Truck Routes.** The applicant shall notify all truck drivers of the approved truck routes per the PVCC SP circulation element. Signs shall be provided on-site and within public right-of-way to direct all trucks to use designated truck routes, only as approved by the

Engineering and Planning Departments.

43. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all 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.
44. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
45. **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 installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
46. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition prior to Planning sign off.

**END OF CONDITIONS**



# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1435

December 10, 2021, **Revised February 14, 2022**

DPR 20-00014, First Industrial

NW Corner of Harley Knox Boulevard & Redlands Avenue

(APN's 302-100-016, -017 & -029)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer 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 that their omission may require resubmittal 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 I-215, Harley Knox Boulevard, and Redlands Avenue. Truck access to and from Ramona Expressway is prohibited.

**Prior to Issuance of Grading Permit:**

4. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The 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 to the existing RCP pipe in Harley Knox Boulevard.

***An encroachment permit for connection to Riverside County Flood Control and Water Conservation District (RCFCD) is required for connection to their facility.***

6. Site circulation shall be such that auto and truck access and parking are distinct and separate.
7. ***The northerly driveway on Redlands Avenue, at the terminus of the cul-de-sac, shall be designated for truck access only for ingress and egress in and out of the site. Trucks ingress and egress into and out of the site shall be at the terminus of the northerly driveway on Redlands Avenue.***
8. ***The southerly driveway on Redlands Avenue shall be designated for auto access only and shall be restricted to left-in and right-out only. The auto driveway on Redlands Avenue shall be left turn in and right turn out.***
9. ***The driveway on Harley Knox Boulevard shall be designated for auto access only and shall be restricted to right-in/right-out only. The auto driveway on Harley Knox Boulevard shall be right turn in and right turn out.***
10. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes.

11. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:
  - ~~a. Traffic Impact Analysis (TIA) and Vehicle Miles Traveled Analysis (VMT)~~
  - b. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
  - ~~c. Street Improvement Plan~~
  - d. Storm Drain Improvement Plans
  - e. Traffic Signal Plans
  - f. Signing and Striping Plans
  - g. Final Drainage Plans, Hydrology and Hydraulic Report
  - h. Final WQMP
  - i. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

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

**Prior to Issuance of Building Permit:**

12. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be provided.
13. A parcel merger consolidation the underlying lots/parcels along with a certificate of compliance shall be submitted to the City for review and approval and shall be recorded. The portion within the City of Moreno Valley will be considered “not a part” of this development, since it is outside of the city’s legal jurisdiction
14. 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.
15. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer’s approval.
16. Existing power poles on Redlands Avenue along the property frontage shall be removed and cables (under 66 kv) shall be undergrounded.

17. **Redlands Avenue is classified as a Secondary Arterial (94'/66') per the General Plan. A 30-foot half width right-of-way is currently dedicated on Redlands Avenue along the property frontage. The developer/property owner shall dedicate the required additional 17 feet of right-of-way to provide for a 47 foot half width right-of-way and shall also provide a 2 foot wide easement to accommodate the Class I Shared Use Path per Active Transportation Plan, as depicted in the attached exhibit.**
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 Soil's Engineer in compliance with the approved geotechnical/soils report.

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

22. Harley Knox Boulevard (Arterial - 128'/94') along the project frontage within the ~~64-foot half width~~ dedicated right-of-way shall be improved to provide for landscaping within the existing 14-foot-wide raised median per Public Works Department's Conditions of Approval, ~~a an 8-foot~~ **Class I Shared Use Path multipurpose trail**, and streetlights per City of Perris, County of Riverside and Caltrans standards. The streetlights shall be subject to the results of a photometric study prepared by a registered electrical engineer. ~~The pavement shall have a TI of 10.0 and PG 70-10.~~
23. Redlands Avenue (~~Modified~~ Secondary Arterial - ~~94' 88'~~ 94'/66') along the **property projected** frontage within the ~~64-foot half width~~ dedicated right-of-way shall be improved to provide for a ~~6-foot wide sidewalk~~ **Class I Shared Use Path** and streetlights per City of Perris, County of Riverside and Caltrans standards. The streetlights shall be subject to the results of a photometric study prepared by a registered electrical engineer. ~~The pavement shall have a TI of 9.0 and PG 70-10.~~



24. If the existing pavement on Harley Knox Boulevard and Redlands Avenue is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.
25. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
26. The developer/property owner shall pay the City \$100,000 for their contribution towards the implementation of interim and ultimate improvements to the I-215/Ramona Expressway Interchange, I 215/Harley Knox Boulevard Interchange, and other improvements. This one time contribution is above and beyond TUMF, DIF, RBBB, and other City fees and is not reimbursable.
27. **The traffic signal at the** ~~Upgrade of signalized~~ intersection at Harley Knox Boulevard and Redlands Avenue **shall be upgraded** to the latest city standards including controller, camera detection and communications **system**.
28. 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 qualified professional pursuant to the California Business and Professional Code 8771.



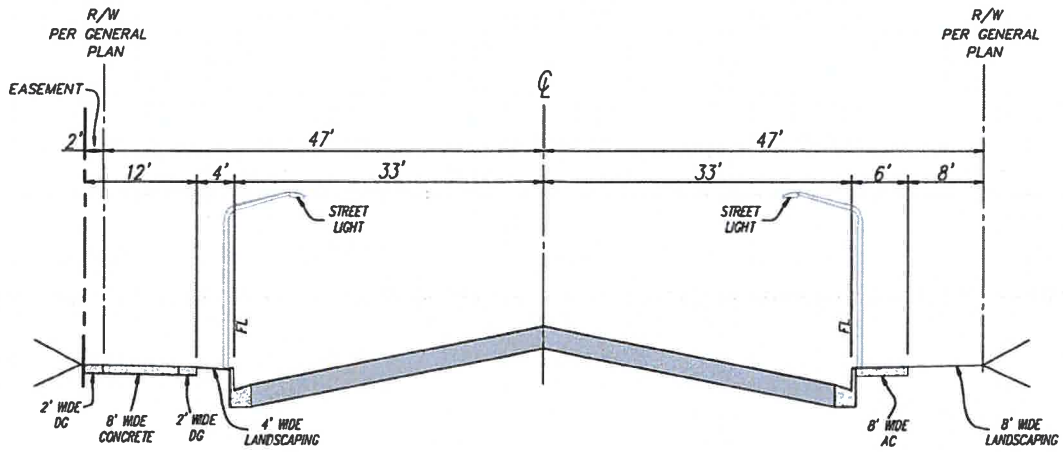
Stuart E. McKibbin  
Contract City Engineer

**Attachment:**

- **Redlands Avenue Cross Section**



# REDLANDS AVE. CROSS SECTION NORTH OF HARLEY KNOX TO TERMINUS



LOOKING NORTH



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** February 17, 2022

**To:** Nathan Perez, Senior Planner

**From:** Michael Morales, CIP Manager

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

**Subject:** **DPR 20-00014 - Conditions of Approval R1** – Proposal to construct a 163,189 SF speculative warehouse on 8 acres at the Northwest corner of Harley Knox Blvd. and Redlands Ave. within the PVCCSP.

- 
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Harley Knox** - Provide offer of dedication as needed to provide for full half width Street (128' ROW (64' half width), curb gutter, sidewalk, Class I Multipurpose Trail, median, and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from face of curb.
    - **Redlands Ave** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' half width), curb gutter, sidewalk, Class I Multipurpose Trail, and off-site landscaping requirements, per City General Plan, including an additional 2' Landscape easement totaling minimum 16" public parkway from face of curb.
  2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
  3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR 20-00014 and shall be exclusive of any private property, on-site landscaping, the submittal shall also include a Maintenance Responsibility Site Plan. Elements of the Landscape Plan shall include but not be limited to:
    - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully

dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- **Harley Knox Blvd.** – Per section 6.0-16 Streetscape Landscape guideline and planting pallet for Secondary Arterials, and Figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Primary Tree: Platanus Acerifolia London plane Tree; Secondary (accent tree): Lagerstromia Indica Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Harley Knox Blvd. including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone and decomposed gravel.
  - **Redland Ave.** - Per section 6.0-18 Streetscape Landscape guideline and planting pallet for Secondary Arterials, and Figure 6.0-7 of the PVCCSP, for sizing and spacing requirements. Primary Tree: Platanus Acerifolia London plane Tree; Secondary (accent tree): Lagerstromia Indica Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Harley Knox Blvd. including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone and decomposed gravel.
  - **Harley Knox Median** – The Developer shall be required to provide and install irrigation and planting within the existing raised median on Harley Knox. To include non-mortared dry river/creek bed setting with large bolder and stone and mortared cobble at turn pocket. Trees Lagerstromia Indicia water-melon Red, Brachychiton Populneus, Prunus Ireiana staggered in groups of three. Use of drought resistant shrubs and ground cover intended to complement the existing landscape west of Perris Blvd. along Harley Knox Blvd. including but not limited to the following Lantana Sellowiana, Tulbaghia Violancea, Festoca Alavca, Rhaphiolepis indica ‘Ballerina’.
  - **Streets To Include Class 1 Shared Use Bicycle Path.** Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 “Mixed Use Tool Kit” of the City’s Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west/east of centerline. The configuration will approximate the following: 2’ Decomposed Granite Pedestrian path (with 6” mow curb), 8’ wide concrete path, 2’ Decomposed Granite Pedestrian path (with 6” mow curb), and 6” mow curb. Total width of shared use path will be 12’. (Reference attached Redlands Avenue Typical Cross Section).
- 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 the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, and 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 Cobbled Turn Lane** – Provide a 12" wide concrete maintenance band (safety edge) around entire median. At turn pocket provide mortared cobbled 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.

- I. **Dry River/Creek Bed** – Provide a detail for a non-mortared meandering dry river/creek bed within the median using 4" to 6" Sierra Cobble with 24" to 30" Sierra Boulders spaced through-out area.
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

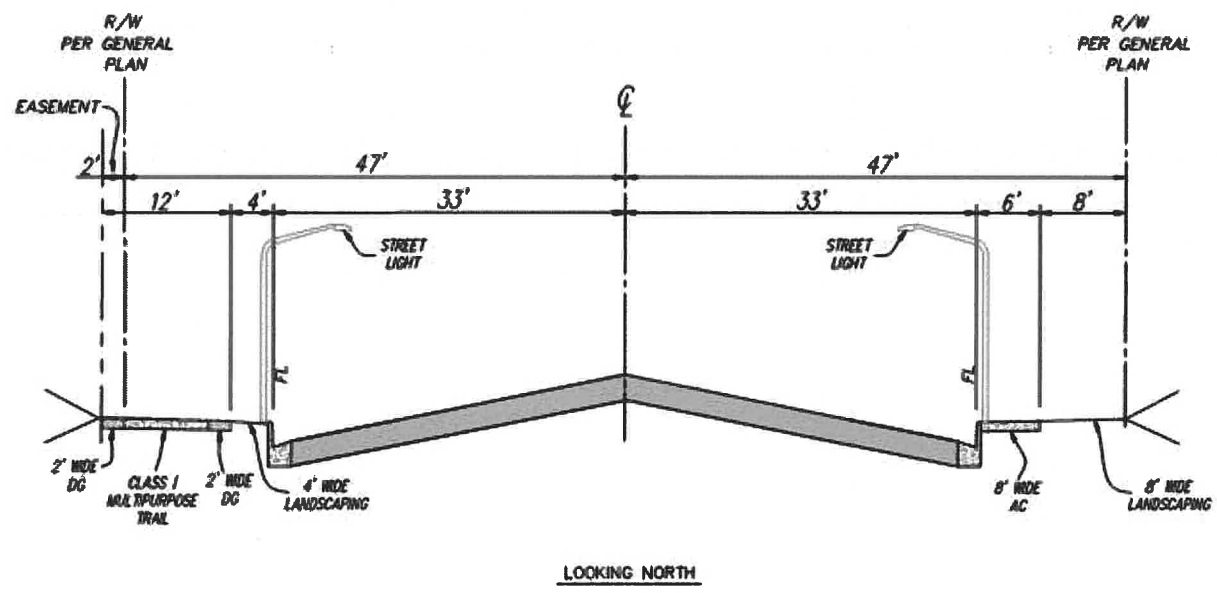
Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

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 and median landscape by the project on Harley Knox Blvd. and Redlands Ave.
  - **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.



## REDLANDS AVE. CROSS SECTION NORTH OF HARLEY KNOX TO TERMINUS





**CITY OF PERRIS**  
COMMUNITY SERVICES

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# MEMO

**Date:** November 22, 2021

**To:** Nathan Perez, Senior Planner

**From:** Sabrina Chavez, Director of Community Services

**Cc:** Arcenio Ramirez, Community Services Manager  
Jessica Galloway, Project Coordinator  
Joshua Estrada, Parks Coordinator

**Subject:** Conditions of Approval: Development Plan Review - #20-00014 - A proposal to construct a 158,550 square-foot warehouse building on 8-acre lot located at the northwest corner of Harley Knox Blvd and Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. – Comments

**Applicant:** Michael Goodwin, First Industrial

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Community Services Staff reviewed DPR #20-00014 and offer the following Conditions of Approval:

### Development Impact Fees

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

### Special Districts

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



# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

October 1, 2020

City of Perris  
Attn: Nathan Perez  
135 N. D Street  
Perris, CA 92570-2200

**Subject: Development Plan Review; DPR20-00014**

As requested, a review of the subject property was completed. Please apply the following conditions:

1. 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.
2. 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
3. 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.
4. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
5. 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.
6. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
7. 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.

8. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
9. 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.
10. 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.
11. 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.
12. The fire pump shall be either diesel driven, or a secondary power supply shall be provided. Secondary power supply shall meet the requirements as outlined in NFPA 20.

Respectfully,



Dennis Grubb, CFPE

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00014 (4<sup>th</sup> Review)

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

Applicant: Michael Goodwin

Location: Northwest corner of Redlands Ave. and Harley Know Blvd.

