



CITY OF PERRIS PLANNING COMMISSION

AGENDA

April 06, 2022

AMENDED

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

1. CALL TO ORDER:

2. ROLL CALL:

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for March 02, 2022

7. PUBLIC HEARING:

A. General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: Adopt Resolution No. 22-07 recommending that the City Council **Adopt** the Mitigated Negative Declaration 2370 and **Approve** GPA 21-05040, ZC 21-05039, Tentative Tract Maps 38071, and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

B. Development Plan Review (DPR) 20-00022 – Proposal to construct a 15,127 square foot medical office/pharmacy building on 1.32-acres located on the south side of 4th Street and approximately 500-feet west of Park Avenue within the Community Commercial zone (CC). Applicant: Curtis Lively, Grand West Associates

REQUESTED ACTION: ADOPT Resolution No. 22-10 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and Approving DPR 20-00022 to construct and operate 15,127 square foot medical office/pharmacy building, based on the findings and subject to the Conditions of Approval.

- C. **Development Plan Review (DPR) 20-00017** – A proposal to construct a 109,229 square foot industrial building on five acres located at the southeast corner of Nance Street and Webster Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Katrina DeArme y, Phelan Development

REQUESTED ACTION: Adopt Resolution No. 22-09 Adopting Mitigated Negative Declaration 2371 and approving Development Plan Review 20-00017 to allow construction of a 109,229 square foot industrial, based on the findings and subject to the Conditions of Approval.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

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

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

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

12. ADJOURNMENT

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

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

ZOOM MEETING INFORMATION

When: April 6, 2022, 6:00 PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

In order to provide Public comments 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_Vyxpxgq_Tm-Jn6F8KXx00g

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

April 06, 2022

Item

6A

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

CITY OF PERRIS

MINUTES:

Date of Meeting: March 2, 2022

06:02 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Lopez

Commissioner Jimenez, conducted the pledge of allegiance due to Commissioner Lopez's absence.

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

The Chair called for a motion.

M/S/C: Moved by Vice Chair Shively, seconded by Commissioner Jimenez to Approve A. Planning Commission Minutes for February 16, 2022 and 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 Planning Commission Minutes for February 16, 2022 and Approve Street Name Review 21-05246

AYES: Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively,

ABSENT: Commissioner Lopez.

ABSTAIN:

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.

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

Senior Planner Perez, presented the item to the Commission.

Commissioner Gomez, asked for further details about the two parcels located within Moreno Valley adjacent to the project site.

Senior Planner Perez, provided the background on the additional parcels.

Commissioner Jimenez, asked about passenger vehicle access to the site and where those that utilize the eastern parking spaces will enter the building.

Senior Planner Perez, commented on the onsite circulation and parking and where employees will enter the building.

Vice-Chair Shively, asked about fire access for the site and commented on a clerical revision within the presentation.

Chair Hammond, commented on the adjacent development, undergrounding of utilities, legal non-conforming structure to the west, location of the screen walls, and the southern driveway access.

Commissioner Jimenez, asked for clarification on the truck route utilized for the project.

Senior Planner Perez, clarified the truck route utilized.

Vice-Chair Shively, asked for clarification on the screening material utilized on the wrought iron gates.

Senior Planner Perez, commented on the metal mesh utilized for screening.

Commissioner Jimenez, commented on the locations of wrought iron gates for the project.

Chair Hammond, asked for clarification on the auto aisle widths.

Applicant Richard Belmudez from Albert A Webb & Associates, presented to the Commission.

Commissioner Gomez, asked about the conversation with the City of Moreno Valley regarding the additional parcels.

Applicant Richard Belmudez, explained the applicant's teams' discussion with the City of Moreno Valley regarding the project.

Vice-Chair Shively, asked if offsite landscaping along the right-of-way would be included.

Applicant Richard Belmudez, clarified the locations of the right-of-way landscaping .

Miss Threet from the Public, commented on her Code Enforcement complaints.

Commissioner Gomez, commented on continuing the conversation for the remaining parcels.

Commissioner Jimenez, noted her concern regarding the southern driveway and that the landscaping utilized should be native species and aesthetically pleasing.

Vice-Chair Shively, commented on the truck route utilized and hopes that the cities can agree to incorporate the adjacent parcels.

Chair Hammond, expressed his approval of the architecture and the overall project.

Vice-Chair Shively, commented on a clerical revision to Planning Condition #20 to remove duplicate wording.

Chair Hammond, clarified the motion to include a clerical revision to Planning Condition #20.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Gomez to Approve 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. Motion to include a clerical revision to Planning Condition #20 to remove duplicate wording.

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

NOES:

ABSENT: Commissioner Lopez.

ABSTAIN:

- 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 2nd 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

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

Senior Planner Perez, presented the item to the Commission.

Vice-Chair Shively, asked if a fault line was present on the site.

Staff commented on the reasoning for the finance map and how it will help facilitate development.

Commissioner Gomez, asked for clarification on sub-dividing the project.

Commissioner Jimenez, asked if a finance map is a standard procedure for residential developers.

Staff commented on the reasoning behind the proposed finance map to divide the original map into two parts.

Vice-Chair Shively, asked if the overall project layout would need to be revised and presented to the Planning Commission in the future.

Chair Hammond, commented on the process of a financing map.

Commissioner Gomez, asked if carports were required initially for the multi-family development.

Senior Planner Perez, clarified that carports were required with the original approval.

Commissioner Jimenez, asked about offsite landscaping adjacent to the project site and if the City supports the requested Finance map.

Staff commented that City Staff supports the request as no plans or conditions of approval for the project is being altered.

Vice-Chair Shively, asked about the adjacent drainage channel.

Deputy City Engineer Pourkazemi, commented on the development of drainage facilities associated with the project and that the adjacent drainage channel is not related to this project.

Applicant Nick Johnson, presented to the Commission.

Commissioner Gomez, asked the applicant if the project could be sold to different builders and noted her concern that the two builders would need to work together to create a cohesive development.

Applicant Nick Johnson, commented that the projects share the same development standards which will require them to be cohesive even if built by different developers.

Commissioner Jimenez, asked for clarification on developing the shared drive entry into the site.

Applicant Nick Johnson, commented on the development of the main entry shared between the two developments.

Staff clarified the development process and driveway easement for the two projects.

Vice-Chair Shively, requested clarification on the Engineering condition for raising the pad elevations on the site.

Deputy Engineer Pourkazemi, clarified the need for the condition requiring the raising of the pad elevations.

Gerald Volomino from the public, commented on the development potentially becoming more expensive the longer it takes to develop.

Commissioner Gomez, thanked Staff for providing clarification on the finance map process.

Vice-Chair Shively, thanked Mr. Volomino for his public comment and noted his approval for dividing this project and how it will allow the project to be developed faster.

Chair Hammond, noted his approval for the finance map to facilitate the project's development.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Shively, seconded by Commissioner Jimenez to Approve 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 2nd 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

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

NOES:

ABSENT: Commissioner Lopez.

ABSTAIN:

Meeting returned at 7:42pm after a 5 minute recess.

- 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.

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

Associate Planner Garcia, presented the project to the Commission.

Commissioner Gomez, asked if the site was modified per the feedback provided by the Ad Hoc Committee.

Vice-Chair Shively, asked if vehicles could be parked within the buildings.

Commissioner Jimenez, asked for clarification on what elevations will be visible from Indian Ave.

Associate Planner Garcia, clarified what elevations would be visible from the adjacent public right-of-way.

Commissioner Jimenez, asked for additional architectural elements on the elevation adjacent to Indian Ave and if there are any ways to remove co-mingling of auto and truck traffic for the project.

Deputy Engineer Pourkazemi, commented on circulation and constraints for the site.

Chair Hammond, asked if there is a potential for a deceleration lane into the site for trucks.

Deputy Engineer Pourkazemi, commented that a deceleration lane would not be feasible for the project.

Commissioner Jimenez, commented on her concerns about conflict with trucks entering the site while vehicle traffic exited without a porkchop to encourage trucks and vehicles to stay within their designated path.

Deputy Engineer Pourkazemi, stated that the driveways would need to be 56-feet-wide to accommodate a porkchop.

Vice-Chair Shively, commented on the constraints of the site.

Commissioner Jimenez, asked what items were revised based on feedback from the Ad Hoc meeting.

Associate Planner Garcia, commented on the changes made to the final plans based on the feedback previously provided.

Chair Hammond, commented on the conflict between auto and truck traffic for the site.

Commissioner Jimenez, discussed additional onsite signage to limit potential traffic conflicts.

Applicant Chris Kwasizur, presented to the Commission.

Vice-Chair Shively, asked if there was a way to park vehicles inside the building and if truck trailers could be stored within the truck court.

Applicant Chris Kwasizur, commented on parking vehicles within the building and truck trailer storage.

Commissioner Jimenez, asked if the applicant is willing to work with Staff to potentially widen the driveways to allow for a porkchop and update the elevations along Indian Ave.

Applicant Chris Kwasizur, agreed to work with Staff regarding the driveways and elevations.

Commissioner Gomez, approved of the project and appreciated that the applicant is willing to work with Staff to address the concerns of the Commission.

Commissioner Jimenez, commented on the constraints facing the site and how it restricts development.

Vice-Chair Shively, commented on the need for smaller office park developments and requested that staff work with the applicant to address potential onsite conflict with truck and auto traffic and revise the architecture along Indian Ave.

Chair Hammond, thanked Staff for the project and the additional focus on landscaping along Harley Knox Blvd.

Deputy Engineer Pourkazemi, commented that Engineering Condition #13 includes wording for lighted signage and revising Engineering Condition #16 to add a porkchop to the driveways.

Assistant Attorney Khuu, clarified the motion to include: Staff working with the applicant to revise the elevations for the project along Indian Ave and revising Engineering Condition #16 to include a porkchop for the driveways.

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Jimenez to Approve 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. The motion also includes: Staff working with the applicant to revise the elevations for the project along Indian Ave and revising Engineering Condition #16 to include a porkchop for the driveways.

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

NOES:

ABSENT: Commissioner Lopez.

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 Gomez, commented on the League of California Cities event and thanked Staff for the presentations.

Commissioner Jimenez, commented on looking forward to attending the upcoming League of California Cities event, the future Harbor Freight, and provided clarification on the Ad Hoc meeting process.