Project: Proposal to construct a 158,550 SF industrial building

APN(s): 302-100-039

Reviewed By: David J. Martinez, CBO

Date: 11-17-2021

**BUILDING AND SAFETY CONDITIONS**

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
  - A. 2019 California Building Code
  - B. 2019 California Electrical Code
  - C. 2019 California Mechanical Code
  - D. 2019 California Plumbing Code
  - E. 2019 California Energy Code.
  - F. 2019 California Fire Code
  - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. You will be required to comply with the EV Charging station requirements
4. The Office building will have to comply with both the ADA and Title 24 access regulations.
5. The existing property lines will have to be consolidated into one lot prior to the submittal for plan review
6. The proposed new building will have to comply with both the ADA and Title 24 Access Regulations

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

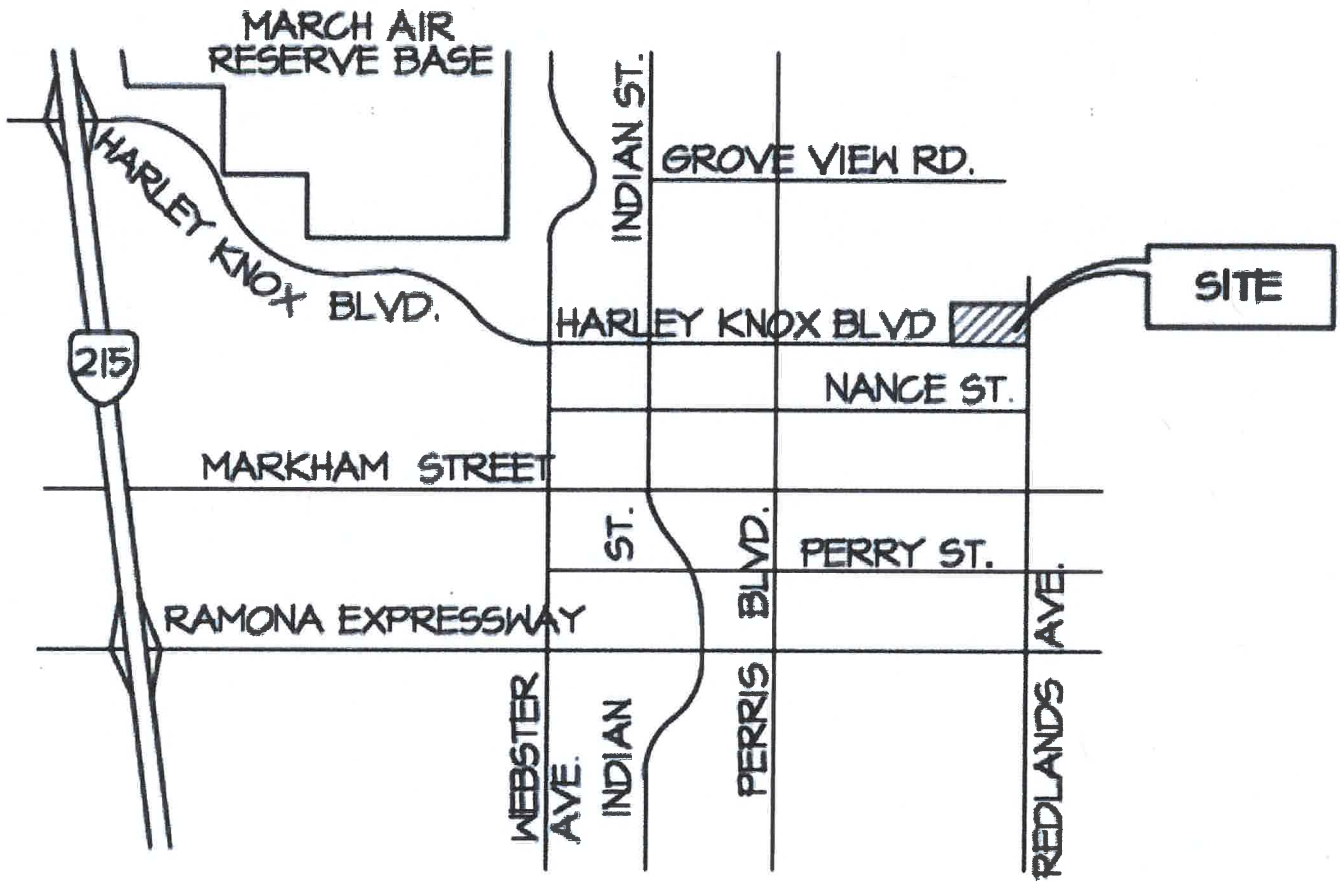
1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection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

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

**EXHIBIT B**  
**VICINITY MAP**



# VICINITY MAP





**EXHIBIT C**  
**AERIAL MAP**

# Moreno Valley



E Oleander Ave

E Oleander Ave

lander Ave

Redlands Ave

Redlands Ave

PROJECT SITE

NON-  
CONFORMING  
HOME

INDUSTRIAL  
WAREHOUSE

Jason Ct

Jason Ct

Harley Knox Blvd

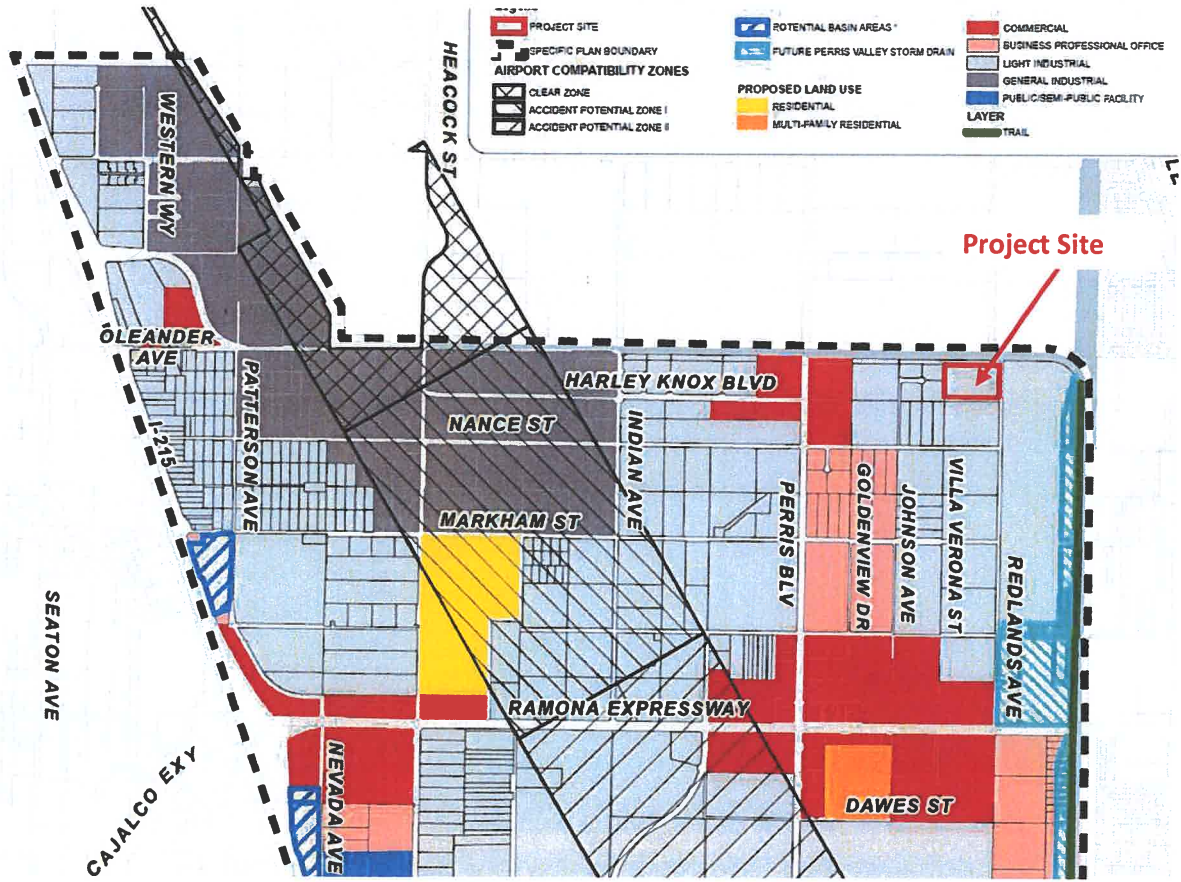
Harley Knox Blvd

Johnston St



INDUSTRIAL  
WAREHOUSE

**EXHIBIT D**  
**PVCC SP LAND USE PLAN**



- PROJECT SITE
- SPECIFIC PLAN BOUNDARY
- AIRPORT COMPATIBILITY ZONES
- CLEAR ZONE
- ACCIDENT POTENTIAL ZONE I
- ACCIDENT POTENTIAL ZONE II
- POTENTIAL BASIN AREAS\*
- FUTURE PERRIS VALLEY STORM DRAIN
- PROPOSED LAND USE**
- RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- BUSINESS PROFESSIONAL OFFICE
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- PUBLIC/SEM-PUBLIC FACILITY
- LAYER
- TRAIL

**EXHIBIT E**  
**SITE PLAN, FLOOR PLAN, LANDSCAPE,**  
**ARCHITECTURE**

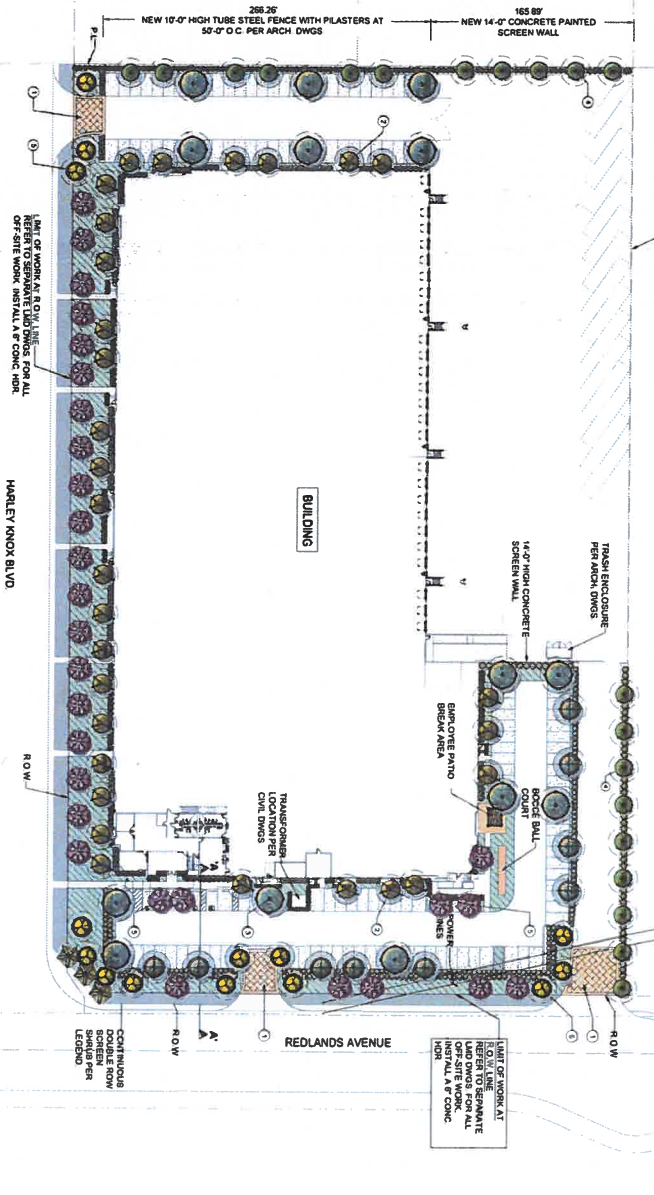




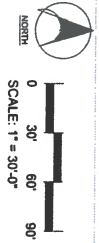
**FLOOD CHANNEL**

EXISTING FENCE SMALL REMAIN

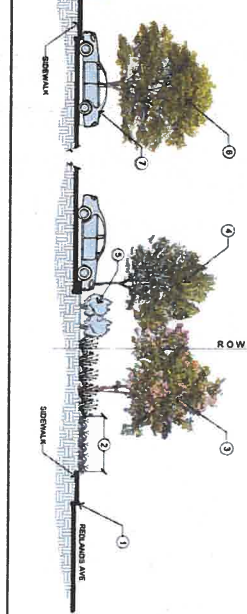
NOT A PART



**PARKING LOT SHADING CALCULATIONS:**  
 TOTAL PARKING AREA = 23,254 SQ. FT.  
 TOTAL PROJECTED SHADE AREA WITHIN 15 YRS = 11,709 SQ. FT.  
 PERCENTAGE OF SHADING = 50.4%  
 PER THE PERRIS VALLEY COMMERCIAL SPECIFIC PLAN SECTION 6.1.2  
 15 YEARS AFTER PLANTING  
 SHADED AREA PROVIDED = 50%



**SECTION A-A**



- SECTION A-A KEY NOTES:**
1. TYPICAL STREET CORNER
  2. LID FRONTAGE PER CITY STANDARDS
  3. PROPOSED STREET TREE PER LEGEND
  4. EVERGREEN SCREEN TREE PER LEGEND
  5. CONTINUOUS DOUBLE ROW SHRUBS PER LEGEND
  6. PARKING LOT SHADE TREE PER LEGEND
  7. ON-SITE PLANTING
  8. FOUNDATION SHRUBS ALONG BUILDING PER LEGEND

**DESIGN KEY NOTES:**

1. REDESIGN CONCEPT FOR PARKING COMPOSITION OR IF PAVING MATERIALS ARE CHANGED, THE PAVING MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
2. TYPICAL, VERTICAL TREE ADJUSTED BUILDING PER LEGEND
3. TYPICAL, VERTICAL TREE ADJUSTED BUILDING PER LEGEND
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7. TYPICAL, VERTICAL TREE ADJUSTED BUILDING PER LEGEND
8. TYPICAL, VERTICAL TREE ADJUSTED BUILDING PER LEGEND

**WUCOLS & PLANT FACTOR**

- THIS PROJECT IS LOCATED IN WUCOLS REGION 4 SOUTH PLAINS VALLEY. H = HIGH WATER NEEDS M = MODERATE WATER NEEDS L = LOW WATER NEEDS V = VERY LOW WATER NEEDS

**PLANTING LEGEND**

SYMBOL	TREE NAME	QTY.	WUCOLS
	WASHINGTONIA FILIFERA, CA FAN PALM	3	M
	PARKING LOT SHADE TREE, UHLENHUTTEN, CHINESE BLM	14	L
	2X BOX SIZE		
	SECONDARY PARKING LOT TREE	9	M
	2X BOX SIZE		
	LARGE FLOWERING ACCENT TREE	14	L
	SMALL FLOWERING ACCENT TREE AT BUILD ENTRY	29	M
	3X BOX SIZE MULTI TRUNK		
	THIN TRUNK TREE	20	L
	THIN TRUNK TREE	20	L
	VERTICAL TREE ALONG BUILDING		
	15 GAL. SIZE		
	15 GAL. SIZE		
	15 GAL. SIZE		

**SHRUBS**

SYMBOL	NAME	WUCOLS
	DODONAEA VISCIDIFLORA, HORNED BUSH	M
	5 GA. SIZE	
	WESTERN FRUITCOCK COAST ROSEMARY	L
	1 GAL. SIZE	
	WESTERN FRUITCOCK COAST ROSEMARY	M
	5 GAL. SIZE	
	CALIFORNIA LITTLE JOHN, DWARF BOTTLE BRUSH	L
	5 GAL. SIZE	
	WESTERN FRUITCOCK COAST ROSEMARY	L
	5 GAL. SIZE	

**GROUND COVERS**

SYMBOL	NAME	WUCOLS
	CANISPA GRANDIFLORA, GREEN CARPET, NAT'L FLAM	L
	1 GAL. SIZE @ 2X O.C.	
	ROSEMARY O' PROSTRATUS, PROSTRATE ROSEMARY	L
	1 GAL. SIZE @ 2X O.C.	
	LANTANA DWARF YELLOW, YELLOW LANTANA	M
	1 GAL. SIZE @ 2X O.C.	
	ANDROMEDA SP. LANGDORF PALM	L
	1 GAL. SIZE @ 2X O.C.	
	WING GONOLIA, BEER CHASS	M
	1 GAL. SIZE @ 4X O.C.	
	SALVIA CLEOPATRA, CLEOPATRA SAGE	L
	5 GAL. SIZE @ 4X O.C.	
	HEMIPHYSALIS, RED YUCCA	L
	1 GAL. SIZE @ 4X O.C.	

NOTE: APPROX. 1/2" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

LAND STREET FRONTAGE SEPARATE LAND STREET FRONTAGE DRAWINGS WILL BE REQUIRED.

**GENERAL NOTES:**

- 1. SCOPES GREATER THAN 1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVERS PER LEGEND AND MULCH MATERIAL WITH BINDER MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- 2. MULCH MATERIAL SHALL BE INSTALLED WHERE MULCH LIVES CONTACT TO THE TRAILION AREA.
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**CONCEPTUAL LANDSCAPE PLAN NOTE**

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT DEVELOPMENT STAGE AND ANY QUANTITIES SHOWN ARE FOR INFORMATION ONLY. THE TRAILION AREA SHALL BE SCHEMED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

NOTE: ALL PLANTING SHALL COMPLY WITH THE EAST VALLEY COMMON SPECIFIC PLAN CONCEPTUAL LANDSCAPE PLAN.