Vice-Chair Shively, commented on form 700 that needs to be completed by the Commission, the status of the KFC development, and thanked Staff for listening to the feedback provided by the Commissioners.

Chair Hammond, commented on form 700 and thanked Staff for the projects provided.

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

Director of Development Services Phung, commented on the upcoming League of California Cities event, items for the next Planning Commission, and a formal In N Out application.

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

Planning Commission Agenda

CITY OF PERRIS

April 06, 2022

Item

7A

**General Plan Amendment
(GPA) 21-05040,
Zone Change (ZC) 21-05039,
Tentative Tract Map 38071 and
38071-1 (TTM21-05032)**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 6, 2022

SUBJECT: **General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032)** – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: **Adopt Resolution No. 22-07** recommending that the City Council **Adopt** the Mitigated Negative Declaration 2370 and **Approve** GPA 21-05040, ZC 21-05039, Tentative Tract Maps 38071, and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Mission Pacific Land Company, is proposing to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan (General Plan designation) and R-10,000 (Zoning designation) to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots (A through F). The subdivision has lots ranging from a minimum of 6,000 square feet to 12,779 square feet, with a lot average of 7,056 square feet. The proposed density is 6.2 dwelling units per acre, below the max density of the R-6,000 zone, which allows up to 7 dwelling units per acre. Currently, the site is vacant and accessible through an improved Evans Road and surrounded by existing residential neighborhoods to the north, vacant land to the west, south, and east.

The applicant contemplates subdividing the project site into two phases. Phase 1 (TTM38071-1) consists of 111 single-family lots, and phase 2 (TTM38071) consists of 81 single-family lots. The phases are needed as the Department of Water Resources (DWR) is working on off-site drainage improvements along the southern project boundary to connect to the Perris Valley Storm Drain Channel, which will require a construction staging easement that would preclude the ability to develop the site in one phase. Phase 1 includes the construction of an 87,084 sq. ft. interim basin (Lot "A") surrounded by a temporary split-rail vinyl fence that will drain to the existing DWR

channel to the south. Upon completion of the DWR channel, Phase 2 can proceed, and the interim basin (Lot "A") will be reduced to a 28,148 sq. ft. permanent basin. Also, during Phase 1, all off-site street improvements associated with the Project will be constructed.

The six (6) lettered lots with the development are summarized in the table below:

<i>TENTATIVE TRACT MAP 38071 and 38071-1 (TTM21-05032) SUMMARY</i>				
<i>Lot No.</i>	<i>Area (sq. ft.)</i>	<i>Area (AC)</i>	<i>Land Use</i>	<i>Maintained By</i>
A	28,148	0.65	Drainage/Basin	LMD
B	2,454	0.06	Landscape/Trail access point	LMD
C	6,640	0.15	Landscape/Trail	LMD
D	31,485	0.70	Landscape/Trail	LMD
E	33,107	0.77	Open Space/Landscape	LMD
F	26,119	0.58	Drainage/Basin	LMD

Both lettered lot "A" (28,148 sq. ft.) and lettered lot "F" (26,119 sq. ft.) are bio-retention basins required for water quality management plan (WQMP) purposes. Lot "B" (2,452 sq. ft.) is dedicated as a trail access point with removable bollards to prevent access to motorized vehicles. Per the Active Transportation Plan (ATP), both lettered lot "C" (6,640 sq. ft.) and lettered lot "D" (31,485 sq. ft.) is dedicated for an 8-foot-wide decomposed granite trail and landscaping along the easterly boundary continuing to the southerly boundary of the tract map ultimately connecting to Evans Road. Lots "E" is an enclosed landscaped open space area that is designated for a 35-foot wide EMWD sewer easement and 15-foot-wide maintenance road.

PROJECT ANALYSIS:

Zoning and General Plan Consistency

The proposed Project is located within Planning Area 1 of the City of Perris General Plan (2030) Land Use Element. Planning Area 1 is generally located on the northeastern edge of the City, bounded by the City limits to the north and east, and the Ramona Expressway to the south.

The proposal involves amending the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northwest of Ramona Expressway and Evans Road from Specific Plan (General Plan designation) and R-10,000 (Zoning designation) to R-6,000 which allows a single-family residential subdivision. As designed and through the application of the conditions of approval, the proposed subdivision, TTM 38071 and TTM38071-1, is compatible with the entitled Stratford Ranch Residential tract to the west (TTMs 36647 and 36648) currently under construction by Pulte Homes and the existing residential development to the north (TTM 32708) in density, zoning, and product type. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations. The track map is consistent with Goal I of the City of Perris General Plan (2030) Land Use Element, which states to provide "Quality housing in attractive neighborhoods for households at all income levels and stages of life." The table below summarizes the surrounding General Plan designation, zoning and land uses.

<i>Area Surrounding the Project Site</i>			
	<i>General Plan Designation</i>	<i>Zoning</i>	<i>Land Uses</i>
North:	R-6,000 (Single-Family Residential)	R-6,000 (Single-Family Residential)	Single-Family Neighborhood
South:	May Ranch Specific Plan	Commercial	Vacant
East:	N/A (State of California)	N/A (State of California)	State Fairgrounds
West:	R-6,000 (Single-Family Residential) and P (Public)	R-6,000 (Single-Family Residential) and P (Public)	Vacant

Development Standards

The proposed single-family tract map will adhere to the R-6,000 land use development standards identified below:

<i>Development Standard</i>	<i>R-6,000</i>	<i>Complies?</i>
Minimum Lot Size	6,000 sq. ft.	Yes
Minimum Lot Width	60 feet (65 feet corner lots)	Yes
Minimum Lot Depth	100 feet	Yes
Lot Frontage	60' feet (45' feet cul-de-sac and knuckles)	Yes
Density (dwelling units/Acre)	up to 7 d.u./Acre	Yes (6.1 d.u./Acre)

All the proposed lots exceed the minimum development standards for the R-6,000 zone, as shown in the chart above. Overall, the proposed lot sizes range from 6,000 sq. ft. to 11,870 sq. ft. with an average lot size of 7,067 sq. ft. The developer is also required to submit an ADPR (Administrative Development Plan Review) for review and approval of architecture, plotting, conceptual landscaping, and fencing before the start of construction. The ADPR application ensures that a variety of architecture and floor plans are provided. Overall, the application will ensure that all development complies with the R-6,000 zoning standards for setbacks and lot coverage.

ONSITE CIRCULATION

The Project will provide two (2) access points along Evans Road. The northern point of access (Street "A") is proposed to be signalized and aligned with the access point of TTM 36647. Also, the southerly point of access (Street "B") is required to be right-in and right-out only. The two points of access would connect to a series of cul-de-sacs and through streets, creating a looped circulation system that offers a private setting for future residents while providing safe and efficient access to public trails, sidewalks, and roadways. All internal streets are designated as "local streets," which would require a 60-foot right-of-way (30 feet from the centerline) and provide full-width street improvements in accordance with City of Perris standards. The

subdivision proposes two (2) points of access to the NAP (Not A Part) parcel (APN: 302-200-005) to include an interim barrier which consists of a curb, gutter, bollards, and a temporary six (6) foot block wall to prevent vehicles from driving from the Perris Fairgrounds through the future residential neighborhood. If development occurs in the NAP, the temporary block wall will be removed, and future street improvements will continue to the NAP parcel.

WALLS, FENCING, ENTRY MONUMENTS

The project perimeter walls along Evans Road, Lake Perris Drive, and along the southerly property lines shall consist of a 6' high decorative split-face block wall with pilaster columns every 60 feet. The two (2) main entryways (Street "A" and "B") along Evans Road are conditioned to provide entry monumentation to identify the tract. All reverse frontage lots and corner lots with a side street shall include a 6-foot-high split face block wall with pilasters throughout the tract's interior.

Also, a six-foot-high, UV protected vinyl fence is required on the side and rear property lines interior to the Project (not visible from the public right-of-way), and all enclosed detention basins or storm drain facilities must-have decorative wrought iron fencing with decorative pilasters every 60' feet or perimeter wall corner, or lot line corner. If the detention basin abuts a residential property, a six-foot decorative block wall is required.

MARB AIRPORT LANDUSE CONSISTENCY

The proposed Project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Zone E (other Airport Environs). Zone D and Zone E have no residential development restrictions subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners.

California Public Utilities Code (CPUC Section 21676) requires that all jurisdictions (County or City) refer all General Plan Amendments, Specific Plan Amendments, Zoning Ordinance, and adoption of building regulations within an Airport Land Use Compatibility Plan (ALUCP) for ALUC review. Additionally, Section 21676.5 of the California Public Utility Code (CPUC) allows the ALUC to review all projects within the Airport Influence Area (AIA) when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Because the proposed Project involves a General Plan Amendment, it was required to be considered by ALUC to determine its consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).

On August 12, 2021, the Riverside County Airport Land Use Commission (ALUC) considered and determined that the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).

PUBLIC/AGENCY COMMENTS

A public notice was sent to property owners within 300-feet of the project site and agencies. As of the writing of this report, no comments have been received by staff.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the Project by the City's guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the Project may have a significant effect on the environment. Based on the Initial Study, staff has concluded that all potentially significant impacts on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City; therefore, a Mitigated Negative Declaration (2370) has been prepared.

In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was filed for a thirty (30) day review. The public review period commenced on January 12, 2022, and ended on February 11, 2022. As of writing this report, no comment letters were received from any adjacent property owner or state agencies.

RECOMMENDATION

ADOPT Resolution No. 22-07 recommending that the City Council **Adopt** the Mitigated Negative Declaration 2370 and **Approve** General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Maps 38071 and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

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

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

Attachments: Exhibit A. PC Resolution 22-07 including Conditions of Approval (Planning, Engineering, Public Works, Building, Fire and Community Services)
Exhibit B. General Plan Amendment Exhibit
Exhibit C. Zone Change Exhibit
Exhibit D. Aerial View
Exhibit E. TTM 38071 and TTM38071-1 plans and conceptual landscape plans
Exhibit F. MND/Initial Study and MMRP (see link below)

MND/Initial Study 2370 – 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-301>

Consent:
Public Hearing: April 6, 2022
Workshop:
Presentation:

Exhibit A

PC Resolution 22-07 including Conditions of Approval (Planning, Engineering, Public Works, Building, Fire and Community Services)

RESOLUTION NUMBER NO. 22-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION 2370 AND APPROVE GENERAL PLAN AMENDMENT 21-05040, ZONE CHANGE 21-05039, AND TENTATIVE TRACT MAPS 38071 AND 38071-1, A PROPOSAL TO AMEND THE GENERAL PLAN LAND USE AND ZONING DESIGNATION OF APPROXIMATELY 31.1 ACRES LOCATED AT THE NORTHEAST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD FROM THE SPECIFIC PLAN (GP DESIGNATION) AND R-10,000 (ZONING DESIGNATION) TO R-6,000 TO FACILITATE A 192 SINGLE-FAMILY SUBDIVISION WITH SIX (6) LETTERED LOTS, BASED UPON THE FINDINGS HEREIN and SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, *Mission Pacific Land Company*, filed Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032) to subdivide 31.1 acres into 192 single-family lot subdivision located at the northwest corner of Ramona Expressway and Evans Road; and

WHEREAS, the applicant, *Mission Pacific Land Company*, filed General Plan Amendment (21-05040) and Zone Change (21-05039) for a proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres located at the northwest corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000; and

WHEREAS, Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032), General Plan Amendment (21-05040), and Zone Change (21-05039) (collectively the “Project”) have been duly noticed; and

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

WHEREAS, an Initial Study/Mitigated Negative Declaration (“MND”) 2370 were prepared;

WHEREAS, between January 12, 2022, and February 11, 2022, the Initial Study/MND 2370 was made available for public review and comment during the state-mandated 30-day public review period (SCH # 2022010121); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 6, 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, the Project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (“March AIA”) Zone D (Flight Corridor Buffer) and Zone E (other Airport Environs), which have no residential development restrictions; therefore, the Project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

WHEREAS, on August 12, 2021, Riverside County Airport Land Use Commission (“ALUC”) determined that the proposed General Plan Amendment (“GPA”) 21-05040, Zone Change (“ZC”) 21-05039, Tentative Tract Maps 38071 and 38071-1 (“TTM21-05032”) applications are conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB ALUCP”); 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 above-mentioned approvals, 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 General Plan Amendment, Specific Plan Amendment, and 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. The Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that based upon the forgoing, Initial Study, staff report, supporting exhibits, and all written and oral testimony presented at the April 6, 2022, public hearing and prepared for the Project in accordance with City of Perris guidelines for implementing the CEQA, 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 requirements of the City’s Zoning Code, and standard requirements of the City; therefore, an MND 2370 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. Therefore, an MND 2370 has been prepared.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding General Plan Amendment (GPA) 21-05040.

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

The proposed amendment will result in changing the General Plan land use designation from SP to R-6,000, which will create consistency with the proposed R-6,000 Zone Change request. The proposed amendment would also create compatibility with the adjacent General Plan residential land use designations on the north and west. Further, changing the General Plan land use designation from SP to R-6,000 aligns the property and General Plan land use designation with the direction of the community, which seeks to provide additional housing options to meet unmet housing demands and logically extends the existing zoning pattern to the north and east of the site.

Furthermore, the General Plan Amendment is consistent with General Plan Policy I. An of the General Plan Land Use Element, which seeks to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures. It is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain various housing types for all economic segments of the City. Finally, as conditioned, the project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation and, as such, is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed General Plan Amendment conforms to the goals of the General Plan as future development is conditioned to comply with zoning code development standards and provide for adequate services, infrastructure, and facilities, which implements the General Plan goals, objectives, and policies.

- B. ***The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.***

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment to change the General Plan land use designation from "SP" to R-6,000 will facilitate the development of single-family

housing to meet demand in the City and regional housing demand, which is consistent with the General Plan goals and objectives. The site is located in an urbanizing area surrounded by single-family residential on the north and east with a similar residential density. Adequate site access and services are readily available, and future development will be required to adhere to all applicable city codes, standards, and policies and thus, the amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

- C. *In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provisions of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).***

The proposed General Plan Amendment will bring the subject property into conformance with the proposed Zone Change, which will facilitate single-family residential development in the future in a manner consistent with the existing neighborhood fabric, the General Plan's vision, and the City's Zoning Code. The parcel is physically suitable for single-family residential use, as it is of adequate shape and size, and utilities and city services are readily available to service the site. The property would gain access from the adjoining a public roadway, and future development would be at the same density as the adjoining residential land use to the north. The site is relatively flat and does not have any physical constraints, such as steep slopes or watercourses, to prevent future single-family development.

Section 4. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding Zone Change 21-05039:

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

The proposed R-6,000 zoning will create consistency with the proposed R-6,000 proposed General Plan land use designation and facilitate future single-family residential development at a density of 4-7 dwelling units per acre, which is consistent with the density proposed.

As designed and conditioned, the proposed Zone Change 21-05039 is consistent with the proposed General Plan Amendment 21-05040 and the R-6,000 zoning district, with respect to the minimum required development standards, including lot width, depth, and size. Therefore, as designed and conditioned, the TTM 38071 and TTM38071-1 are consistent with the City's General Plan Land Use Map.

The proposed Zone Change is consistent with the proposed R-6,000 General Plan Land Use Designation and Map and conforms to the goals of the General Plan by complying with the subdivision and zoning code development standards, which implements the General

Plan goals, objectives, and policies. Additionally, the Project provides adequate services, infrastructure, and facilities for the site and mitigates potential environmental impacts.

Furthermore, the proposed Zone Change is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures. The proposed Zone Change is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain a variety of housing types for all economic segments of the City. Finally, as conditioned, the Project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation, and as such, the proposed Zone Change is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

B. The proposed zoning is compatible with or provides adequate buffering of adjoining uses.

The proposed R-6,000 zoning is compatible with the adjoining zoning designation of R-6,000 to the north and west of the project site.

C. The proposed zoning is a logical extension of the existing zoning pattern.

The proposed zoning is a logical extension of the existing approved zoning pattern, immediately west and north of the site, which is zoned as R-6,000, as well as surrounding residential uses to the east that are also designated as R-6,000. The proposed zoning would also facilitate the development of more affordable, smaller lot residential housing to address unmet market demand in the City. Future development is required to be designed in conformance with the R-6,000 zoning district, and the City's Zoning Code, and applicable standards, codes, and policies.

Section 5. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (21-05032).

A. Tentative Tract Map is consistent with the General Plan underlying land use designation of R-6,000, and all other applicable Specific Plan and General Plan policies; and

The design and improvements required for TTM 38071 and TTM38071-1 are consistent with the City General Plan and R-6,000 zoning, with respect to the minimum required development standards, including lot width, depth, and size. The lots created by TTM 38071 and TTM38071-1 will provide an adequate building site, appropriate vehicular access, and recreational opportunities at a density that is compatible with existing surrounding residential uses. Further, necessary water and sewer services are available to serve the site, and the development is required through conditions and approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the site. Therefore, the Project is consistent with the City's General Plan and Zoning Ordinance.

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

As designed and through the application of the conditions of approval, the proposed subdivision, TTM 38071 and TTM38071-1, the site is suitable for the type of development. Also, the proposed subdivision is compatible with the entitled Stratford Ranch Residential North and South project and the existing two residential neighborhoods north in density, zoning, and product type. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations.

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

The site for TTM 38071 and TTM38071-1 is physically suited to create a subdivision for future development for single-family residential development. The lots created by the proposed project proposed are consistent with the development standards established for the R-6,000 zone in terms of size, shape, width, and depth and can readily accommodate future residential development. All future development is required to undergo additional administrative review to ensure that it meets all City code requirements for architecture, grading, and plotting. As such, the Project site is physically suitable for the proposed density of development.

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 Tentative Tract Map will not have a significant adverse effect on the environment. An Initial Study was prepared for the project, which was supported by numerous technical studies, including biological, cultural, paleontological, air quality, greenhouse gas, traffic, and other studies covering the site. Because the surrounding area has been transitioning to an urban environment, potential adverse effects on the environment were found to be less than significant through the application of conditions of approval, mitigation measures, and design modifications.

Adequate public services and facilities are available to serve the project, and potential impacts to parks and recreation and infrastructure are mitigated to an insignificant level through the requirement for on and off-site impacts, fair share payments, and participation in the City's impact fee programs. Furthermore, the application of the City's standard project conditions (i.e., Erosion Control Best Management Practices, Storm Water Best

Management Practices, etc.) will prevent the project from creating significant impacts to the environment.

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

The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare. The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance. As conditioned, the developer is required to pay its fair share towards or construct improvements in order to comply with all applicable City ordinances, codes, and standards, which are intended to protect the public safety, health, and welfare. Adequate services are available and in close proximity to serve the subdivision, and no hazardous situations are created through the subdivision. As such, TTM 38071 and TTM38071-1 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 subdivision, TTM 38071 and TTM38071-1, is in compliance with the Subdivision Map Act as the lots created by the subdivision are of adequate size to support future single-family residential development as intended, and the proposed subdivision is consistent with the standards outlined for R-6,000 zoning district and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, TTM 38071 and 38071-1 are in compliance with the Subdivision Map Act.

Section 6. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council adopt Mitigated Negative Declaration 2370 and Mitigation Monitoring Reporting Program (MMRP).

Section 7. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council approve TTM 38071 and TTM 38071-1 (21-05039), Zone Change (21-05039), General Plan Amendment (21-05040) for the Project, subject to the attached Conditions of Approval.

Section 8. 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 9. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 6th day of April 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 22-07 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of April 2022 and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

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

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

CONDITIONS OF APPROVAL

Tentative Tract Map 38071 and 38071-1 (21-05032)

Zone Change 21-05039

General Plan Amendment 21-05040

April 6, 2022

PROJECT: General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

***MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)**

The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential traffic, air quality, biological and cultural resource impacts, and shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed in the MMRP. The applicant is required to meet all the mitigation measures as conditions of approval.

General Requirements:

1. **Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.
2. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
3. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the **April 6, 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.
4. **Tract 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 Map approval.
5. **Val Verde School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde School District*.

6. **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).
7. **Graffiti** located on site shall be removed within 48 hours. The site shall be always maintained in a graffiti-free state. Any graffiti located on the site shall be removed within 48 hours. The paint used in the removal of graffiti shall match the existing color.
8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
9. **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 Tract Map 38071 and 38071-1 (TTM21-05032), General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039.** 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.
10. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
11. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
12. **Public Works Administration Conditions.** The project shall comply with all requirements of the Public Works Administration Department as indicated in the Conditions of Approval dated February 22, 2022.
13. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval for TM38701 and TM38071-1 dated

March 22, 2022.

14. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated January 6, 2022, and as identified below:
 - a. The cul-de-sac bulb (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac “neck” leading to it) shall be identified as a fire lane with red curbs or “Fire Lane—No Parking” signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
 - 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. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - h. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1000 GPM for 2-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
15. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated January 3, 2022.
16. **Community Services Conditions.** The project shall comply with all requirements of the Community Services department as indicated in the conditions of approval dated February 14, 2022.
17. **Class II Bike Lane.** A Class II bike lane shall be installed per the *Perris Trail Master Plan* along Evans Road to all off-site improvement plans subject to the approval of Planning Division and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.

18. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is in a dam inundation area making the site subject to flooding in the event of a dam failure.
19. **Unit Identification.** Each unit in the tract shall include an interior lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Planning Division.
20. **Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public rights-of-way adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
21. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
22. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.
23. **Spark Arresters.** If applicable, all spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Department, and painted according to the approved paint palette.
24. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
25. **Energy Conservation.** To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):
 - Low NO_x water heaters per specifications in the Air Quality Attainment Plan;
 - Heat transfer modules in furnaces;
 - Light-colored water-based paint and roofing materials;
 - Passive solar cooling/heating; and,
 - Energy-efficient appliances and lighting.

An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.
26. **Preliminary Water Quality Management Plan (PWQMP)** A Preliminary WQMP was prepared for the proposed project site. All P-WQMPs were determined to be in

substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:

- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the lot-specific LID design, extended detention basins, and landscaping. The Public Works Department shall review and approve the final WQMP text, plans and details.

Prior to Final Tract Map Approval.

27. Final Tract Map Approval. Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval. The developer shall obtain the following clearances or approvals before Final Map Recordation:

- a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code.
- b. Planning Commission approval of all proposed street names through a Street Name application.
- c. Prior to final map, the developer shall include a description that Perry Street (between Lake Perris Drive to Evans Road) is vacated with the Final Tract Map.
- d. Provide two (2) easements to the remnant parcel (APN: 302-200-005) as depicted by the Tentative Tract Map.
- e. Any other required approval from an outside agency.
- f. **Community Facilities District No. 2018-02 (public services district).** The project shall be annexed into the Public Services District (Community Facilities District 2018-02).
- g. **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 the 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:

- i. Landscape Maintenance District No. 1;
- ii. Flood Control Maintenance District No. 1;
- iii. Maintenance District No. 84-1;
- iv. Perris North Public Safety Community Facilities District 2001-3; and
- v. Transportation Uniform Mitigation Fee.
- vi. Community Facilities District No. 2018-02 (public services district)

28. **Access to Recreational Trail.** Before recordation of the final parcel map, the developer shall dedicate land, provide easements, or otherwise hold property in common ownership for access point (lot B) to the recreational trail along the easterly and southerly boundary of the project site. A break in the fence shall be provided at access point (lot B) and include the installation of removable bollards to prevent the entrance of motorized vehicles. The recreational trail (lots C and lot D) is subject to the Public Works Conditions dated February 22, 2022. The recreational trail design is subject to the review and approval of the Public Works Department.
29. **Remnant Parcel (APN: 302-200-005).** The tract map shall provide two (2) points of recorded access to the remnant parcel. In the interim, the developer shall install removable bollards, curb, gutter, and temporary fencing or other acceptable barriers (to the satisfaction of the Director of Development Services or designee) to prevent vehicles from driving Lake Perris Drive through the remnant parcel to the proposed tract.
30. **CC&Rs.** Prior to the recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to the Department of Development Services and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

31. **Southern California Edison.** Prior to the issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms before the commencement of construction.
32. **Final Water Quality Management Plan (F-WQMP).** 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. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including the bio-retention basin, detention basin, self-retaining landscaping, and roof drains to vegetation. The Public Works Department shall review and approve the final WQMP text, plans, and details.

33. **Floodway.** If applicable, prior to receiving a building permit, no residential units shall not be developed within a FEMA-designated 100-year floodplain unless otherwise approved by FEMA. The finish floor elevation of residential structures proposed in the floodplain is required to be elevated 12 inches above the 100-year floodplain Base Flood Elevation (BFE).

Prior to Issuance of Building Permits

34. **Building Plans.** All Planning, Public Works Administration, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring 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.
35. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
36. **Administrative Development Plan Review.** Prior to issuance of any building permit, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of architecture, plotting, conceptual landscape, and fencing of all production units within the entire tract. The applicant shall provide one single-story product type which shall be plotted on corners and at regular intervals throughout the tract (i.e., every fourth or fifth unit). Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. The following is required for plotting, color and materials, and architecture.
- a. The developer shall submit a minimum of four (4) architectural types, four (4) or more color schemes, and a minimum of four (4) floor plans.
 - b. Each architectural type shall provide a minimum of two (2) materials that are associated with selected architecture.
 - c. All elevations shall provide architectural detail options for lots facing the public right-of-way, detention basins, Trails, and Lake Perris Drive.
 - d. The floor plan shall include the garage being set back behind 3' feet or more from the habitable building wall or covered porch entry.
 - e. No three (3) consecutive lots (side by side) shall have similar architecture or floor plan, and no similar architecture or floor plan shall be located across the street.
 - f. A minimum of 10% of each floor plan shall be used within the tract.
 - g. All garage doors shall include decorative windows at the top sectional row of the garage door.
 - h. All units are required to provide a covered porch towards the street.
 - i. Roof type and roof pitch of new residential buildings shall be consistent throughout the architectural type.
 - j. Two story homes will break first and second story by recessing the second story or by providing an architectural feature that would distinguish each story from one another.

- k. All units shall include accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.
 - l. All electrical panels and exposed roof pipes shall be painted to match.
37. **Phasing.** Prior to issuance of building permits, all phasing plans shall be reviewed and approved by the Planning Division, and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots.
38. **March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated August 12, 2021, the following measures shall be implemented to address the project's location within Airport Influence Area:
- a. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. 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 excessive 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, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - c. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants of the property and shall be recorded as a deed notice. The disclosure is as follows:

NOTICE OF AIRPORT IN VICINTIY

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual

sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

- d. The proposed water detention and/or infiltration basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscape Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “there is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds proper maintenance is necessary to avoid bird strikes.” The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- e. 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. Walls and Fences. Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of a block wall/ fence plan. No precision block is allowed. At a minimum, this plan shall include the following items:

- a. **Decorative Perimeter Walls.** The perimeter walls shall consist of a 6’ foot high split-face block wall with decorative cap along Evans Road, southern tract boundary, facing along Lake Perris Drive, and interior detention basins (in public view and facing interior trails) shall include split-face block wall with stone veneer pilasters every 60’ feet or perimeter wall corner, or lot line corner.
- b. **Fencing (visible from public view).** A six-foot high, decorative split-face block wall (no precision block) shall be required for all residential property lines where side or rear yards adjoin a public street. This shall include decorative stone veneer pilasters. Split-face block walls with vinyl gates shall be used for all side returns

between residences and along all side yards adjacent to a street.

- c. **Interior fencing (not visible from public view).** Six-foot high, u.v. protected vinyl fence on side and rear property lines interior to the project (not visible from the public right-of-way).
 - d. **Height of Block Walls.** All split face walls shall not be higher than 6' feet in height. If a combination wall exceeds 6' feet, then a landscape berm or retaining wall is required to conceal the height of the wall.
 - e. **Detention Basins and Storm Drain Facilities (interim and permanent).** All enclosed detention basins or storm drain facilities (see Lot E requirements below) shall have decorative wrought iron fencing with decorative pilasters every 60' feet or perimeter wall corner, or lot line corner. If the detention basin abuts a residential property, a 6' foot decorative block wall is required.
 - f. **Lot E.** All fencing for lot E shall be 6-foot-high wrought iron and pilasters every 60 feet or corners.
 - g. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the tract along Evans Road. Theme walls and monuments shall be within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division.
 - h. **Graffiti.** All tract perimeter block walls shall be treated with a graffiti resistant coat. This includes walls facing the Southerly Channel, Lake Perris Drive, and Evans Road.
 - i. **Trail Fencing.** All trail fencing shall be of vinyl split-rail fencing material in areas that are not fenced by the DWR.
 - j. **Interim Basin.** The interim basin shall be constructed with wrought iron and pilasters every 60 feet for the final basin design area. The remnant interim fencing area for the interim basin shall be split rail vinyl
40. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed

- along with necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.
- b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.
 - c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.
 - 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.
 - f. Project applicant shall require contractor to provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors as practical 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.
- 41. Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to Planning Staff.
- 42. Fees.** The developer shall pay the following fees according to the timeline noted.
- Prior to the issuance of building permits, the applicant shall pay:
- 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. Prior to the issuance of building permits, The developer shall pay all development impact fees, including parks and recreation fees in accordance with Ordinance Number 953. Such fees shall be based on a ratio of five acres per thousand residents. Per said ordinance the City reserves the right to utilize fair market value of the land based on qualified appraisal;
 - f. Appropriate City Development Impact Fees in effect at the time of development (to include any community services DIF fees and Perris Valley ADP fees);
 - g. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development; and
 - h. Park Facility Fees.
- 43. Additional Plan Requirements.** The following additional plans shall be reviewed and

approved by Planning staff and the appropriate City departments, as necessary:

- a. **Attached sidewalks.** The entire tract shall provide attached sidewalks within the right-of-way.
 - b. **Landscape Maintenance District Areas.** The following areas shall be included in the Landscape Maintenance District:
 - i. Evans Road Parkway
 - ii. Main entrances from Evans Road
 - iii. All Detention basins within TM 38701 and TM38701-1
 - iv. All interior decompose granite trails and points of trail access from Evans Road and along the easterly boundary of the tract.
 - v. Entry monument signage.
44. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans 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. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:
- a. **Accent Landscaping.** The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - Shade trees (are required along the easterly recreational trail and entry trail connection points.
 - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.
 - b. **Street Trees.** All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. Corner lots shall have three (3) street trees, minimum or one (1) street tree for every 30 lineal feet of street frontage.
 - c. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.
 - d. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
 - e. **BMPs for Water Quality (Interim and Permanent).** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24" inch box trees with shrubs or combination with ground cover. Perennial grass mix is prohibited.
 - f. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of trees 10 gallon sized, and 30% being 5 gallon sized. All slopes shall include automatic irrigation and erosion control fabric.
 - g. **Water Conservation.** Landscaping must comply with AB 325 for water conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations

(MAWA).