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER STATION, SOIL MOISTURE SENSORS AND CONTROLLER SYSTEMS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN THE OPTIMUM SOIL MOISTURE LEVELS FOR THE PLANTS.



Office of Architectural Design  
 15231 Alton Parkway, Suite 100  
 Irvine, CA 92618  
 T 949-441-0920  
 F 949-441-0922



SCOTT PETERSON  
 LANDSCAPE ARCHITECT, INC.  
 2801 JONES AVENUE, SUITE 100  
 FALLBROOK, CA 92028  
 PH 760-942-2803



FIRST HARLEY KNOX HARLEY KNOX DEVELOPMENT 0000 PERRY STREET CITY OF PERRIS, CA



FIRST INDUSTRIAL, LP  
 888 PACIFIC COAST HIGHWAY, SUITE 115  
 FALLBROOK, CA 92028  
 PH 760-942-2803  
 CONTACT: MICHAEL GOODMAN

NO.	DATE	DESCRIPTION
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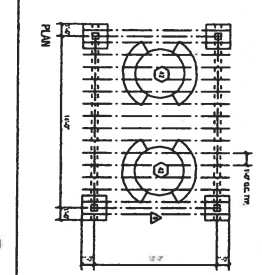
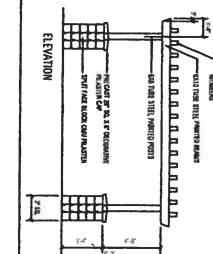
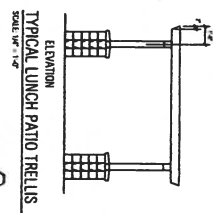
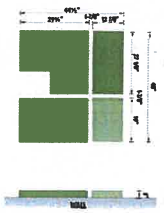




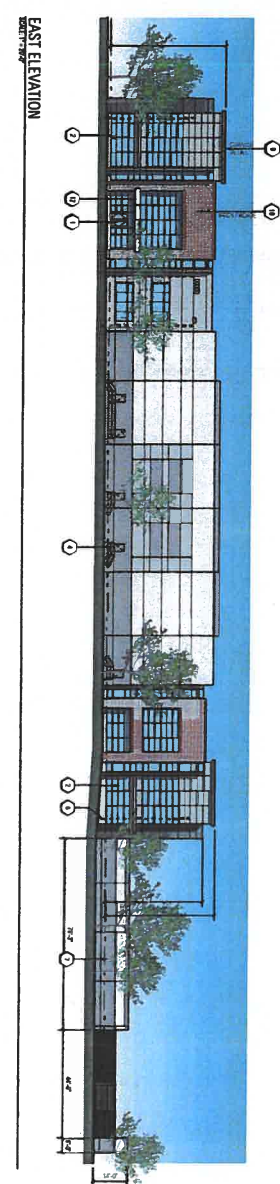
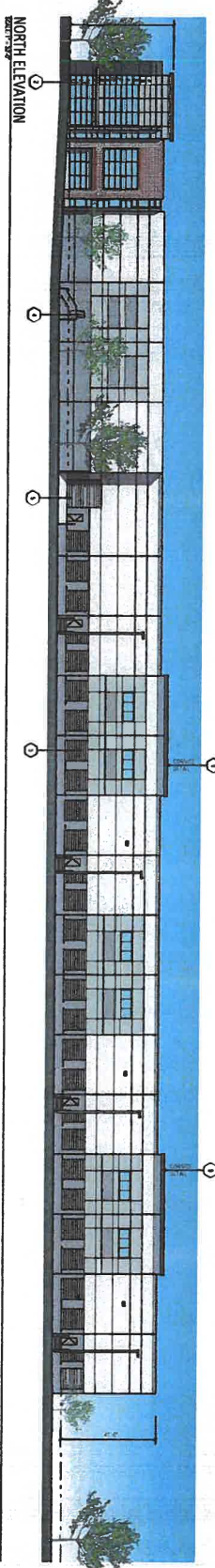
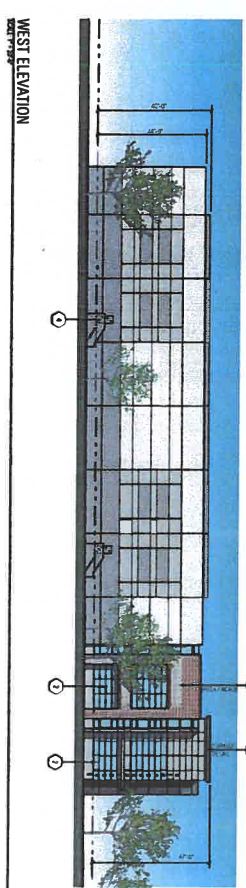
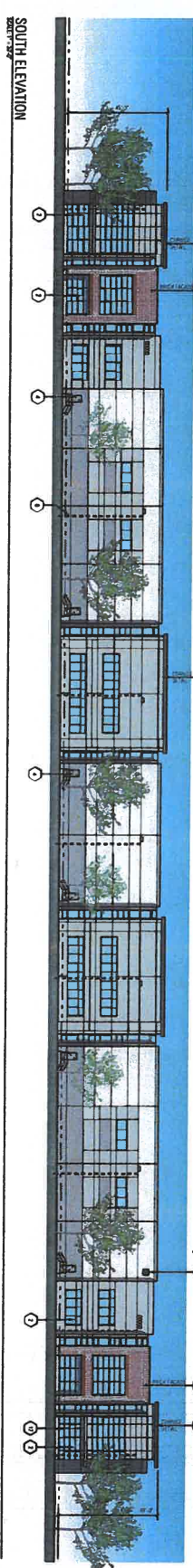








- KEYNOTES**
1. MATERIALS AND FINISHES TO BE USED SHALL BE AS SHOWN IN THE ARCHITECTURAL SCHEDULE AND FINISHES TO BE USED SHALL BE AS SHOWN IN THE ARCHITECTURAL SCHEDULE.
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**FINISH SCHEDULE**

F-1	PAINT	EXTERIOR WALLS
F-2	PAINT	INTERIOR WALLS
F-3	PAINT	CEILING
F-4	PAINT	FLOOR
F-5	PAINT	WOODWORK
F-6	PAINT	GLASS
F-7	PAINT	ROOFING
F-8	PAINT	LANDSCAPE
F-9	PAINT	MECHANICAL
F-10	PAINT	ELECTRICAL
F-11	PAINT	PLUMBING
F-12	PAINT	TELEPHONE
F-13	PAINT	TELEVISION
F-14	PAINT	INTERNET
F-15	PAINT	SECURITY
F-16	PAINT	ACCESSIBILITY
F-17	PAINT	ENERGY EFFICIENCY

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	STEEL	50	TON	200.00	10000.00
3	WOOD	200	CU YD	50.00	10000.00
4	GLASS	100	SQ YD	100.00	10000.00
5	PAINT	100	GA	100.00	10000.00
6	LANDSCAPE	100	SQ YD	100.00	10000.00
7	MECHANICAL	100	HR	100.00	10000.00
8	ELECTRICAL	100	HR	100.00	10000.00
9	TELEPHONE	100	HR	100.00	10000.00
10	TELEVISION	100	HR	100.00	10000.00
11	INTERNET	100	HR	100.00	10000.00
12	SECURITY	100	HR	100.00	10000.00
13	ACCESSIBILITY	100	HR	100.00	10000.00
14	ENERGY EFFICIENCY	100	HR	100.00	10000.00

**FIRST HARLEY KNOX INDUSTRIAL**  
 888 HARLEY KNOX INDUSTRIAL, L.P.  
 EL SEGUNDO, CA 90245  
 CONTACT: MICHAEL GOODMAN

**Office of Architectural Design**  
 15231 Main Pkwy, Suite 5-205-102  
 Irvine, CA 92618  
 714-951-0520  
 Fax: 714-951-0520

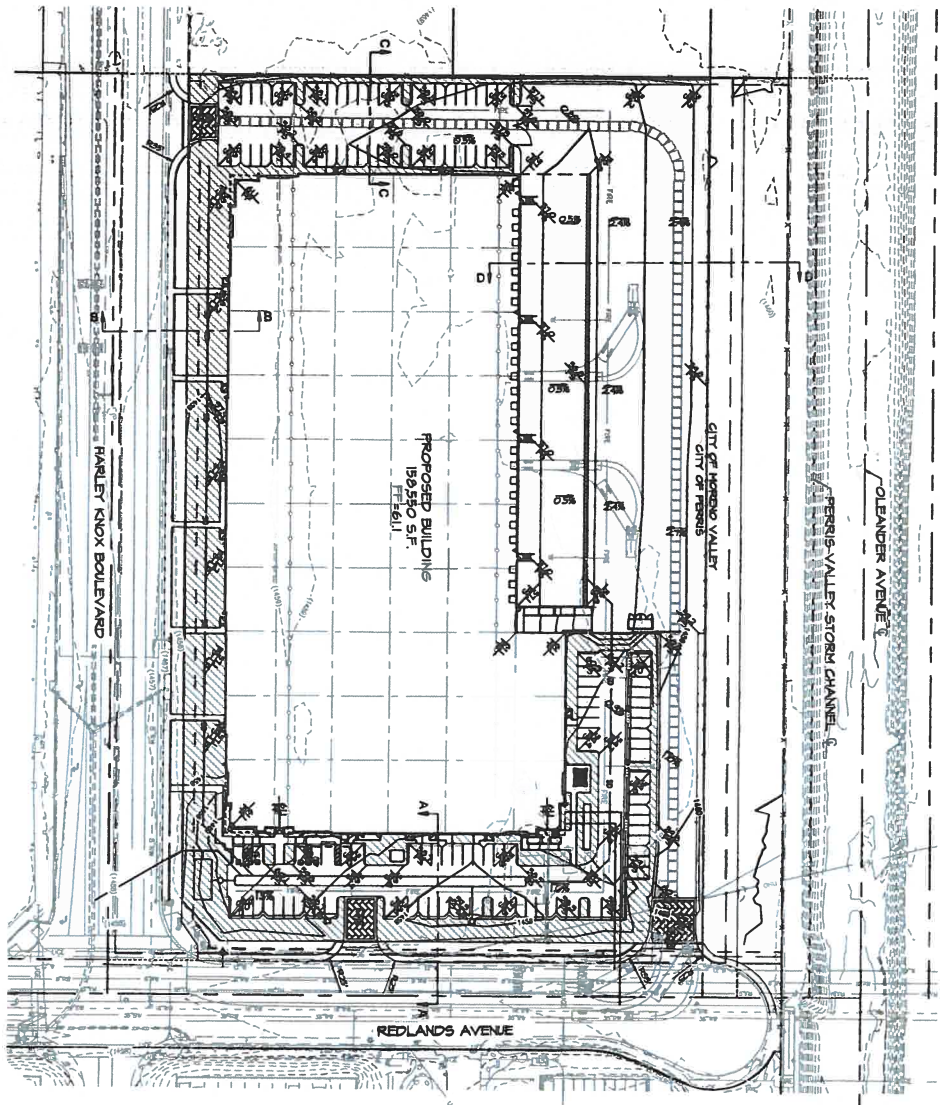
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 CITY OF PERRIS, CA

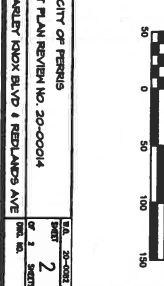
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DATE	1-15-22	SCALE	1" = 30'
REV	2/10/22	PROJECT	DEVELOPMENT PLAN REVIEW NO. 20-0004
BY	SM	CITY OF FERRIS	
CHK	SM	ENGINEER	
APP	SM	REGISTERED PROFESSIONAL ENGINEER	
NO. IN SET	2	NO. 001	785-1131
DATE REC.	1-14-22	PROJECT NO.	194-0-23
BY	SM	CITY OF FERRIS	
CHK	SM	ENGINEER	
APP	SM	REGISTERED PROFESSIONAL ENGINEER	
NO. IN SET	2	NO. 001	785-1131
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APP	SM	REGISTERED PROFESSIONAL ENGINEER	
NO. IN SET	2	NO. 001	785-1131
DATE REC.	1-14-22	PROJECT NO.	194-0-23



## EXHIBIT F

MND 2369/IS, MMRP, Comment letters and Response to Comments (Due to the size of the document file, the documents are on file with the Planning Division and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-300>

# **Planning Commission Agenda**

**CITY OF PERRIS**

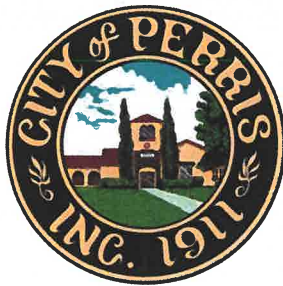
**March 02, 2022**

**Item**

**7B**

**Tentative Parcel Map  
38225 (PLN21-05246)**





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** March 2, 2022

**SUBJECT:** **Tentative Parcel Map 38225 (PLN21-05246)** – A finance map to subdivide 28.32 acres into three (3) lots for finance and conveyance purposes located at the northwest corner of Ethanac Road and Green Valley Parkway. **Applicant:** Matt Villalobos, Raintree Investment Corporation.

**REQUESTED ACTION:** **Adopt Resolution No. 22-05** finding that the proposal is covered by the 2<sup>nd</sup> Addendum to the Final EIR of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines, and also exempt from CEQA pursuant to the common-sense exemption under CEQA guidelines Section 15061 (B)(3); and approve Tentative Parcel Map 38225 (PLN21-05246) based on the findings contained in the Resolution and attached exhibits

**CONTACT:** Kenneth Phung, Director of Development Services

---

#### BACKGROUND / PROJECT DESCRIPTION:

On February 9, 2021, the City Council approved Tentative Tract Map 37818 (TTM 20-05118) and Development Plan Review (DPR) 20-00006 to facilitate the development of a hybrid tract consisting of a Single-Family Court proposal and an Apartment Community. The proposal involves subdividing 28.3 acres into 138 multi-family residential lots and a 236-unit apartment community totaling 374 dwelling units located at the northeast corner of Ethanac Road and Green Valley Parkway. The applicant, Matt Villalobos from Raintree Investment Corporation, is now proposing a financing map to create three (3) parcels as summarized below to allow them the flexibility to sell the "Single-Family Court" separate from the apartment community as there are limited numbers builders who build both types of housing products:

<i>TENTATIVE PARCEL MAP 38225 SUMMARY</i>			
<i>Lot No.</i>	<i>Area (sq. ft.)</i>	<i>Area (AC)</i>	<i>Land Use</i>
1	71,438	1.64	WQMP/Drainage
2	473,497	10.87	Apartment Community
3	687,812	15.79	Single-Family Court

The financing map will not modify the underlying Tentative Tract Map (TTM37818) unit count, unit type, amenities, access points, and site layout. The underlying conditions of approval for TM 37818 will remain unchanged, and all the on-site and off-site improvements associated with the original map will be constructed at one time.

## **ENVIRONMENTAL DETERMINATION**

The proposal is covered by the 2<sup>nd</sup> Addendum to the Final EIR of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines as there is no substantial change from the original approval. The project is also exempt from CEQA pursuant to the common-sense exemption under CEQA guidelines Section 15061 (B)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

## **RECOMMENDATION:**

Staff recommends the Planning Commission **Adopt Resolution No. 22-05** finding that the proposal is covered by the 2<sup>nd</sup> Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 and Section 15061 (B)(3) of the CEQA Guidelines; and approving Tentative Parcel Map 38225 (PLN21-05246), based on the findings contained in the Resolution and attached exhibits.