- h. Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- i. Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
- j. Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.

Prior to Issuance of Occupancy Permits:

- 45. Disclosure Statements.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgment of this disclosure by each purchaser to the City. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the aviation easement granted to the City of Perris and to the March Inland Port Airport Authority.
- 46. Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.

End of conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1444

February 23, 2022, **Revised March 22, 2022**

TTM 21-05032 – TTM 38071

NE Corner of Ramona Expressway & Evans Road

Par 1 – PM 23930 – MB 179-070

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, right-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 projects 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. Due to primary and secondary access and drainage issues, Tract Map 38071 may only be recorded after the recordation of Tract Map 38071-1, i.e. all the conditions of tract Map 38071-1 Conditions of Approval shall be completed.

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan - Plans shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Water and Sewer Plan
 - f. Final Drainage Plan, Hydrology and Hydraulic Report
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards
 - h. Final WQMP (for reference)

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

6. Relinquish and waive rights of access to and from Evans Road on the Final Map.
7. Relinquish and waive rights of access to and from Ramona Expressway on the Final Map.
8. Evans Road is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated on Evans Road ~~from northerly tract boundary to Ramona Expressway~~ along the property frontage to accommodate a 64-foot-wide half width dedicated right-of-way.
9. All interior streets are classified as Local (60'/40'). Adequate rights-of-way shall be dedicated on all interior streets to accommodate a 60-foot-wide full width dedicated right-of-way.

10. All knuckles, cul-de-sacs and offset cul-de-sacs shall be improved per County of Riverside Standard Nos. 800, 800(A), and 801 respectively.
11. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
12. Designated lots shall be dedicated for the open spaces and the trails as approved by the Planning Department and the Public Works Department.
13. 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.
14. 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.

15. 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.
16. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights

and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

17. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plan shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

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.

18. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation.
19. The developer/property owner shall file and process a CLOMR.
20. Basins, drainage and flood control facilities and improvements shall be provided in accordance with RCFCD, DWR and the City of Perris requirements and standards to include but not limited to the following.
 - a. Onsite drainage facilities located outside of rights-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD and DWR rights-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities as applicable shall be designed to convey the 100-year storm runoff.
21. The landscaping plans for the parkways, the open spaces and the trails shall be reviewed and approved by the Planning Department and the Public Works Department.

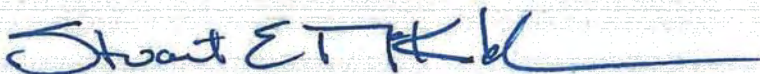
22. Bus stops shall be provided as required by Riverside County Transit Agency (RTA). Bus stop locations and turnouts shall be reviewed and approved by RTA.

Prior to Issuance of Building Permit:

23. The Final Map shall be recorded.
24. Submit water and sewer plans to the City Engineer for review and approval. Fire Department and EWMD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
25. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
26. 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".

Prior to Issuance of Certificate of Occupancy:

27. The developer/property owner shall file and process a LOMR.
28. All interior streets (Local - 60'/40') within the 60-foot full width dedicated rights-of-way shall be improved to provide for a 40-foot pavement (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter located 20 feet on both sides of centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of **Perris**, County of Riverside and Caltrans Standards.
29. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1444A

February 23, 2022, **Revised March 22, 2022**

TTM 21-05032 – TTM 38071-1

NE Corner of Ramona Expressway & Evans Road

Par 1 – PM 23930 – MB 179-070

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, right-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 projects 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. A portion of the interim drainage basin for Tract Map 38071-1 is outside limits of the tract boundary. The developer/property owner shall bear 100% of the cost of the maintenance of the entire interim drainage basin until the following improvements have been completed and operational:
 - The drainage channel/Line U improvements by Department of Water Resources (DWR), or by the developer, from the site to Perris Valley Storm Drain.
 - The permanent drainage basin for Tract Map 38071-1, and
 - The storm drain pipe/connection from the permanent drainage basin to DWR's drainage channel/Line U.

The developer/property owner may meet the basin maintenance requirement by entering into an agreement with the City that covers the maintenance of the basin and includes a letter of credit prior to recordation of the Final Map or issuance of a grading permit, whichever comes first. ~~The entire basin, including the interim basin shall be identified as a legal lot on Tract Map 38071-1 and Lot A shall be offered for dedication to the City for flood control purposes.~~

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Water and Sewer Plan
 - f. Final Drainage Plan, Hydrology and Hydraulic Report
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards

h. Final WQMP (for reference)

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

6. Relinquish and waive rights of access to and from Evans Road on the Final Map other than the two 60 feet wide roadway openings on Evans Road, delineated on Street "A" and Street "B" on the Tentative Tract Map.
7. Relinquish and waive rights of access to and from Ramona Expressway on the Final Map.
8. Evans Road is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated on Evans Road ~~from northerly tract boundary to Ramona Expressway~~ along the property frontage to accommodate a 64-foot-wide half width dedicated right-of-way.
9. All interior streets are classified as Local (60'/40'). Adequate rights-of-way shall be dedicated on all interior streets to accommodate a 60-foot-wide full width dedicated right-of-way.
10. All knuckles, cul-de-sacs and offset cul-de-sacs shall be improved per County of Riverside Standard Nos. 800, 800(A), and 801 respectively.
11. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
12. Street "A" shall align with "A" Street of Tentative Tract Map 36647 (TTM 36647).
13. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
14. Adequate right-of-way shall be dedicated to accommodate the ultimate design improvements at the intersection of Ramona Expressway and Evans Road as recommended by the project's Traffic Engineer and as approved by the City Engineer. The design shall include implementation of through lanes, designated turn lanes and traffic signal modifications.

15. Designated lots shall be dedicated for the open spaces and the trails as approved by the Planning Department and the Public Works Department.
16. 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.
17. 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.

18. 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.
19. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

20. The developer/property owner shall submit the following to the City Engineer for review and approval:
- a. Onsite Grading Plan and Erosion Control Plan – Plan shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

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.

21. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation.
22. The developer/property owner shall file and process a CLOMR.
23. Basins, drainage and flood control facilities and improvements shall be provided in accordance with RCFCD, DWR and the City of Perris requirements and standards to include but not limited to the following.
- a. Onsite drainage facilities located outside of rights-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD and DWR rights-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities as applicable shall be designed to convey the 100-year storm runoff.
24. The landscaping plans for the parkways, the open spaces and the trails shall be reviewed and approved by the Planning Department and the Public Works Department.
25. Bus stops shall be provided as required by Riverside County Transit Agency (RTA). Bus stop locations and turnouts shall be reviewed and approved by RTA.

Prior to Issuance of Building Permit:

26. The Final Map shall be recorded.
27. Submit water and sewer plans to the City Engineer for review and approval. Fire Department and EWMD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
28. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
29. 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".

Prior to Issuance of Certificate of Occupancy:

30. The developer/property owner shall file and process a LOMR.
31. Evans Road (Primary Arterial - 128'/94') from northerly tract boundary to Ramona Expressway along the property frontage within the dedicated right-of-way shall be improved to provide for a 14-foot wide raised landscaped median, 40-foot wide pavement on the east side of the raised landscaped median and a 28-foot wide pavement on the west side of the raised landscaped median (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter located 47 feet east of the centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, a Class II B buffered bicycle lane, per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved 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.

32. The intersection of Ramona Expressway and Evans Road shall be improved to ultimate design, including traffic signal modifications, as recommended by the project's Traffic Engineer and as approved by the City Engineer.
33. Final design of Evans Road at the channel crossing shall be coordinated with DWR.
34. In the event that ~~the~~ DWR has not constructed or completed the channel/Line U and the crossing improvements **at Evans Road**, the developer/property owner shall provide for adequate pavement transitions per applicable standards as determined by the project's Traffic Engineer and as approved by the City Engineer. The existing crossing would be adequate in that case.

The developer/property owner shall ~~design a cash sum~~ **provide security in the form of a bond, cash deposit or letter of credit equal to the estimated cost to construct the remaining Evans Road improvements as agreed upon** with the City to guarantee completion of Evans Road improvements in the event ~~that~~ DWR abandons the channel and the crossing improvements.

The security provided for the remaining Evans Road improvements will be released by the City of Perris upon completion of improvements.

35. All interior streets (Local - 60'/40') within the 60-foot full width dedicated right-of-way shall be improved to provide for a 40-foot pavement (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter located 20 feet on both sides of the centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of **Perris**, County of Riverside and Caltrans standards.
36. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
37. Street "B" at Evans Road shall be restricted to right-in/right out only.
38. The developer/property owner shall comply with the Summary of Improvements as specified in Table 1-3 of the project's Traffic Analysis prepared by Urban Crossroads dated June 2, 2021. The table is attached as Exhibit "A".

39. 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

Attachment:

Exhibit A – Table 1-3 of the project’s Traffic Analysis prepared by Urban Crossroads dated June 2, 2021.

EXHIBIT "A"

TABLE 1-3: SUMMARY OF IMPROVEMENTS BY ANALYSIS SCENARIO

#	Intersection Location	Jurisdiction	Recommended Improvements		Improvements in DIF, TUMF, etc. ^{1,2}	Project Responsibility	Project Fair Share ³
			Ex-P	EAPC (2027)			
1	Perris Bl. & Ramona Exwy.	City of Perris	- None	EAPC (2027) - Restripe the NB right turn lane as a shared through-right turn lane - Restripe the SB right turn lane as a shared through-right turn lane	No	Fair Share	2.7%
2	Redlands Av. & Ramona Exwy.	City of Perris	- None	- Add a NB right turn lane - Add a 2nd SB left turn lane - Add a 2nd EB left turn lane - Add a 4th EB through lane - Add a 2nd WB left turn lane - Add a 4th WB through lane - Modify the traffic signal to implement overlap phasing for the WB right turn lane	No	Fair Share Fair Share Fair Share Fair Share Fair Share Fair Share	2.7%
3	Evans Rd. & Street A	City of Perris	- Install a traffic signal	- Same	No	Construct	100.0%
5	Evans Rd. & Ramona Exwy.	City of Perris	- None	- Add a 3rd WB through lane	No	Fair Share	4.2%

¹ Improvements included in TUMF Nexus or City of Perris DIF programs have been identified as such.

² Program improvements constructed by Project may be eligible for fee credit. In lieu fee payment is at discretion of City. Represents the fair share percentage for the Project during the most impacted peak hour.

³ Total project fair share contribution consists of the improvements which are not already included in the City-wide DIF/County TUMF for those intersections wholly or partially



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: February 22, 2022

To: Nathan Perez, Senior Planner

DRAFT

From: Michael Morales, CIP Manager

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

Subject: **TTM 38071 (TTM21-05032), GPA21-05040, ZC21-05039 – Conditions of Approval – Proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres to facilitate 192 single-family lots of subdivision with 7 letter lots, located on northeast corner of Ramona Expressway and Evans Road.**

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

TR-38071-1

- **Evans Road** – Provide offer of dedication as needed to provide for full half width Street (128' ROW (64' half width), curb gutter, sidewalk, median and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb.
- **Local Street Side Yard Fronting Lot #12, #13, #1, #192** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirement, perimeter walls, fences, and neighborhood entry monuments per City General plan including a minimum 10' public parkway from face of curb.
- **Local Streets "I" & "D"** - Provide for full half width Streets, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan including a minimum 10' public parkway from face of curb.
- **Lot "A" Bio Retention Basin #1 Interim design** – For grading design of the basin reference Appendix "C" and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.
- **Lot "B" Trail Access between lots #46 & #47** – Provide for full width improvements including sidewalk, off-site landscaping requirement, decorative perimeter walls, fences, improvement, including a minimum 20' offer of dedication. Provide a landscape design to match the trail adjacent to this access.
- **Lot "C" DG Trail** – Developer shall provide landscaping and DG trail along the perimeter of the homes, including a 20' wide offer of dedication. Provide a landscape design that matches the existing trail to the north of this project.

TR-38071

- **Local Streets "I" & "D"** – Protect in place curb gutter, sidewalk, provide wrought iron fencing with pilasters, and landscape and Irrigation along Streets "I" & "D" fronting lots A, E and F.
- **Lot "A" Bio Retention Basin #1 Permanent design** - For grading design of the basin reference Appendix "C" and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low

Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.

- **Lot “F” Bio Retention Basin #2** - Provide for full half width street, curb gutter, sidewalk, wrought iron fence with pilasters, and off-site landscaping requirements, per City General Plan including a minimum 10’ public parkway from face of curb. For grading design of the basin reference Appendix “C” and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.
- **Lot “E” Open Space** - Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirement, per City General plan within a minimum 10’ public parkway from face of curb. Provide a landscape design and planting pallet that complements the parkway and retention basin. Provide a wrought iron fence with pilasters except adjacent to lots 188 and 189. The design shall also include split faced block wall with columns and decorative caps on the North and East side of the lot, fronting lots 188 and 189.
- **Lot “D” DG Trail (DWR Continued)** – Developer shall provide landscaping and DG trail along the perimeter of the homes, including a minimum 15’ to 20’ wide offer of dedication, including an 8’ wide DG path with mow curbs and landscaping along both side of the path including a two-rail vinyl fence to match existing trail.

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, and electronic copy 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. A maintenance responsibility site plan shall also be submitted for approval, (i.e. City Maintenance areas, HOA Maintenance areas, Privately Maintenance areas. 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, maintenance quantity table, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled “Off-site Landscape Plan for **TTM 38071-1 and TTM 38071**” and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- **Evans Road** - Developer shall be required to install new landscape and Irrigation within existing parkway as follows: Trees Primary: Cinnamomum Camphora “Camphor Tree”, Ulmuns parvifolia “Chinese Elm” Secondary tree: Lagerstroemia Faurei “Cherokee (Red)” Grape Myrtle, Brachychiton

Populneus "Bottle Tree". Use of drought resistant shrubs and groundcover intended to complement the existing parkway to the north along Evans Road, including but not be limited to the following: Xylosma C. 'Compacta', Muhlenbergia Capillaris 'pink Muhly', Agapanthus Africans 'Peter Pan', Lantana 'Gold Mound', Lantana Montevicensis Purple Trailing Lantana, Raphiolepis I. Clara 'Spring Time', Hesperaloe Parviflora 'Brake Light', Agapanthus Africans 'Lily of the Nile – White, Myoporum Parvifolium 'Pink', Tulbaghia Violacea Society Garlic, Trachelospermum Jasminiodes Star Jasmine, Parthenocissus Tricuspidata Boston Ive.

- **Evans Road Median** – Developer shall be required to install new raised landscaped median as follows: Trees Brachychiton Populneus Bottle Tree, Lagerstoremia Faure Cherokee (red). Use of drought resistant shrubs and groundcover intended to complement the existing median to the north along Evans Road, including but not be limited to the following: Callistemon Viminalis Little Johns, Lantana 'Gold Mound', Muhlenbergia Capillaris Pink Muhly, Hesperaloe Parviflora 'Brake Lights', Tulbaghia violacea Society Garlic, Tarachelospermum Jasminiodes 'Star Jasmine'.
 - **Lot "B" Pedestrian Pathway Trail Access** - Developer shall provide a 20' wide ADA accessible pedestrian pathway between homes with split faced block wall with columns every 20' and decorative caps to connect from sidewalk to Lot C trail. The landscape design to complement the landscape along the trail and shall have vines along the walls.
 - **Lots "C" & "D" DG Trail** - Developer shall provide a 15' to 20' wide landscape and DG trail along the perimeter of the homes with a design to complement the trail north of this project wit an 8' wide DG path and landscaping on both sides of the trail, including a two-rail vinyl fence on the outward side of the trial.
 - **Lot "A" Bio Detention Basin Interim** – Developer shall provide for landscaping and irrigation within the public parkway and bio detention basin which includes a bench at top of slope and concrete access road to the bottom of the basin per City standards. Landscape planting pallet shall complement the off-site landscape adjacent to the basins. Provide a wrought iron fence with pilasters fronting Street "D" and Street "I". Provide a spilt face block with columns and decorative caps wall along Lot 57, and decorative three rail vinyl fencing around the remaining area of the basin.
 - **Lot "A" Bio Detention Basin Permanent** – Developer shall protect in place existing landscaping within the public right-of-way along street "D" and street "I" and provide a new landscape and irrigation plan for the redesign of the basin to complement the existing landscape along the public right-of-way. Provide a wrought iron fence with pilasters along the public parkway. The design shall also include split faced block wall with columns and decorative caps, fronting lots 57, 112, 128 and 129.
 - **Lot "F" Bio Detention Basins** – Developer shall provide for landscaping and irrigation along the public parkway and within the bio detention basin, (see zoning design guidelines for benching) landscape planting pallet shall complement the off-site landscape adjacent to the basins.
 - **Lot "E" Open Space** – Developer shall provide a landscape design for a green space to accommodate the DWR and EMWD easements within this area along with amenities, i.e. benches, BBQ's, etc.). Landscape design shall complement the parkway along Evans Road and provide a wrought iron fence with pilasters except adjacent to lots 188 and 189. The design shall also include split faced block wall with columns and decorative caps on the North and East side of the lot, fronting lots 188 and 189.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to

Salco or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.

- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.

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

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
- a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color, and durability requirements, necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall

submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway, median, open space and any above ground landscaped water quality basins, or trails, proposed by the projects.
 - **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.

DEVELOPER TO PROVIDE GRAVEL IN LIEU OF SAND. CITY COMMENTS 1/11/2022.

3.7 Sand Filter Basin

Type of BMP	Treatment
Treatment Mechanisms	Filtration, Biofiltration
Maximum Tributary Area	25 acres
Other Names	Sand Filter, Media Filter, Pocket Filter

Description

The Sand Filter Basin (SFB) is a basin where the entire invert is constructed as a stormwater filter, using a sand bed above an underdrain system. Stormwater enters the SFB at its forebay where trash and sediment accumulate or through overland sheet flow. Overland sheet flow into the Sand Filter Basin is biofiltered through the vegetated side slopes or other pre-treatment. Flows pass into the sand filter surcharge zone and are gradually filtered through the underlying sand bed. The underdrain gradually dewater the sand bed and discharges the filtered runoff to a nearby channel, swale, or storm drain.



The primary advantage of the SFB is its effectiveness in removing pollutants where infiltration into the underlying soil is not practical, and where site conditions preclude the use of a Bioretention Facility. The primary disadvantage is a potential for clogging if silts and clays are allowed to flow into the SFB. In addition, this BMP's performance relies heavily on its being regularly and properly maintained.

While this BMP is not currently considered an LID BMP, when designed in accordance with this manual, a Sand Filter Basin is considered to be a highly effective Treatment Control BMP.