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

---

Prepared by: Nathan Perez, Senior Planner  
**REVIEWED BY:** Kenneth Phung, Director of Development Services

### Exhibits:

- A. PC Resolution 22-05 including Conditions of Approval (Planning and Engineering)
- B. Aerial View
- C. Vicinity Map
- D. Green Valley Specific Plan Map
- E. TTM 38225 exhibits
- F. TTM 37818 exhibit and architecture

Consent:  
Public Hearing: X  
Business Item:  
Presentation:  
Other:

## **EXHIBIT A**

**PC Resolution 22-05 including Conditions of  
Approval (Planning and Engineering)**

**RESOLUTION NUMBER NO. 22-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THAT TENTATIVE PARCEL MAP 38225 (PLN21-05246), A FINANCE TENTATIVE PARCEL MAP, IS COVERED BY THE 2ND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (FINAL EIR) OF THE GREEN VALLEY SPECIFIC PLAN (GVSP) PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES AND, IN THE ALTERNATIVE, IS ALSO EXEMPT FROM CEQA PURSUANT TO THE COMMON-SENSE EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(B)(3); AND APPROVING THEREOF TO SUBDIVIDE 28.32 ACRES INTO THREE (3) LOTS FOR FINANCE AND CONVEYANCE PURPOSES ONLY LOCATED AT THE NORTHWEST CORNER OF ETHANAC ROAD AND GREEN VALLEY PARKWAY PURSUANT TO THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

*WHEREAS*, the applicant, *Matthew Villalobos representing Raintree Investment Corporation*, filed Tentative Parcel Map 38225 (PLN21-05246), which is a finance tentative parcel map to subdivide 28.32 acres into three (3) lots for finance and conveyance purposes only located at the northwest corner of Ethanac Road and Green Valley Parkway ("Project"); and

*WHEREAS*, this Project has been duly noticed; and

*WHEREAS*, the proposed Project is considered a "project" as defined by the California Environmental Quality Act ("CEQA");

*WHEREAS*, the Project is covered by the 2<sup>nd</sup> addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines. Further, the Project is for finance and conveyance purposes only and will not result in legal building lots. Therefore, in the alternative, this finance and conveyance map is also covered by the common-sense exemption that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, consistent with 15061(b)(3) of the CEQA Guidelines; and

*WHEREAS*, a Planning Commission conducted a duly noticed public hearing on March 2, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; and

*WHEREAS*, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

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

**WHEREAS**, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Tentative Parcel Map; and

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

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

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

**Section 2.** Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on March 2, 2022, the Planning Commission hereby finds that the Project is covered by the 2<sup>nd</sup> addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines and, therefore, that no further CEQA analysis is required. Further, the Project is for finance and conveyance purposes only and will not result in legal building lots. Therefore, in the alternative, this Project, as a finance and conveyance map, is also covered by the common-sense exemption that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, consistent with 15061(b)(3) of the CEQA Guidelines.

**Section 3.** Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on March 2, 2022, the Planning Commission further finds, with respect to Tentative Parcel Map 38225 (PLN21-05246)

**A. *Tentative Parcel Map 38225 is consistent with the Green Valley Landing Specific Plan underlying land use designation of Multi-Family (MFR), and all other applicable Specific Plan and General Plan policies; and***

The Tentative Tract Map meets or exceeds the criteria contained in the Perris municipal code section for zoning, development code and development requirements of the Green Valley Specific Plan. Since this finance tentative parcel map is overlaid within Tentative Tract Map 37818 and will be for finance and conveyance purposes, the Project is consistent with the Green Valley Specific Plan.

**B. *The site is suitable for the type of development:***

The proposed Project is for a finance tentative parcel map that has no development. Also, the project site is overlaid within Tentative Tract Map 37818 and will be for finance and conveyance purposes only.

**C. *The site is physically suitable for the proposed density of development:***

The proposed Project is for a finance tentative parcel map that has no development which involves any residential density. Also, the project site is overlaid within Tentative Tract Map 37818 and will be for finance and conveyance purposes only.

**D. *The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision.***

The design of the subdivision or any type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision.

**E. *The proposed Project will not result in a significant adverse effect on the environment:***

The proposed Project will not impact the environment, since there is no physical development associated with this Project.

**F. *The proposed Project will not have a negative effect on the public's health, safety, or general welfare.***

The proposed Project will not have a negative effect on public health, safety, or general welfare. No physical development is proposed for this Project, as such, the Project will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

**G. *The Project is in compliance with the Subdivision Map Act.***

The design of the subdivision, Tentative Tract Map 38225, is in compliance with the Subdivision Map Act, as the lots created by the subdivision are of adequate size to support a finance tentative parcel map. The layout and design of the underlying Tentative Tract Map (TM37818) layout and design are not changed. Therefore, TTM 37803 is in compliance with the Subdivision Map Act.

**Section 4.** Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on March 2, 2022, the Planning Commission finds that the Project is covered by the 2<sup>nd</sup> addendum to the Final Environmental Impact Report (Final

EIR) of the Green Valley Specific Plan (GVSP) pursuant to Section 15162 of the CEQA Guidelines; therefore, no further CEQA analysis is required. Further, the Project is for finance and conveyance purposes only and will not result in legal building lots. Therefore, in the alternative, the Planning Commission also finds that this Project, as a finance and conveyance map, is also covered by the common-sense exemption that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, consistent with 15061(b)(3) of the CEQA Guidelines.

**Section 5.** Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on March 2, 2022, the Planning Commission hereby approves Tentative Parcel Map 38225 (PLN21-05246), subject to the attached Conditions of Approval.

**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 2nd day of March 2022.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 22-05 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 2nd day of March 2022 and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Secretary, Planning Commission

**Attachments:** Conditions of Approval (Planning and Engineering)



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

**CONDITIONS OF APPROVAL**

**Tentative Parcel Map 38225 (PLN21-05246)**

**March 2, 2022**

---

**PROJECT: Tentative Parcel Map 38225 (PLN21-05246)** – A finance map to subdivide 28.32 acres into three (3) lots for finance and conveyance purposes located at the northwest corner of Ethanac Road and Green Valley Parkway. **Applicant:** Matt Villalobos, Raintree Investment Corporation.

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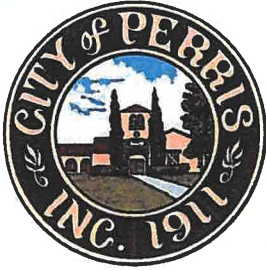
**General Requirements:**

1. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19 and the Green Valley Specific Plan.
2. **Conformance to Approved Plans.** The Tentative Parcel Map shall conform substantially to the approved set of plans presented at the **March 2, 2022**, Planning Commission hearing, or as amended by these conditions and as approved by the City Council. Any deviation shall require appropriate Planning Division review and approval.
3. **Parcel Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Parcel Map approval.
4. **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 **Tentative Parcel Map 38225 (PLN21-05246)**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
5. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated February 10, 2022.
6. **Conformance to underlying map (TM37818).** The finance map shall comply with all underlying approved conditions of approval for Green Valley Specific Plan, TTM 37818,

and DPR 20-00006.

7. Tentative Parcel Map 38225 is for financing and conveyance purposes only. No permits shall be issued as part of the approval of this Financing Map.

**End of conditions**



# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1445

February 10, 2022

TPM 21-05246 – TTM 38225

NWC Ethanac Road & Green Valley Parkway

Green Valley Specific Plan

(Lots 37, 38, & 39 – TM 24648 – MB 226 / 90)

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. Tentative Parcel Map 38225 is for financing and conveyance purposes only. No permits will be issued as part of approval of this Financing Map.

2. Development of individual parcels shall be subject to subsequent review of each individual parcel and its specific Conditions of Approval.
3. Development of Tentative Parcel Map 38225 shall comply with all underlying approved Conditions of Approval for the Green Valley Specific Plan and Tentative Tract Map 37818.
4. All previously conditioned improvements for Phase 1 and Phase 2 of the Green Valley Specific Plan, as approved by Planning Commission at the July 19, 2017, meeting shall be complied with.

**Prior to Recordation of the Final Map:**

5. Relinquish and waive rights of access to and from Ethanac Road and Green Valley Parkway on the Final Map other than the one opening depicted as "Reciprocal Access and Utilities Easement" on Green Valley Parkway.
6. The access to the Reciprocal utilities and Access Easement at Green Valley Parkway shall be restricted to right-in/right-out only.
7. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
8. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies 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.
9. The following statement shall be added to the Final Map:  
**NOTICE OF DRAINAGE FEES.** Notice is hereby given that this property is located in the San Jacinto River Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483 et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the grading permit or building permit at the rate in effect at the time of issuance of this actual permit.
10. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the city to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the city prior to commencement of the appraisal.

11. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed traffic signals shall be maintained by the city and cost paid by the developer/property owner through the said annexation.
12. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above 100-year water surface elevation. The developer/property owner shall process the CLOMR and the subsequent LOMR approved by the city.
13. The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by the city. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan".



Stuart E. McKibbin  
Contract City Engineer

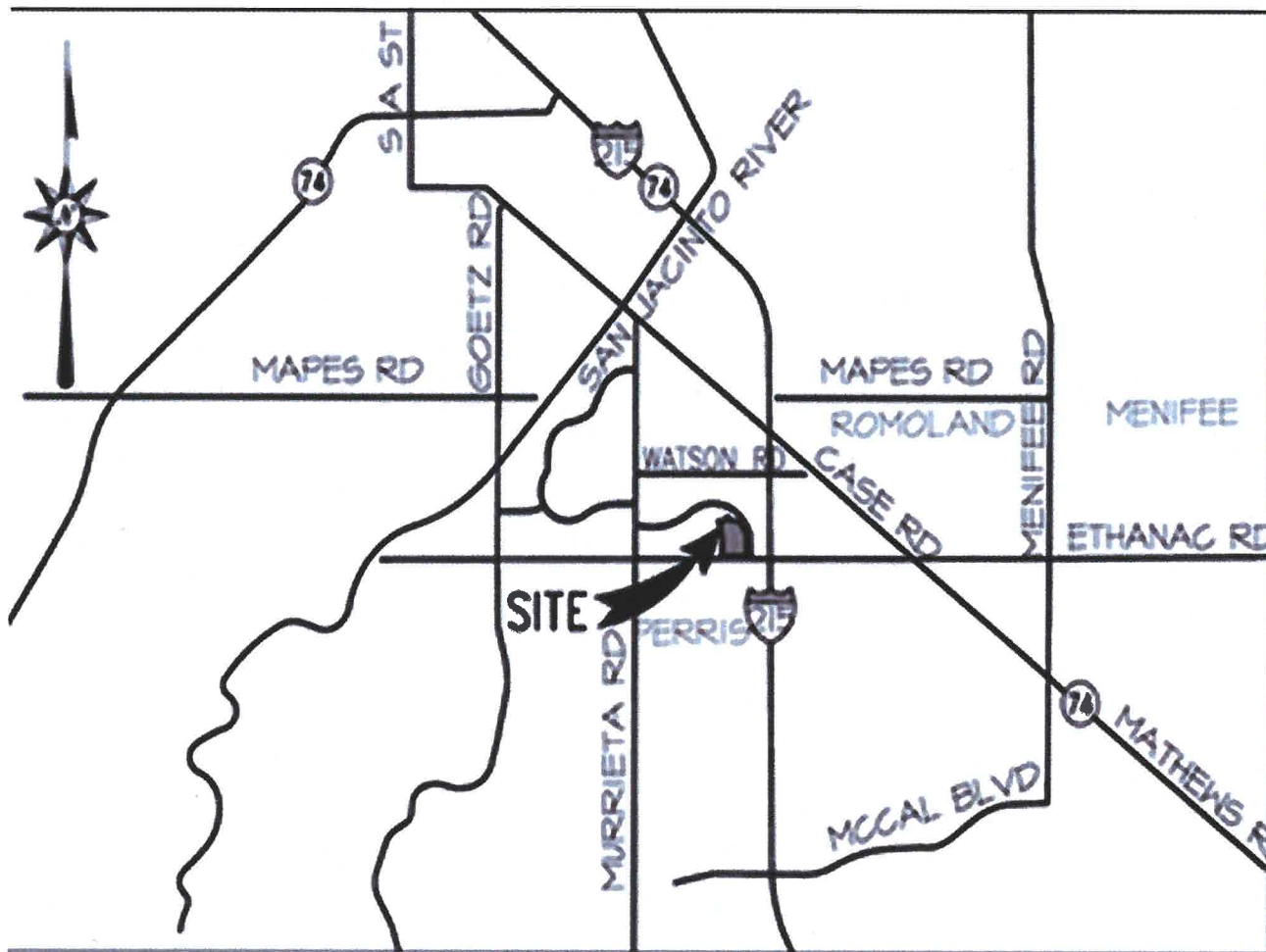
**EXHIBIT B**  
**Aerial View**



**EXHIBIT C**  
**Vicinity Map**



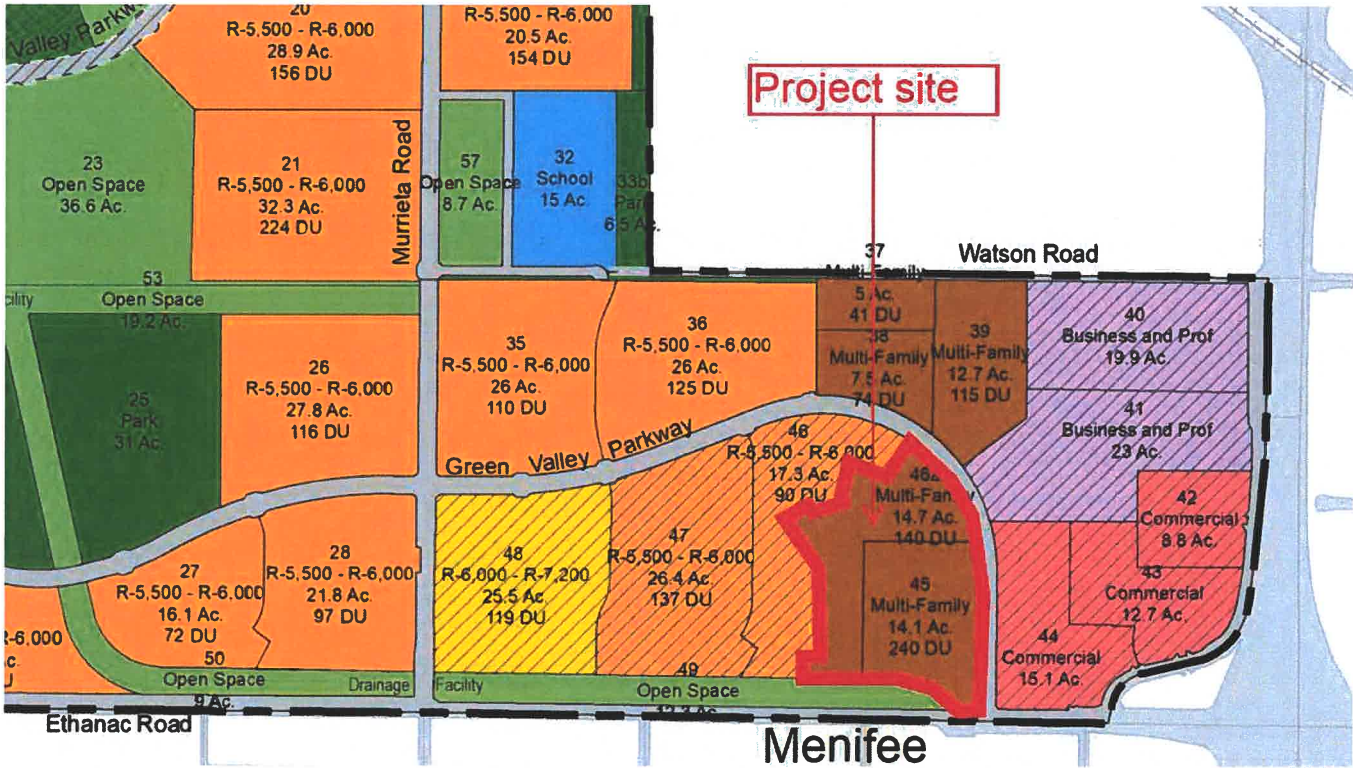
# VICINITY MAP



## EXHIBIT D

# Green Valley Specific Plan Map

# PVCC SP Zoning



**EXHIBIT E**  
**TTM 38225 exhibits**

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 38225**  
 LOCATED IN SECTION 9 & 10, T. 5 S., R. 9 N. S.B.M.



**OWNER/APPLICANT**  
 BAINREE INVESTMENT  
 147N. HAYES RD  
 2700 CAMINO CARSTRAND  
 SAN GABRIEL, CA 91762  
 PH: (951) 500-9102  
 FAX: (951) 500-9101

**ENGINEER**  
 ALBERT A. REEB ASSOCIATES  
 5740 ACCENT STREET  
 RIVERSIDE, CA 92506  
 PH: (951) 754-2266  
 FAX: (951) 754-2266

**TOPOGRAPHY SOURCE**  
 BY INLAND  
 AERIAL SURVEY, INC.  
 6907/2005

**APN**  
 371-220-021, 371-220-017

**ACREAGE**  
 28.33 ACRES GRADUATED ACRES NET  
 ROKELAND AND PERRIS VILLAGES HIGH

**SCHOOL DISTRICT**  
 ROKELAND AND PERRIS VILLAGES HIGH

**LEGAL DESCRIPTION**  
 PARCEL 3 OF LOT LINE ADJUSTMENT NO.045-008  
 RECORDED CONTAINING PER. NO. 10, 05/14/44.

**UTILITIES**  
 WATER - EASTERN MUNICIPAL WATER DISTRICT  
 GAS - EASTERN MUNICIPAL WATER DISTRICT  
 ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY  
 TELEVISION - VERIZON/WIRE HARBER

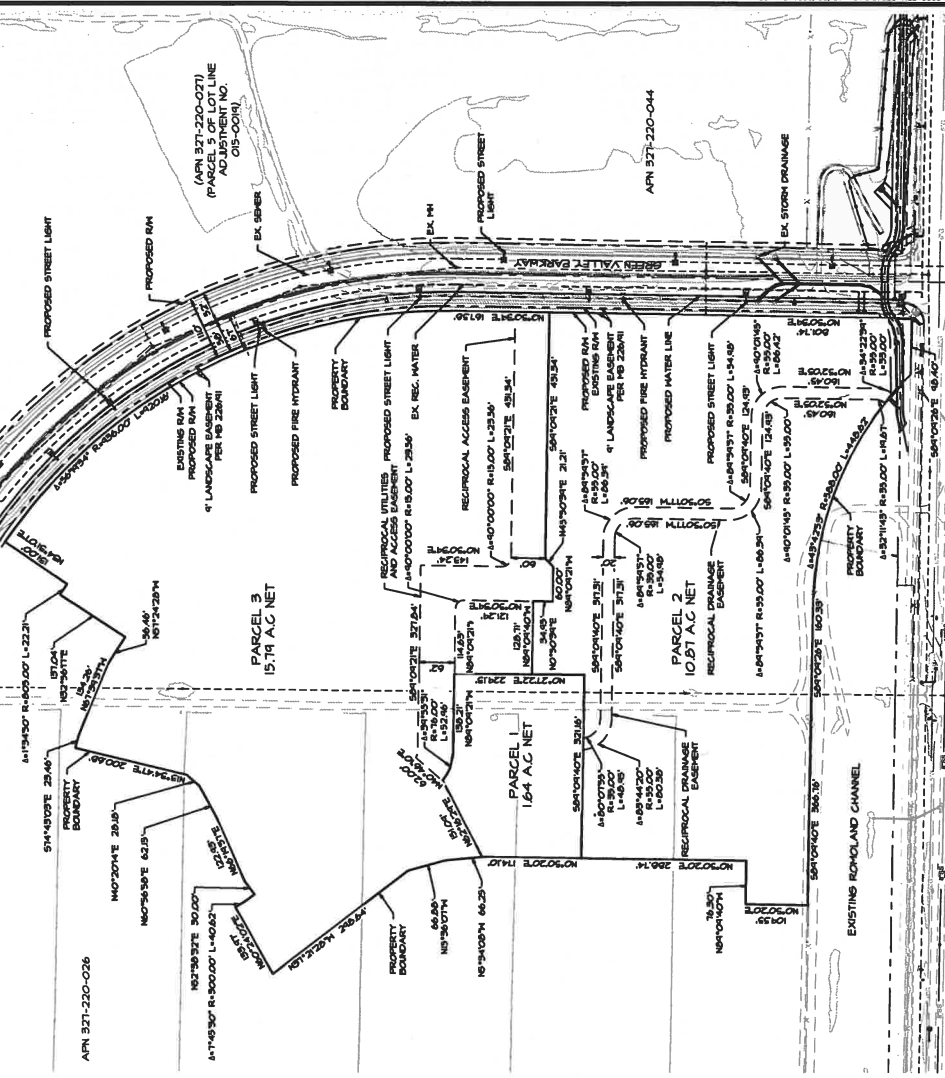
**LAND USE**  
 M-17 FAMILY RESIDENTIAL  
 EXISTING AND PROPOSED  
 GREEN VALLEY SPECIFIC PLAN  
 EXISTING ZONING - GREEN VALLEY SPECIFIC PLAN  
 EXISTING GENERAL PLAN - GREEN VALLEY SPECIFIC PLAN  
 PROPOSED GENERAL PLAN - GREEN VALLEY SPECIFIC PLAN

FOR FINANCE AND CONVEYANCE PURPOSES ONLY.  
 THIS MAP DOES NOT CREATE LEGAL BUILDING  
 SITES. FUTURE APPLICATIONS ARE NECESSARY TO  
 DEVELOP THIS PROPERTY.

TENTATIVE PARCEL MAP 38225  
 CITY OF PERRIS, CA.  
 GREEN VALLEY 5P

DATE: 11/13/20  
 SHEET: 7/17/21  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 11/13/20  
 SCALE: AS SHOWN  
 PROJECT: 17/17/21

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LEGEND:  
 - - - - - PROPERTY LINE  
 - - - - - EXISTING RIMAGES LINE  
 - - - - - PROPOSED EASEMENT  
 - - - - - EXISTING RIGHT-OF-WAY  
 - - - - - PROPOSED RIGHT-OF-WAY  
 - - - - - EXISTING WATER LINE  
 - - - - - PROPOSED WATER LINE  
 - - - - - EXISTING SEWER LINE  
 - - - - - PROPOSED SEWER LINE  
 - - - - - EXISTING POWER POLE  
 - - - - - PROPOSED POWER POLE  
 - - - - - EXISTING MAIL POLE  
 - - - - - PROPOSED MAIL POLE



DATE:	11/13/20
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PRELIMINARY  
 TENTATIVE PARCEL MAP 38225  
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 CITY OF PERRIS, CA.  
 GREEN VALLEY 5P

## **EXHIBIT F**

### **TTM 37818 exhibits and architecture**







# **Planning Commission Agenda**

**CITY OF PERRIS**

**March 02, 2022**

**Item**

**7C**

**Development Plan Review  
(DPR) 20-00019 and  
Tentative Parcel Map  
21-05272 (TPM 38061)**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:**

March 2, 2021

**SUBJECT:**

**Development Plan Review (DPR) 20-00019 and Tentative Parcel Map 21-05272 (TPM 38061)** – A proposal to reconfigure two parcels into three lots to facilitate the construction of three industrial buildings totaling 137,700 SF (49,300 SF, 42,500 SF, and 45,900 SF) on an 8.69-acre property located at the southeast corner of Indian Avenue south of Harley Knox Blvd within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. **Applicant:** Chris Kwasizur, Operon Group

**REQUESTED ACTION:**

**Adopt Resolution No. 22-08** Adopting Mitigated Negative Declaration 2368 and approving Development Plan Review 20-00019 and Tentative Parcel Map 21-05272 (TPM 38061) based on the findings and subject to the Conditions of Approval.

**RELATED CASES:**

N/A

**CONTACT:**

Kenneth Phung, Director of Development Services

---

#### PROJECT DESCRIPTION AND BACKGROUND

The applicant, Chris Kwasizur, representing the Operon Group, is proposing to construct three industrial buildings totaling 137,700 SF (49,300 SF, 42,500 SF, and 45,900 SF) on an 8.69-acre property (Assessor Parcel No: 302-090-027 and 028). The Project includes the approval of a Tentative Parcel Map 38061 to subdivide the site from two (2) parcels into three (lots) so that each building can be placed on its own lot. Each building will be situated along the site's southern area, with employee parking along the north property boundaries and truck parking to the southeast (truck yard). The remaining areas will be landscaped and dedicated for fire circulation access. Each parcel will take access from Harley Knox Blvd. by means of right-in and right-out access for both truck and employee vehicles as there is an existing landscape in the street that can not be removed or modified due to a combination of existing driveway conditions to the north and speed travel along this roadway.

Due to the site configuration constraints, being an elongated shallow lot with limited access on Harley Knox Boulevard, staff scheduled an Ad Hoc Committee meeting on February 26, 2021, with two members of the Planning Commission. The layout presented is the by-product of the Ad Hoc Meeting feedback. The auto and truck access had to be shared due to the shallow depth of the lot with no access available on Indian Avenue. To minimize conflict with the shared entrance, the auto parking, and employee-covered break area are located away from the central shared driveway aisle for each building.



**ANALYSIS:**

***Specific Plan Consistency***

The proposed Project is consistent with the General Plan designation of PVCC Specific Plan with the land use designation of Light Industrial. This land use designation is intended for an industrial development that supports a wide range of manufacturing and nonmanufacturing uses, from warehousing and distribution facilities to industrial activities, consistent with the Project. Information about adjacent properties is as follows:

Surrounding Zoning:

North: Light Industrial (LI)  
South: Light Industrial (LI)  
West: General Industrial (GI)  
East: Commercial (C)

Surrounding Land Uses:

North: Industrial Buildings  
South: Home Depot Distribution Center  
West: All American Asphalt  
East: Vacant

***Development Standards***

The project site is subject to the PVCC Specific Plan Light Industrial Zone development standards. The proposed Project complies with all development standards of the zoning for the Light Industrial designation. See the table below for development standards compliance.

***Table 1. Perris Valley Commerce Center Specific Plan Light Industrial Development Criteria***

	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	50% max.	47%	Yes
Building FAR	0.75	47%	Yes
Bldg. Height	50 feet	40 feet	Yes
Front Setback (Harley Knox Blvd.)	15 feet	58 feet Bldg. 1 63 feet Bldg. 2-3	Yes
Side & Rear Yards:			
• Adjoining non-residential east	None	140-feet east	Yes
• Adjoining non-residential south	None	5-feet south	Yes
• Adjoining non-residential west (Indian Ave.)	15 feet	25-feet west	Yes

1. Setback requirements are for structures on the public right of way.
2. Front yards for structures shall be increased by 5-feet for each 10 feet of structure height greater than 20-feet in height from the property line/right-of-way to maximum structure height.

***Access & Circulation***

Landscaped parkways and sidewalks are required to be constructed with the development of each parcel of the Project and curb cuts for driveway access to each site per the Perris Valley Commerce Center Development Guidelines. All entrances and drive aisles are required to be 40 feet in width, with an adequate area on each site to facilitate emergency access and maneuverability. The shared access driveway proposed is 40 feet wide, and the Conditions of Approval require that a shared access agreement be executed between the three parcels. All City standards are reflected on the

site plan, and the Project complies with the requirements of the Perris Valley Commerce Center Development Guidelines.

The parking requirements for the city are based on proposed uses. As shown in the table below, the parking spaces provided on the plan exceed the City's requirements for warehouse building.

<i>Auto Parking Requirement</i>			
<i>Parking Ratio Required</i>	<i>Building 1</i>	<i>Building 2</i>	<i>Building 3</i>
Total parking required (9' x 19')			
Warehouse:	20 spaces	20 spaces	20 spaces
0-20,000 s.f. ( 1/1000 s.f.)	14 spaces	12 spaces	15 spaces
20K = 40K s.f. (1/2000 s.f.)			
Total required	34 spaces	32 spaces	35 spaces
<i>Parking Provided</i>			
Standard	38 spaces	34 spaces	37 spaces
Handicap	2 spaces	2 spaces	2 spaces
Total provided	40 spaces	36 spaces	39 spaces
Truck			

Zoning Code Section 19.69 specifies that two handicapped spaces are required per building, which meets the City's Code requirement and is compliant with the CALGreen Building Code. Also, two parking spaces are required to be capable of being converted to electric vehicle (EV) charging spaces. All new construction and qualifying additions or alterations must comply with CALGreen on January 1, 2020. Bicycle parking spaces are provided, both long- and short-term, including racks near each office area. Therefore, all parking requirements are met or exceeded 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 38,960 sq. ft. or approximately 13% of the site, which exceeds the code's minimum 12% landscape requirement. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure area. All parking rows are framed by end planters.

***Fencing and Screening***

The project site will have a 14-foot-tall decorative block wall to screen the truck loading area facing Harley Knox Blvd. and the easterly boundary. The southerly end of the property will utilize the existing wrought iron fencing along the Home Depot property. In addition, a 9-foot tall view obscuring wrought iron gate is proposed for the sliding gate leading into the truck yard area.

***Employee Amenity and Recreation area***

While it is not required for a building less than 100,000 square feet to provide employee amenities, the applicant is proposing to have a furnished shaded outdoor employee break area adjacent to each of the buildings.

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

The proposed architecture utilizes different colors and materials to distinguish the building's base, body, and cap. The building's design elements utilize a combination of varying rooflines, vertical columns, windows, stone veneer, and recessed panels from the intermittent projecting enhanced vertical treatment. The stone veneer is provided around all three building office entrances where they are visible from the street. The entry areas also have recess paneling to provide additional articulation in the vertical plane. The proposed color palette is a variation of grey shades and white to complement the stone veneer. Together, the combination of varying colors, articulating footprint, variable roof height, windows, etc., provides visual interest to the building.

### ***Tentative Parcel Map 38061***

A Tentative Parcel Map is requested to create three new parcels, one for each building. Water and sewer service are provided to the Project site from the Eastern Municipal Water District (EMWD) via existing lines in Indian Avenue and Harley Knox Blvd. The proposed lots adhere to the development standards of the Perris Valley Commerce Center Specific Plan.

### ***Airport Land Use Commission (ALUC)***

The project site is located approximately 5,280 feet southeasterly of the southeasterly terminus of Runway 14-32 at March Air Reserve Base. According to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is within the primary approach departure zone I (C1). Zone C1 possesses no accidental risks at this distance from the runway, which is reduced by the altitude at which the aircraft flies over the site.

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.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

### ***CEQA Compliance Process and Determination***

An Initial Study was prepared for the Project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). On the basis of this Initial Study, staff concluded that all potential significant effects on the environment could be reduced to less than significant level through mitigation measures. In accordance with the California Environmental Quality Act (CEQA) a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was filed, and the Initial Study and Mitigated Negative Declaration were made available between November 24, 2021, to December 23, 2021, to public agencies and property owners within a 300-foot radius of the Project site. During this time period, no comments were received. Therefore, a final Mitigated Negative Declaration (IS/MND) has been prepared with a Mitigation Monitoring and Reporting Program that will be implemented for the proposed Project.

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**RECOMMENDATION:**

Staff recommends that the Planning Commission **Adopt Resolution No. 22-08** Adopting Mitigated Negative Declaration 2368 and approving Development Plan Review 20-00019 to allow the construction and operation of a warehouse facility to include three industrial buildings on an 8.69-acre property located along the southeast corner of Harley Knox Boulevard and Indian Avenue, based on the findings and subject to the Conditions of Approval.