Siting Considerations

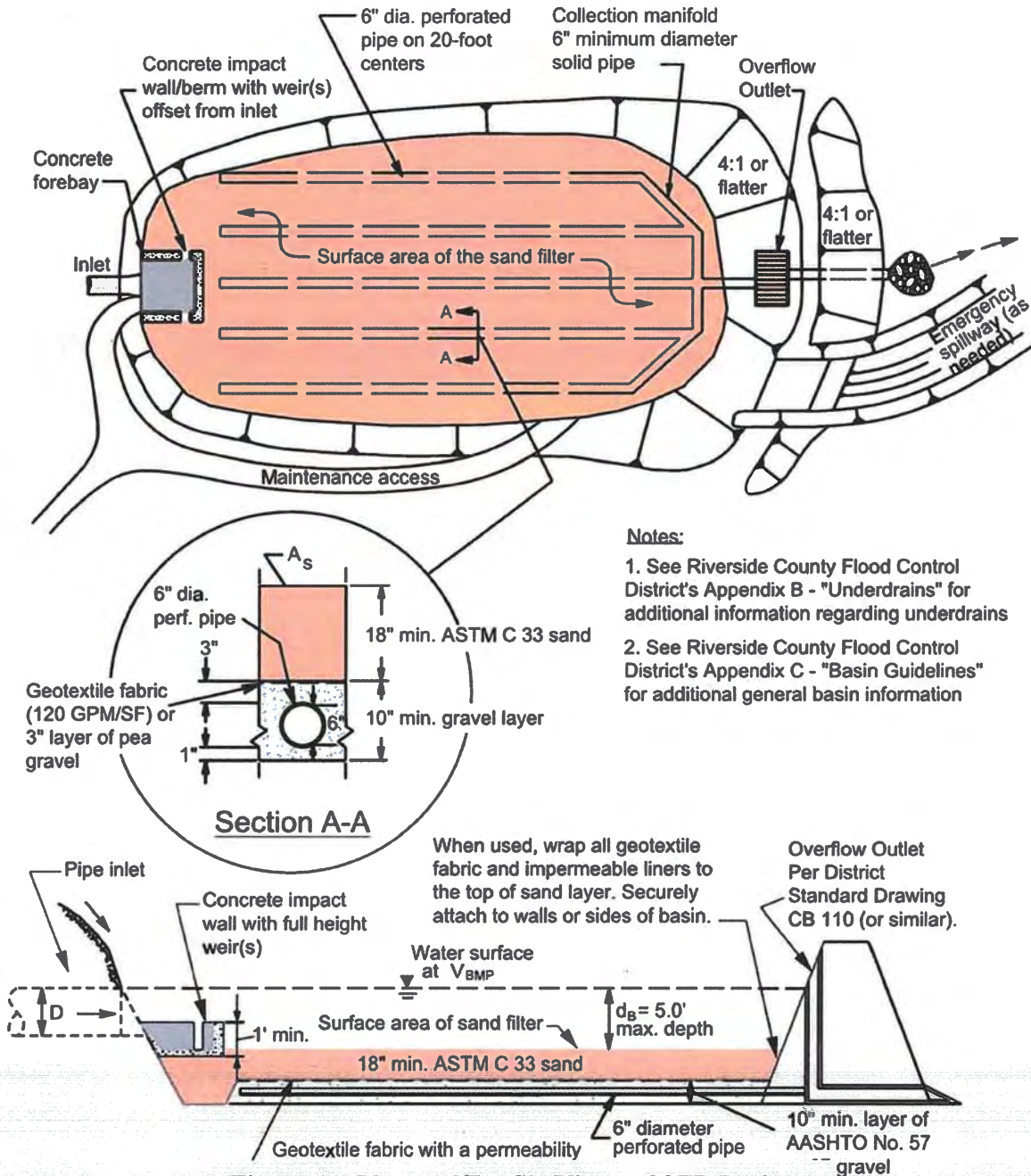
SFBs should be avoided where onsite configurations include a base flow and/or where this BMP would be put into operation while construction, grading or major landscaping activities are taking place in the tributary catchment. **This BMP has a flat surface area**, so it may be challenging to incorporate into steeply sloping terrain. SFBs should be set away from areas that could discharge fine sediments into the basin such as at the bottom of a slope. See Section 1 of Riverside County Flood Control and Water Conservation District's "Basin Guidelines" (Appendix C) for additional requirements (i.e., fencing, maintenance access, etc.) or other guidelines issued by the Engineering Authority (EA)¹.

¹ The Engineering Authority (EA) may choose to alter these guidelines and may have different/additional requirements. These entities, along with the District, will be referred to as the EA.

SAND FILTER BASIN BMP FACT SHEET

Setbacks

The bottom of the sand filter should remain above the seasonal high groundwater level. Always consult your geotechnical engineer for additional site specific recommendations.



SAND FILTER BASIN BMP FACT SHEET

Forebay

A concrete forebay shall be provided to reduce sediment clogging and to reduce erosion. The forebay shall have a design volume of at least 0.5% V_{BMP} and a minimum 1 foot high concrete splashwall. Full height notch-type weir(s), offset from the line of flow from the basin inlet to prevent short circuiting shall be used to outlet the forebay. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1).

Underdrains

Underdrain piping shall consist of a manifold (collector) pipe with perforated lateral branching. The lateral branching conveys the filtered water to the manifold where it is discharged into the outlet structure. See Appendix B for additional information.

Overflow Structure

An overflow must be provided to drain volume in excess of V_{BMP} or to help drain the system if clogging were to occur. Overflows shall flow to an acceptable discharge point such as a downstream conveyance system. Overflows must be placed above the water quality capture volume and near the outlet of the system. The overflow structure shall be similar to the District's Standard Drawing CB 110.

SAND FILTER BASIN BMP FACT SHEET

Recommended Maintenance

Table 1 - Recommended Inspection and Maintenance Activities for SFBs

Schedule	Inspection and Maintenance Activity
<p>Semi-monthly including just before the annual storm season and following rainfall events.</p>	<ul style="list-style-type: none"> • Routine maintenance and inspection. • Remove debris and litter from the entire basin to minimize filter clogging and to improve aesthetics. • Check for obvious problems especially filter clogging and signs of long term ponding. Repair as needed. Address odor, insects, and overgrowth issues associated with stagnant or standing water in the basin bottom. There should be no long-term ponding water. • Check for erosion and sediment laden areas in the basin. Repair as needed. Clean forebay if needed. • Revegetate side slopes where needed.
<p>Annually. If possible, schedule these inspections within 72 hours after a significant rainfall.</p>	<ul style="list-style-type: none"> • Inspection of hydraulic and structural facilities. Examine the overflow outlet for clogging, the embankment and spillway integrity, and damage to any structural element. • Check side slopes and embankments for erosion, slumping and overgrowth. • Inspect the sand media at the filter drain to verify it is allowing acceptable infiltration. Scarify the top 3 inches by raking the filter drain's sand surface annually. • Check the filter drain underdrains for damage or clogging. Repair as needed. • Repair basin inlets, outlets, forebays, and energy dissipaters whenever damage is discovered. • No water should be present 72 hours after an event. No long term standing water should be present at all. No algae formation should be visible. Correct problem as needed.
<p>Every 5 years or sooner depending on the observed drain times (no more than 72 hours to empty the basin).</p>	<ul style="list-style-type: none"> • Remove the top 3 inches of sand from the filter drain and backfill with 3 inches of new sand to return the sand layer to its original depth. When scarification or removal of the top 3 inches of sand is no longer effective, remove and replace sand filter layer.

SAND FILTER BASIN BMP FACT SHEET

Table 2 - Design and Sizing Criteria for SFBs

Design Parameter	Extended Detention Basin
Maximum tributary area	25 acres ²
Basin design volume	100% of V _{BMP}
Maximum basin depth	5 feet
Forebay volume	0.5 % of V _{BMP}
Longitudinal Slope	0%
Transverse Slope (min.)	0%
Outlet erosion control	Energy dissipaters to reduce velocities ¹
1. Ventura County's Technical Guidance Manual for Stormwater Quality Control Measures 2. CA Stormwater BMP Handbook for New Development and Significant Redevelopment	

Note: The information contained in this BMP Factsheet is intended to be a summary of design considerations and requirements. Additional information which applies to all detention basins may be found in the District's "Basin Guidelines" (Appendix C). In addition, information herein may be superseded by other guidelines issued by the EA.

Design Procedure

1. Enter the Tributary Area, A_{TRIB}
2. Enter the Design Capture Volume, V_{BMP}, determined from Section 2.1 of this Handbook
3. SFB Geometry

Determine the minimum sand filter area required. The filtration bed surface shall be flat with the maximum depth for the reservoir design volume no greater than 5 feet*. The reservoir design volume does not include the volume of the sand filter. No credit is given for voids in the sand layer toward the reservoir volume since the sand is part of the water quality filter and not a reservoir layer. The design storage volume shall equal 100 percent of V_{BMP}. The minimum sand filter area (A_s) of the basin's bottom shall be determined using the equation:

$$A_s = (V_{BMP} / d_B)$$

Where:

V_{BMP} = Design Volume, ft³

d_B = proposed basin depth (5 feet maximum), ft

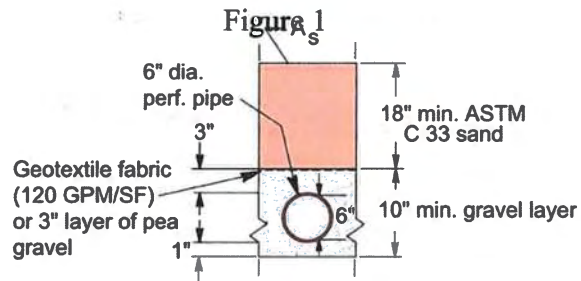
Once the basin side slopes, proposed basin depth and depth of freeboard are entered, the spreadsheet will calculate the minimum total depth required to use this BMP. This is the depth from the top of the basin (including freeboard) down to the bottom of the underdrain gravel layer. This depth can be used to determine if enough vertical separation is available between the BMP and its outlet destination.

SAND FILTER BASIN BMP FACT SHEET

*Note: The 5 foot maximum depth equates to a minimum filter media infiltration rate of 0.83 inches per hour with a 72 hour drawdown time. Studies have shown that while initially most filter media will infiltrate at a much higher rate, it is not uncommon for that rate to decrease significantly over a very short period of time. (Urbonas, 1996)

4. Enter the proposed surface area of the basin.
5. Forebay

Provide a concrete forebay. Its volume shall be at least 0.5% V_{BMP} with a minimum 1 foot high concrete splashwall. Full-height notch-type weir(s) shall be used to outlet the forebay. The weir(s) must be offset from the line of flow from the basin inlet. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1). Notches shall not be less than 1.5 inches in width.



6. Filter Media

Provide, as a minimum, an 18-inch layer of filter media (ASTM C-33 sand). Other filter media may be considered with sufficient supporting documentation. Where a medium level of removal efficiency is desired for nutrients, the depth of the sand layer must be increased to 36 inches.

5. Underdrains

Underdrains shall be provided per the guidelines outlined in Appendix B.