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

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Prepared by: Alfredo Garcia, Project Planner  
Reviewed by: Kenneth Phung, Director of Development Services

**EXHIBITS:**

- A. Resolution 22-08 with Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
- B. Aerial
- C. PVCC Specific Plan Land use
- D. Plans
- E. Initial Study/MND and Associated Studies *(due to the size of the files the documents are located at the following webpage link):*

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-295>

Consent:

**Public Hearing:** March 2, 2022

Workshop:

Presentation:

Other:



# EXHIBIT A

Reso 22-08 with Conditions of Approval  
(Planning, Engineering, Public Works, Fire  
and Building)

**RESOLUTION NUMBER 22-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2368 AND APPROVING DEVELOPMENT PLAN REVIEW 20-00019 AND TENTATIVE PARCEL MAP 21-05272 (TPM 38061), BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL.**

**WHEREAS**, the project applicant, the Operon Group, proposes to construct three industrial buildings totaling 137,700 SF (49,300 sf, 42,500 sf, and 45,900 sf) on an 8.69-acre property and proposes to subdivide such property from two (2) parcels into three (3) lots located along the eastern side of Indian Avenue south of Harley Knox Street; and

**WHEREAS**, the applicant submitted Development Plan Review 20-00019 (“DPR 20-00019”) for the Project for consideration of architectural design and site layout; and

**WHEREAS**, the applicant submitted Tentative Parcel Map 38601 (“TPM 38601”) to subdivide the Project site from 2 parcels into 3 lots located along the eastern side of Indian Avenue south of Harley Knox Street; and

**WHEREAS**, DPR 20-00019 and TPM 38601 are hereafter collectively referred to as the “Project”; and

**WHEREAS**, the proposed Project is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration 2368 was prepared for the Project; and

**WHEREAS**, on March 2, 2022, the Planning Commission conducted a duly-noticed public hearing regarding DPR 20-00019 and TPM 38601, and considered public testimony and materials in the staff reports and accompanying documents and exhibits; and, 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. Environmental Analysis.** 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 March 2, 2022, the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the City’s Zoning Code, and standard requirements of the City; therefore Mitigated Negative Declaration 2368 has been prepared, with findings that:

- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration 2368, which has been prepared for this Project.
- B. The City has complied with the CEQA.
- C. Determinations of the Planning Commission reflects the independent judgment of the City.

**Section 3. Development Plan Review 20-00019.** 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 March 2, 2022, the Planning Commission finds the following with regard to DPR 20-000019:

*1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan (“PVCCSP”), the purposes and provisions of the Perris Municipal Code (“PMC”), the purposes of the Zone in which the Project site is located, and the development policies and standards of the City.*

The proposed Project is consistent with the General Plan and PVCCSP zoning Light Industrial (“LI”) designation on the Project site, and with the existing land uses in the area. The Project as conditioned meets or exceeds all design and development criteria of the underlying LI zoning district, which implements the development standards and policies of the City and the PVCCSP.

2) *The proposed Project 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 proposed Project is physically suitable in terms of parcel size, shape, access and availability to utilities and services, as the site is located along the southern side of Harley Knox Blvd. and of East Indian Avenue, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

3) *The proposed Project 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.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City, in that the Project is designed in conformance with the City's Zoning Code. Further, the proposed Project meets or exceeds the design and development standards of the PVCCSP. These standards include setbacks, building height, parking and landscape and as such, will integrate into the existing fabric of industrial development that is contemplated for the area.

4) *The architecture of the proposed Project includes updated and enhanced architecture which is compatible with community standards and protects the character of adjacent development.*

The proposed architecture meets PVCCSP design standards for Light Industrial development, and thereby protects the character of the overall development of the PVCCSP industrial zones. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide a variety and interest through the use of color tones ranging from white and grey are used throughout the building wall surface and to further accentuate the corner and pop-out façade elements. Glazing treatments have been applied on all facade's windows and the use of stone veneer provides additional texture along the building entrance corners.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial zoning district as outlined in the PVCCSP. The requirements ask for 12% coverage and the project is proposing 13% and is providing a mix of specimen native and drought-tolerant trees, shrubs, ground cover and annual color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas and trash enclosures.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval and mitigation measures found in Mitigated Negative Declaration 2368, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

**Section 4. Tentative Parcel Map (PM38061).** 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 March 2, 2022, the Planning Commission finds the following with regard to TPM 38061:

A. Tentative Parcel Map 38061 is consistent with the Light Industrial Zone land use designation for Industrial, of the General Plan and PVCCSP policies.

The proposed tentative parcel map has been reviewed by the City Engineering Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the PVCCSP, the Project site is zoned “LI” (light Industrial) with a Specific Plan (SP) General Plan Land Use designation. The proposed warehouses are permitted in the “LI” zone. According to the General Plan, the proposed development is located in the Planning Area 1, “North Commercial/ Industrial,” which is primarily designated for industrial land uses. Therefore, the Project site created by TPM 38061 is consistent with the applicable general and specific plan designations.

B. The site is physically suitable for the type of and density of the proposed development.

The 8.69-acre site consists of relatively flat land with frontage on Harley Knox Blvd and Indian Avenue. Harley Knox Blvd. and Indian Avenue are designated truck routes that connect directly to Harley Knox Blvd. which is a designated access to the I-215. Utilities are existing along Harley Knox Blvd and Indian Avenue, with surrounding industrial warehouses fully constructed with improvements. This is a suitable site for the warehouse buildings proposed.

C. The design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidable injure to fish or wildlife or their habitat.

Pursuant to the California Environmental Quality Act and the Guidelines for Implementation of the California Environmental Quality Act, a Mitigated Negative Declaration ( MND 2368) was prepared for the Project that determined that less than significant impacts to wildlife and their habitat would occur as a result of the Project with implementation of the required mitigation measures. The Project site consists of vacant

land consisting of mixed tilled soils and vegetation. The Mitigation Monitoring and Reporting program is attached to Mitigated Negative Declaration 2368.

- D. The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or general welfare.

The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or the general welfare of the City. The Project is subject to the City's Zoning Code development standards for industrial subdivisions, accessibility, site design, and will comply with fire accessibility requirements. Also, the Project will preserve the recorded reciprocal access agreement, shared maintenance, and shared parking agreement that is in place to ensure coordinated circulation with all properties within the proposed development.

**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 March 2, 2022, the Planning Commission adopts Mitigated Negative Declaration 2368 and Mitigation Monitoring Reporting Program.

**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 March 2, 2022, the Planning Commission hereby approves the Development Plan Review 20-00019 and Tentative Parcel Map 38601 to construct three industrial buildings totaling 137,700 SF (49,300sf, 42,500sf and 45,900sf) on an 8.69-acre property and to subdivide the Project site from 2 parcels into 3 lots located along the eastern side of Indian Avenue south of Harley Knox Street, subject to the Planning Division, Building, Fire, Public Works, and Engineering Departments' Conditions of Approval ("COA") attached hereto as Exhibit A and incorporated herein by this reference.

**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 2<sup>nd</sup> day of March 2022.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 22-08 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 2<sup>nd</sup> day of March 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 20-00019**

**March 2, 2022**

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**PROJECT:** A proposal to reconfigure two parcels into three lots to facilitate the construction of three industrial buildings totaling 137,700 SF (49,300 SF, 42,500 SF, and 45,900 SF) on an 8.69-acre property located at the southeast corner of Indian Avenue south of Harley Knox Blvd within the Light Industrial (LI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan. Assessor Parcel No: 302-090-027 and 028) **Applicant:** Chris Kwasizur, Operon Warehouse Group.

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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. **Mitigation Monitoring Reporting Program (MMRP).** To reduce potential air quality, biology, cultural, hazardous and noise impacts, the mitigation measures listed in the MND Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
7. **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 \$2,260.25 for staff to file the Notice of Determination in compliance with CEQA.

8. **Conformance to Approved Plans.** The proposed use will operate in accordance with the March 2, 2022 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
9. **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.
10. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated November 16, 2021.
11. **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).
12. **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.
13. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated January 19, 2022, consisting of the following requirements.
  - A. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 3000 GPM for 4-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
  - B. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
  - C. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - D. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
  - E. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.

- F. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - G. 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.
  - H. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - I. All buildings 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.
  - J. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
  - K. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
14. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated January 29, 2021.
15. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated January 31, 2022.
16. **Sign Application.** A separate sign application will be required for any signs.
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) 20-00019.** 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.
22. All lighting shall be shielded downward to prevent light pollution to spill over onto adjacent parcels.
23. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
24. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HAVC equipment.
25. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
26. **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 three bio clean modular wetlands treatment units and self-retaining landscape. The Public Work Department shall review and approve the final WQMP text, plans and details.

**27. 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.

**28. Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval

No. 4, dated January 29, 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.** The project site will have a 14-foot-tall decorative block wall to screen the truck loading area facing Harley Knox Blvd. and the easterly boundary. The southerly end of the property will utilize the existing wrought iron fencing along the Home Depot property. In addition, a 9-foot tall view obscuring wrought iron gate is proposed for the sliding gate leading into the truck yard area.
32. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

**Prior to Grading Permit Issuance:**

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.** One (1) outdoor employee shaded break area shall be provided per building.
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 Harley Knox Blvd. to Redlands Avenue, then South on Redlands Avenue to Markham Street, north to Indian Avenue to Harley Knox Blvd.
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) North Perris Public Safety Community Facilities Assessment District.
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

P8-1442  
January 31, 2022  
DPR 20-00019 – TPM 38061  
3 Industrial Buildings  
SEC Harley Knox Boulevard & Indian Avenue  
APN 302-090-027 & -028  
Por Par 4 – Blk 1 – PM014/668

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

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

### **General Conditions:**

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to issuance of any permit, the developer/property owner shall secure city's and appropriate agencies' approvals of the improvements plans.
3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
4. Truck access to the site shall be limited to and from I-215 and Harley Knox Boulevard, Redlands Avenue, Markham Street, and Indian Avenue. Truck access to and from Ramona Expressway and Perris Boulevard south of Harley Knox Boulevard is prohibited.

**Prior to Recordation of the Parcel Map:**

5. The developer/property owner shall have approved improvement plans, executed subdivision agreement, and posted securities.
6. Harley Knox Boulevard is classified as a Primary Arterial (128'/94') per the General Plan. A 59-foot half width right-of-way is currently dedicated on Harley Knox Boulevard along the property frontage, the developer/property owner shall dedicate the required additional 5 feet of right-of-way.
7. Property line corner cutbacks shall be dedicated per County of Riverside Standard no. 805.
8. Relinquish and waive rights of access to and from Harley Knox Boulevard and Indian Avenue on the Parcel Map other than three (3) openings on Harley Knox Boulevard – one opening per each parcel as shown on the Site Plan.
9. All easements and/or rights-of-ways shall be offered for dedication to the public or other appropriate agencies 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.
10. Interior drainage, access and parking easements shall be provided for the parcels on the Parcel Map.
11. The following statement shall be added to the map:

NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that,

pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District prior to issuance of the grading permit for the map, and that the property owner prior to issuance of the grading permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

12. The developer/property owner shall submit the following to the City Engineer for review and approval:
  - a. Street Improvement Plan
  - b. Signing and Striping Plan
  - c. Final Drainage Plan
  - d. Hydrology and Hydraulic Report
  - e. Final WQMP (for reference)
  - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

The design shall be in compliance with EMWD, 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 Grading Permit:**

13. The proposed driveways are such that they accommodate both trucks and auto therefore, onsite pedestrian and traffic controls (e.g. lighted signage, striping and markings) shall be applied and installed by the developer/property owner as recommended by a registered Traffic Engineer and as approved by the City Engineer.
14. The driveway on Harley Knox Boulevard shall be restricted to right-in/right-out only.
15. Access is restricted on Indian Avenue
16. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set truncated domes to accommodate ADA requirements.
17. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts, including the

raised landscaped medians, and City's flood Control District as appropriate. The proposed streetlights, traffic signals and the raised landscaped medians shall be maintained by the city and cost paid by the developer/property owner through the said annexations.

18. The treated onsite runoff shall be collected and conveyed via underground drainage facilities connecting to Perris Valley Master Drainage Plan (PVMDP) storm drain system.
19. Harley Knox Boulevard along the property frontage within the dedicated right-of-way shall be improved to provide for a Class I Shared-Use Path per City of Perris Active transportation Plan, and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement on Harley Knox Boulevard along the property frontage will be evaluated to determine whether the pavement would require rehabilitation as determined by the City Engineer.

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

20. Indian Avenue along the property frontage within the dedicated right-of-way shall be improved to provide for a 6-foot-wide sidewalk per City of Perris, County of Riverside and Caltrans standards.
21. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:
  - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the WDID No.
  - b. Street Improvement Plan
  - c. Signing and Striping Plan
  - d. Final Drainage Plan,
  - e. Hydrology and Hydraulic Report
  - f. Final WQMP (for reference)
  - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

**Prior to issuance of Building Permit:**

- 22.Parcel Map 38061 shall be filed and recorded.
- 23.The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soil report
- 24.The project site is located within the limits of Perris valley Area Drainage Plan (ADP) for which drainage fees have been adopted by city. Drainage fees shall be paid as set forth under the provision of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
- 25.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.
- 26.Fire Department and EMWD approvals of the Water Improvement Plan are required prior to City Engineer's approval.
- 27.Paved access shall be provided to the proposed building per the Precise Grading Plan.

**Prior to issuance of Certificate of Occupancy:**

- 28.Harley Knox Boulevard (Arterial - 128'/64') along the property frontage within the dedicated right-of-way shall be improved to provide for streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer, and a Class I Shared-Use Path per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

Pavement rehabilitation shall be provided as determined by the City Engineer.

- 29.Indian Avenue (Secondary Arterial - 94'/64') along the property frontage within the dedicated right-of-way shall be improved to provide for a 6-footwide sidewalk per City of Perris, County of Riverside and Caltrans standards.

30. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

Stuart E. McKibbin  
Contract City Engineer





# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** January 29, 2021

**To:** Alfredo Garcia, Project Planner

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

**Subject: DPR 20-00019– Conditions of Approval**

Proposal to construct three industrial buildings on 8.68 acres at the S/E corner of Harley Knox Boulevard and Indian Avenue, within the Perris Valley Commerce Center (PVCC) Specific Plan

- 
1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Harley Knox Boulevard**–Provide offer of dedication as needed to provide for full half width Street (64' half-width), raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from face of curb.
    - **Indian Avenue**–Provide offer of dedication as needed to provide for full half width Street (47' half-width), raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from face of curb.
    - **Intersection of Harley Knox Boulevard and Indian Avenue (S/E Corner)**- Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.2.1 for roadway standards and guidelines for arterials. The developer shall provide a visually enhanced landscape design within a corner cut back area and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5b and be contained within a minimum 30' area from face of curb.
  
  2. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 20-00019" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
    - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- **Harley Knox Blvd.-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP for sizing and spacing requirements. Planting Pallet shall compliment existing development in the area as determined by the Public Works Special Districts Division, and shall include Street Tree Primary: *Brachychiton Populneus* (Bottle Tree); Secondary (accent tree): *Lagerstromia Tuscarora* (Crape Myrtle). Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Harley Knox Boulevard, including but not limited to the following *New Gold Lantana*, *Trachelospermum jasminoides* (Star Jasmine), *Nandina domestica* (Heavenly bamboo), *Nelia Grasses*, *Red Yucca*, *Red Hot Poker*.
  - **Harley Knox Boulevard Median-**Protect in place existing landscape. The project will benefit from the existing median fronting the project, and therefore shall pay its fair share for future maintenance of the median.
  - **Indian Avenue Median-** Protect in place existing landscape. The project will benefit from the existing median fronting the project, and therefore shall pay its fair share for future maintenance of the median.
  - **Indian Ave-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Planting Pallet shall compliment existing development in the area as determined by the Public Works Special Districts Division, and shall include Street Tree Primary: *Platanus Acerfolia* 'Bloodgood' and *Geijera Parviflora* "Australian Willow"; Secondary (accent tree): *Lagerstromia Tuscarora* (Crape Myrtle), and *Lagerstromemia 'Natchez'* ( Natchez Crape Myrtle). Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west ad south along Indian Avenue, including but not limited to the following: *Nelia Grasses*, *Red Yucca*, *Red Hot Poker*, *Cistus Purpureus* (Orchid Rockrose)
  - **Intersection of Indian Ave. and Harley Knox Blvd. (S/E Corner)-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP. Visual enhancement may include, but shall not be limited to a three tier masonry planter with stucco fascia in crescent shape to scale of setback. Install trees, (i.e. 36" Box) in a semi-circle or crescent shape on the upper level, with two levels of drought tolerant shrubs in mid- and foreground planters.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

- d. **Meters** – Each District is required to be metered separately. Parkway and Median shall require separate meters. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
  - e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). Parkway and Median shall require separate controllers. All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
  - f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
  - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
  - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
  - i. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
3. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
  - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
  - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.

- **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
4. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
5. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
- a. **Street Lighting**-If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the

City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

6. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
7. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
8. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$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.
  - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape proposed by the project, and the projects fair share of maintenance for the existing Harley Knox Boulevard and Indian Avenue landscape medians.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project.
- Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industrial, #200  
Temecula, CA 92590
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
  - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
  - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
  - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
  - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
  - v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.





# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

January 19, 2022

City of Perris  
Attn: Alfredo Garcia  
135 N. D Street  
Perris, CA 92570-2200

### **Subject: Development Review for DPR 20-00019 3 speculative buildings**

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

1. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 3000 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.
2. 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.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. 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.
5. 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.
6. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
7. 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.



8. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
9. All buildings 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.
10. 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.
11. 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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00019

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

Applicant: Chris Kwasizur, Operon Group

Location: SEC of Indian Ave. and Harley Knox Blvd.

Project: Proposal to construct three spec concrete tilt-up industrial buildings

APN(s): 302-090-027 and 028

Reviewed By: David J. Martinez, CBO

Date: 11-16-2021

**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 lots 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. 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:

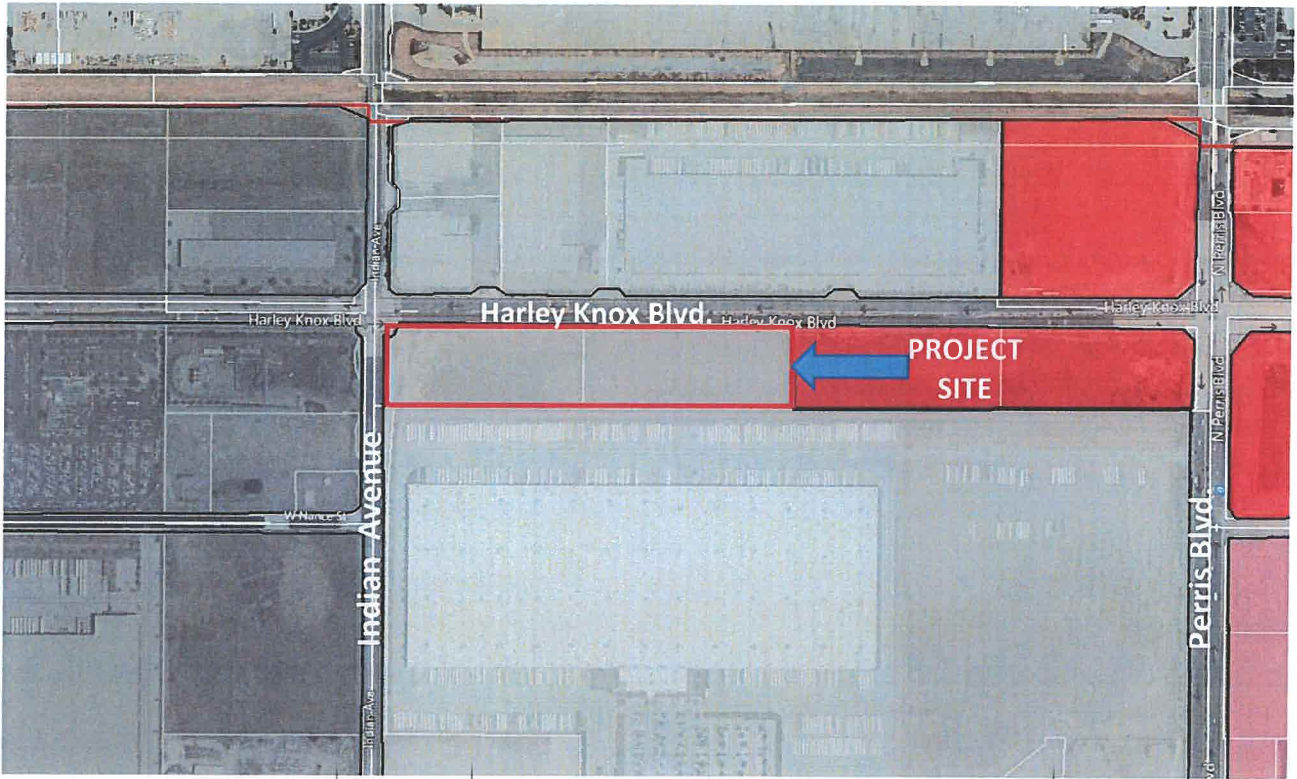
- A. Precise grading plans shall be approved
- B. Rough grading completed
- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off

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

EXHIBIT B  
Aerial Map



EXHIBIT C  
PVCC Specific Plan Landuse





# EXHIBIT D

## Development Plans

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

Architecture  
 Planning  
 Interior  
 Kitchen  
 Bath  
 Office  
 Site  
 3D Model  
 2D Drawings  
 3D Renderings  
 3D Animation  
 3D Virtual Reality  
 3D Augmented Reality

**OPERON HKI - PERRIS**  
 EAST HARLEY KNOX & INDIAN AVENUE  
 PERRIS, CA 92571

NO.	DATE	DESCRIPTION
1	11/15/2024	ISSUED FOR PERMITS
2	11/15/2024	ISSUED FOR PERMITS
3	11/15/2024	ISSUED FOR PERMITS
4	11/15/2024	ISSUED FOR PERMITS
5	11/15/2024	ISSUED FOR PERMITS
6	11/15/2024	ISSUED FOR PERMITS
7	11/15/2024	ISSUED FOR PERMITS
8	11/15/2024	ISSUED FOR PERMITS
9	11/15/2024	ISSUED FOR PERMITS
10	11/15/2024	ISSUED FOR PERMITS

DATE	11/15/2024
PROJECT	OPERON HKI - PERRIS
OWNER	OPERON HKI
ARCHITECT	WARE MALCOMB
SCALE	AS SHOWN

**SHEET INDEX**

- ARCHITECTURAL**
  - A0.1 COVER SHEET
  - A1.1 CONCEPTUAL SITE ACCESS PLAN
  - A1.2 CONCEPTUAL SITE ACCESS PLAN
  - A1.3 CONCEPTUAL SITE ACCESS PLAN
  - A2.1 BUILDING 1 ELEVATIONS
  - A2.2 BUILDING 2 ELEVATIONS
  - A2.3 BUILDING 3 ELEVATIONS
  - A2.4 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.5 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.6 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.7 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.8 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.9 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.10 CONCEPTUAL OFFICE CORNER PERSPECTIVE
  - A2.11 CONCEPTUAL OFFICE CORNER PERSPECTIVE
- LANDSCAPE**
  - L1.1 PRELIMINARY LANDSCAPE PLAN
  - L1.2 LANDSCAPE SHEET COUNT 1
- CIVIL**
  - C1 PRELIMINARY GRADING PLAN
  - C1.1 PRELIMINARY UTILITY PLAN
  - C1.2 CIVIL SHEET COUNT 2
- ELECTRICAL**
  - E1.1 LIGHTING PHOTO MTS STUDY PLAN
  - E1.2 ELECTRICAL SHEET COUNT 2

**OPERON HKI - PERRIS**  
 EAST HARLEY KNOX & INDIAN AVENUE  
 PERRIS, CA 92571



**DEFERRED SUBMITTALS**

**ARCHITECT'S CONSULTANTS**

**OWNER'S CONSULTANTS**

**OWNER**

**ARCHITECT**

**LANDSCAPE ARCHITECT**  
 WARE MALCOMB  
 10000 WILSON AVENUE  
 SUITE 100  
 PERRIS, CA 92571

**CIVIL ENGINEER**  
 WARE MALCOMB  
 10000 WILSON AVENUE  
 SUITE 100  
 PERRIS, CA 92571

**OWNER**  
 OPERON HKI  
 10000 WILSON AVENUE  
 SUITE 100  
 PERRIS, CA 92571

**ARCHITECT**  
**WARE MALCOMB**  
 10000 WILSON AVENUE  
 SUITE 100  
 PERRIS, CA 92571





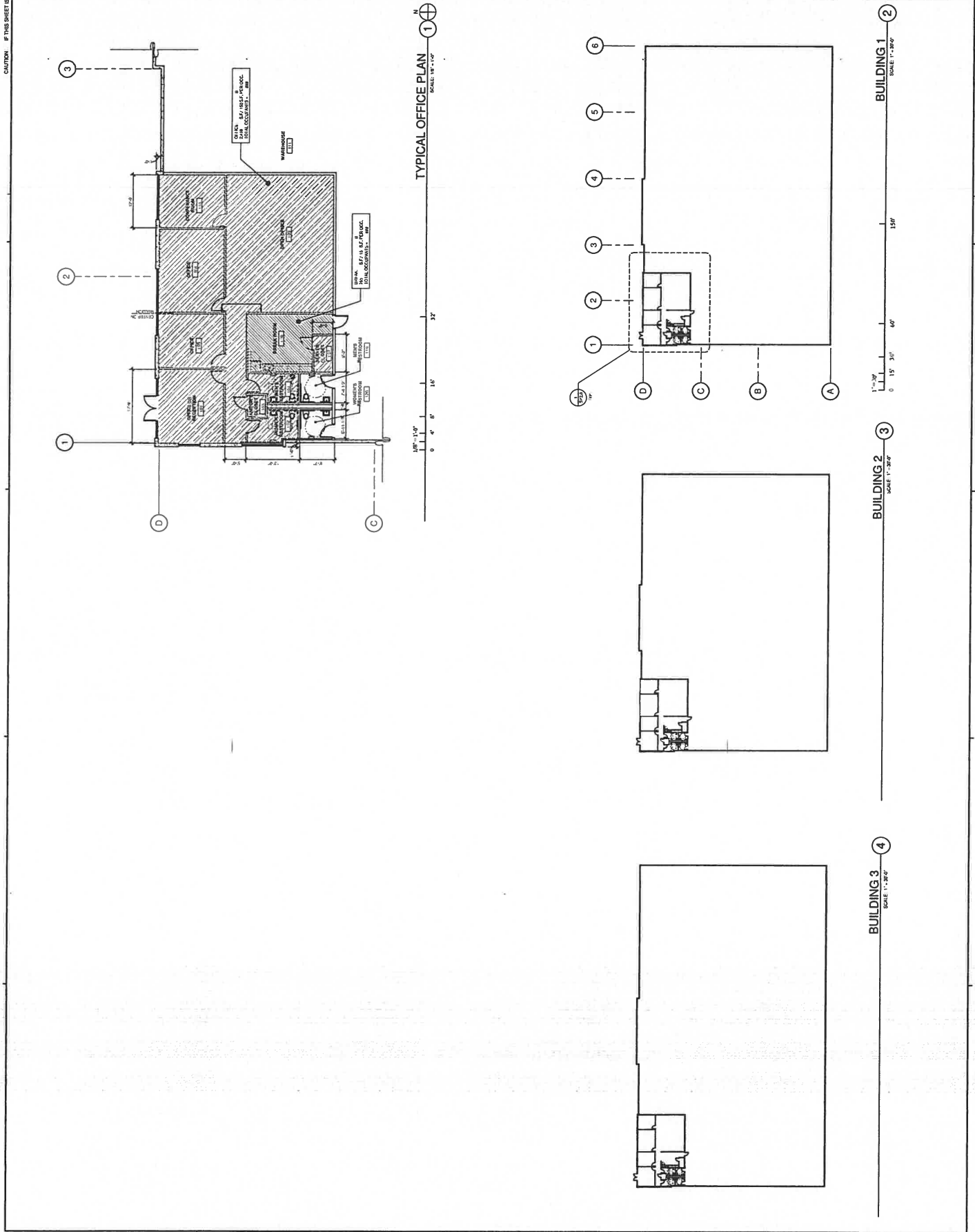
NO.	DATE	BY	REVISION

**OPERON HARLEY KNOX**  
 PERRIS  
 PROJECT STREET ADDRESS  
 CITY, STATE AND ZIP CODE

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

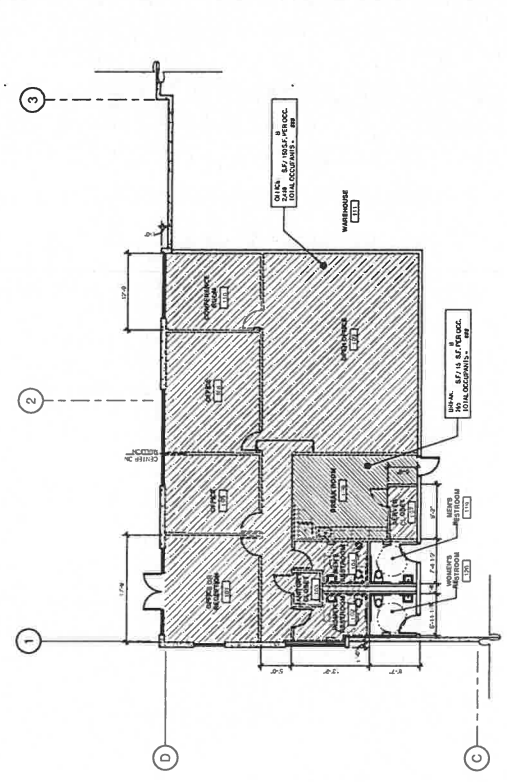
11 Eadsburg  
 Suite 100  
 Perris, CA 92570  
 951.351.1511

CAUTION: IF THIS SHEET IS NOT 30" x 42" IT IS A REDUCED PRINT



**BUILDING 1** SCALE 1/8"=1'-0"  
**BUILDING 2** SCALE 1/8"=1'-0"  
**BUILDING 3** SCALE 1/8"=1'-0"  
**TYPICAL OFFICE PLAN** SCALE 1/8"=1'-0"

**TYPICAL OFFICE PLAN**  
 SCALE 1/8"=1'-0"





CAUTION - IF THIS SHEET IS NOT TO SCALE, IT IS A REDUCED PRINT

**WARE MATCOMB**  
 Leading Design for Commercial Real Estate

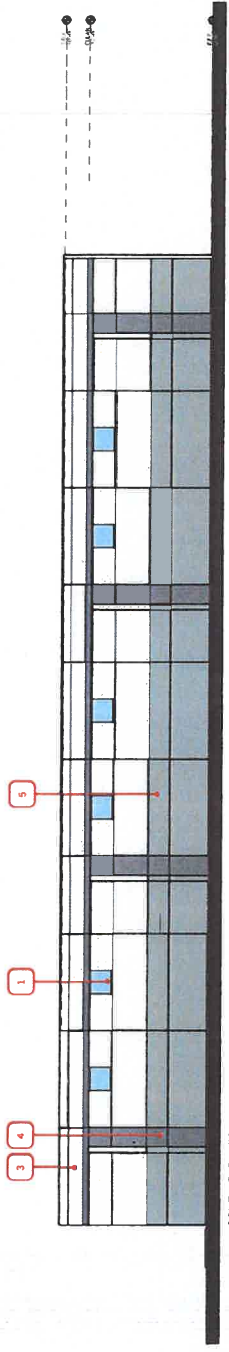
Architect  
 Interior Designer  
 Landscape Architect  
 Planning  
 Engineering  
 Construction Management  
 Project Management  
 Real Estate  
 11000 Wilshire Blvd  
 Suite 1000  
 Los Angeles, CA 90024  
 Tel: 310.271.1100  
 Fax: 310.271.1101

**OPERON HKI - PERRIS**  
 EAST HARLEY KNOX & INDIAN AVENUE  
 PERRIS, CA 92571

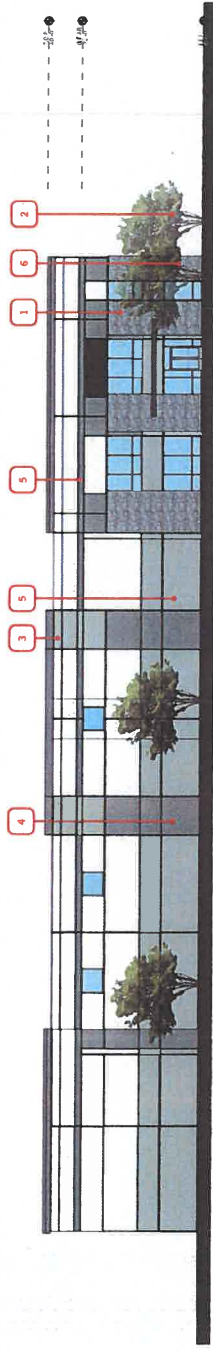
BUILDING 1 ELEVATIONS

DATE	11/11/2019
BY	AL SHAMIR
CHECKED	AL SHAMIR
PROJECT	OPERON HKI - PERRIS
SHEET	1

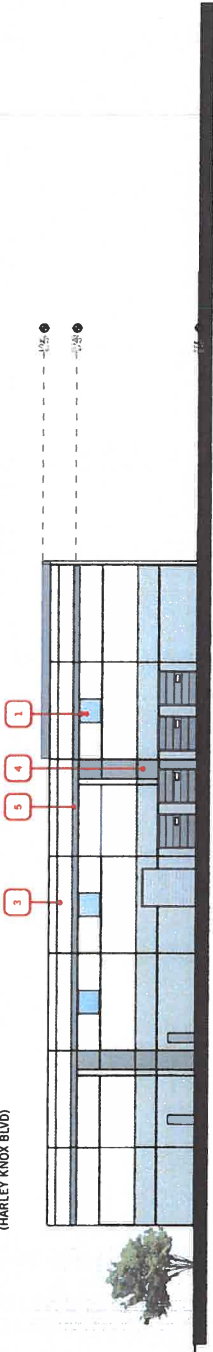
**A2.0**



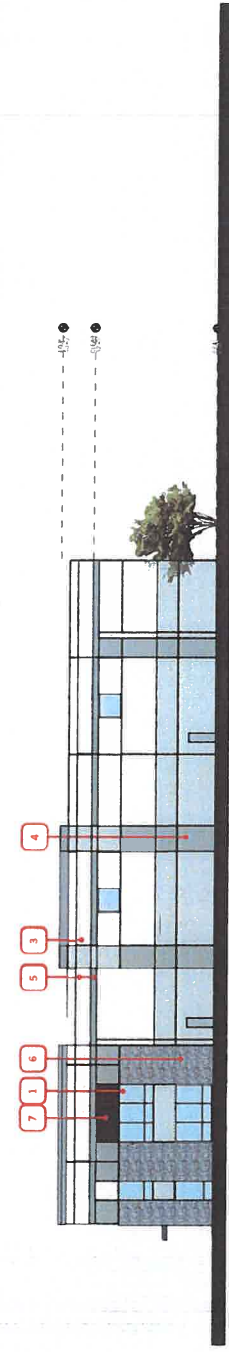
SOUTH ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"  
(HARLEY KNOX BLVD)

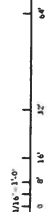


EAST ELEVATION 1/16" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"  
(INDIAN AVE)

**BUILDING 1 ELEVATIONS**  
 11/11/2019



**KEYNOTES**

- 1** VISION GLASS
- 2** ALUMINUM STOREFRONT SYSTEM
- 3** TO BE PAINTED SHERWIN WILLIAMS SW 7066 GRAY MATTERS WITH A LAYER OF ANTI-GRAFFITI COATING
- 4** TO BE PAINTED SHERWIN WILLIAMS SW 7087 CITYSCAPE WITH A LAYER OF ANTI-GRAFFITI COATING
- 5** TO BE PAINTED SHERWIN WILLIAMS SW 7087 CITYSCAPE WITH A LAYER OF ANTI-GRAFFITI COATING
- 6** STONE CLADDING
- 7** SPANDREL GLASS



CAUTION - IF THIS SHEET IS NOT PRINTED AS REDUCED PRINT

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

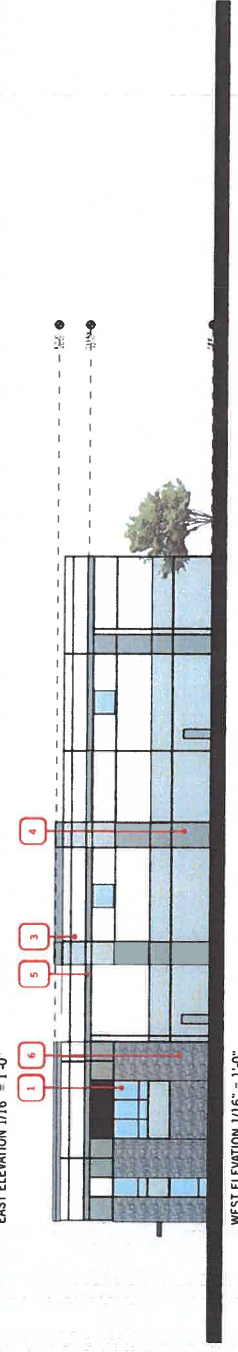
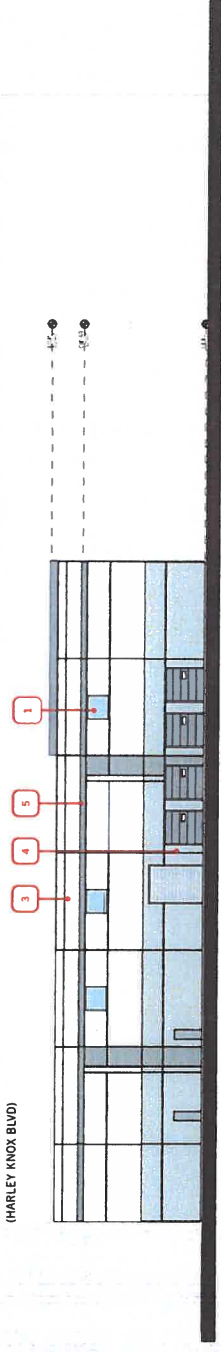
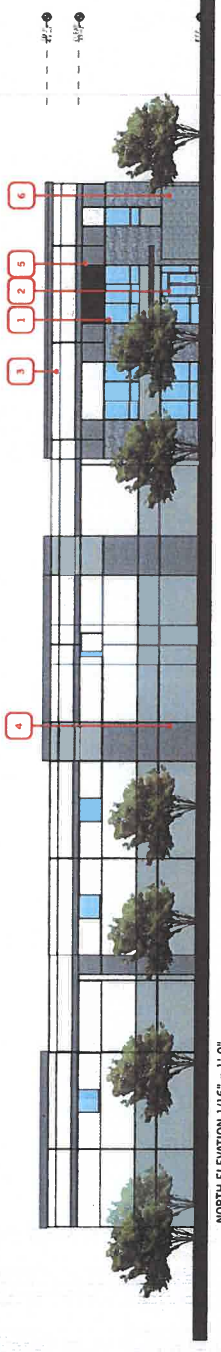
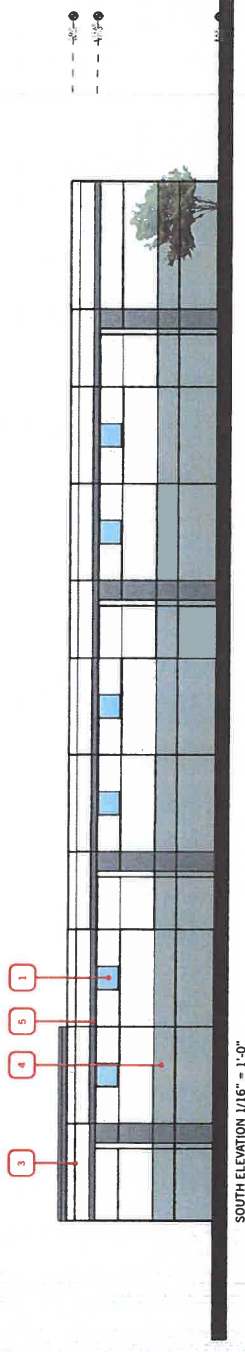
Architecture  
 Planning  
 Interiors  
 and engineering  
 11 California  
 Street, Suite 200  
 P.O. Box 1014  
 P.O. Box 1014  
 P.O. Box 1014

**OPERON HKI - PERRIS**  
 EAST HARLEY KNOX & INDIAN AVENUE  
 PERRIS, CA 92571

BUILDING 3 ELEVATIONS	
DATE	10/20/2017
BY	ARCHITECT
PROJECT	OPERON HKI - PERRIS
REVISION	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT	OPERON HKI - PERRIS
DATE	10/20/2017
BY	ARCHITECT
PROJECT	OPERON HKI - PERRIS
DATE	10/20/2017
BY	ARCHITECT

**A2.2**  
 SHEET



**BUILDING 3 ELEVATIONS**  
 SCALE: 1/16\"/>

**KEYNOTES**

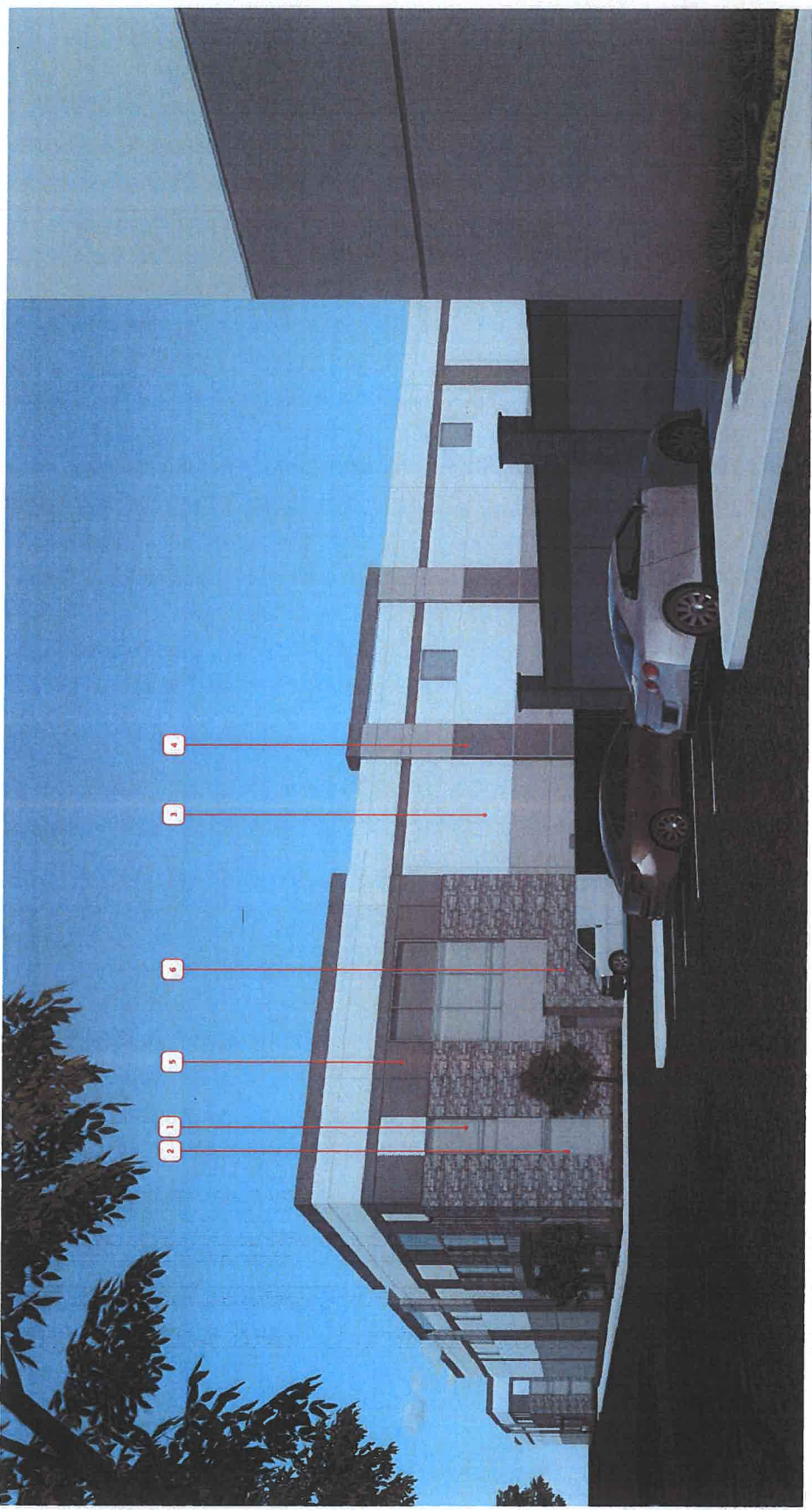
- 1** VISION GLASS
- 2** ALUMINUM STOREFRONT SYSTEM
- 3** TO BE PAINTED SHERWIN WILLIAMS SW 7005 PURE WHITE WITH A LAYER OF ANTI-GRAFFITI COATING
- 4** TO BE PAINTED SHERWIN WILLIAMS SW 7056 GRAY MATTERS WITH A LAYER OF ANTI-GRAFFITI COATING
- 5** TO BE PAINTED SHERWIN WILLIAMS SW 7057 CITYSCAPE WITH A LAYER OF ANTI-GRAFFITI COATING
- 6** STONE CLADDING





DATE	07.15.2016
BY	STEWART
PROJECT	OPERON HKI - PERRIS
DESCRIPTION	CONCEPTUAL OFFICE CORNER PERSPECTIVE

NO.	REVISION	DATE



**BUILDING TWO CORNER PERSPECTIVE**

**KEYNOTES**

- 1** VISION GLASS
- 2** ALUMINUM STOREFRONT SYSTEM
- 3** TO BE PAINTED  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE  
WITH A LAYER OF ANTI-GRAFFITI COATING
- 4** TO BE PAINTED  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE  
WITH A LAYER OF ANTI-GRAFFITI COATING
- 5** TO BE PAINTED  
SHERMIN WILLIAMS  
SW 7005 PURE WHITE  
WITH A LAYER OF ANTI-GRAFFITI COATING
- 6** STONE CLADDING  
CALYPSO
- 7** SPANDREL GLASS
- 8** TO BE PAINTED  
SHERMIN WILLIAMS  
SW 7005 PURE WHITE  
WITH A LAYER OF ANTI-GRAFFITI COATING











## EXHIBIT E

### Initial Study / Mitigated Negative Declaration 2368

*(due to the size of the files, the documents are  
located at the following webpage link):*

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-295>