Sand Filter Basin (SFB) - Design Procedure	BMP ID	Legend:	Required Entries
			Calculated Cells

Company Name:		Date:	
Designed by:		County/City Case No.:	

Design Volume

Total Tributary area	$A_{TRIB} =$ <input type="text"/> ac
Enter V_{BMP} determined from Section 2.1 of this Handbook	$V_{BMP} =$ <input type="text"/> ft^3

Basin Geometry

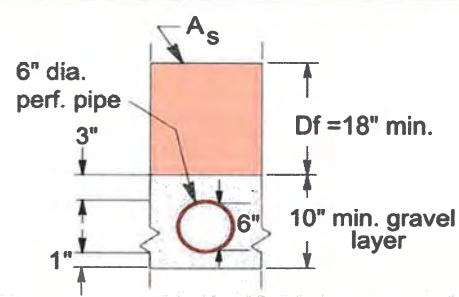
Basin side slopes (no steeper than 4:1)	$z =$ <input type="text"/> :1
Proposed basin depth (see Figure 1)	$d_B =$ <input type="text"/> ft
Depth of freeboard (if used)	$d_{fb} =$ <input type="text"/> ft
Minimum bottom surface area of basin ($A_s = V_{BMP}/d_B$)	$A_s =$ <input type="text"/> ft^2
Minimum total depth required (includes freeboard, filter media and subdrains)	$d_{req} =$ <input type="text"/> ft
Proposed Surface Area	<input type="text"/> ft^2

Forebay

Forebay volume (minimum 0.5% V_{BMP})	Volume = <input type="text"/> ft^3
Forebay depth (height of berm/splashwall. 1 foot min.)	Depth = <input type="text"/> ft
Forebay surface area (minimum)	Area = <input type="text"/> ft^2
Full height notch-type weir	Width (W) = <input type="text"/> in

Filter Media

Description of filter media	
<input type="text"/> Sand (ASTM C-33)	
<input type="text"/> Other (Clarify in "Notes" below)	
Media depth, $df =$ <input type="text"/> inches	



Underdrains

Diameter of perforated underdrain	<input type="text"/> in
Spacing of underdrains (maximum 20 feet on center)	<input type="text"/> ft

Notes:

DEVELOPER TO PROVIDE GRAVEL IN LIEU OF SAND. CITY COMMENTS 1/11/2022.

3.7 Sand Filter Basin

Type of BMP	Treatment
Treatment Mechanisms	Filtration, Biofiltration
Maximum Tributary Area	25 acres
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SAND FILTER BASIN BMP FACT SHEET

Setbacks

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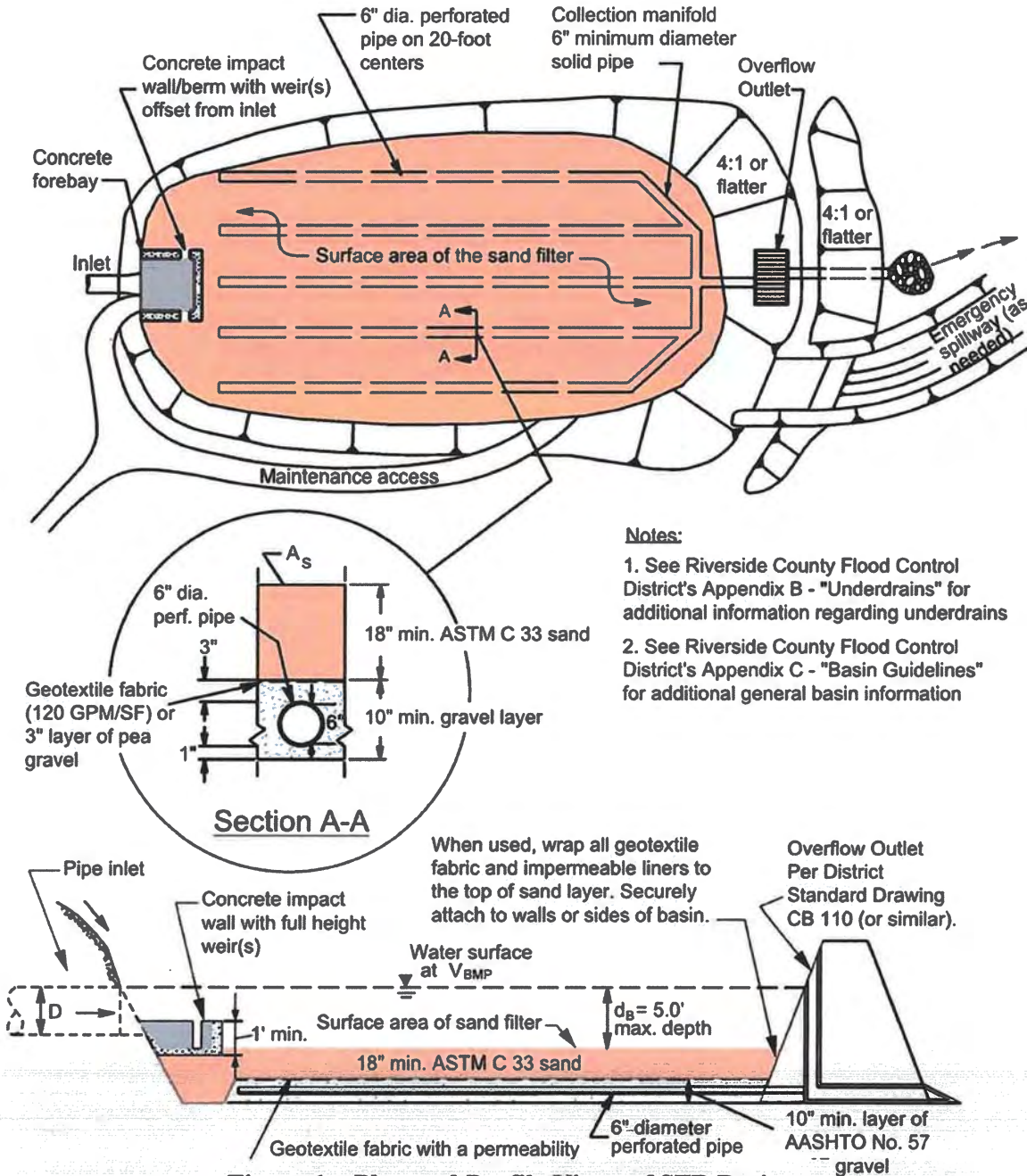


Figure 1 – Plan and Profile Views of SFB Basin

SAND FILTER BASIN BMP FACT SHEET

Forebay

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SAND FILTER BASIN BMP FACT SHEET

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SAND FILTER BASIN BMP FACT SHEET

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Where:

V_{BMP} = Design Volume, ft³

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Once the basin side slopes, proposed basin depth and depth of freeboard are entered, the spreadsheet will calculate the minimum total depth required to use this BMP. This is the depth from the top of the basin (including freeboard) down to the bottom of the underdrain gravel layer. This depth can be used to determine if enough vertical separation is available between the BMP and its outlet destination.

SAND FILTER BASIN BMP FACT SHEET

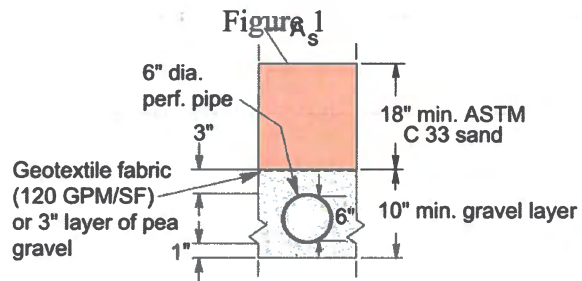
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Provide a concrete forebay. Its volume shall be at least 0.5% V_{BMP} with a minimum 1 foot high concrete splashwall. Full-height notch-type weir(s) shall be used to outlet the forebay. The weir(s) must be offset from the line of flow from the basin inlet. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1). Notches shall not be less than 1.5 inches in width.

6. Filter Media

Provide, as a minimum, an 18-inch layer of filter media (ASTM C-33 sand). Other filter media may be considered with sufficient supporting documentation. Where a medium level of removal efficiency is desired for nutrients, the depth of the sand layer must be increased to 36 inches.



5. Underdrains

Underdrains shall be provided per the guidelines outlined in Appendix B.

Sand Filter Basin (SFB) - Design Procedure	BMP ID	Legend:	Required Entries
			Calculated Cells

Company Name:		Date:	
Designed by:		County/City Case No.:	

Design Volume

Total Tributary area	$A_{TRIB} =$ <input type="text"/> ac
Enter V_{BMP} determined from Section 2.1 of this Handbook	$V_{BMP} =$ <input type="text"/> ft ³

Basin Geometry

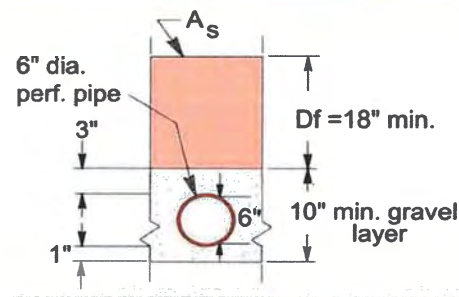
Basin side slopes (no steeper than 4:1)	$z =$ <input type="text"/> :1
Proposed basin depth (see Figure 1)	$d_B =$ <input type="text"/> ft
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Minimum bottom surface area of basin ($A_s = V_{BMP}/d_B$)	$A_s =$ <input type="text"/> ft ²
Minimum total depth required (includes freeboard, filter media and subdrains)	$d_{req} =$ <input type="text"/> ft
Proposed Surface Area	<input type="text"/> ft ²

Forebay

Forebay volume (minimum 0.5% V_{BMP})	Volume = <input type="text"/> ft ³
Forebay depth (height of berm/splashwall. 1 foot min.)	Depth = <input type="text"/> ft
Forebay surface area (minimum)	Area = <input type="text"/> ft ²
Full height notch-type weir	Width (W) = <input type="text"/> in

Filter Media

Description of filter media	
<input type="text"/> Sand (ASTM C-33)	
<input type="text"/> Other (Clarify in "Notes" below)	
Media depth, $df =$ <input type="text"/> inches	



Underdrains

Diameter of perforated underdrain	<input type="text"/> in
Spacing of underdrains (maximum 20 feet on center)	<input type="text"/> ft

Notes:

Seeps and Springs- Intermittent seeps along cut slopes are typically fed by a shallow groundwater source (interflow) flowing along a relatively impermeable soil stratum. These flows are precipitation driven and should discontinue after a few weeks of dry weather. No special provisions are needed when directing these flows through the basin. However, more continuous seeps and springs, which extend through longer dry periods, are likely from a deeper groundwater source. When continuous flows are intercepted and directed through basins, adjustments to the approved facility design may be required to account for the additional base flow (unless already considered in design).

Privately Owned Basins - All of the criteria herein apply to privately maintained basins except that retaining walls may be used for a portion of interior slopes. Privately owned basins are only acceptable for commercial projects, multi-family residential projects and single family residential communities with a viable maintenance mechanism. Retaining walls may not be used to support water impounding embankments. Retaining walls shall not exceed one third of the outside perimeter of the basin. Detailed structural design calculations must be submitted with every retaining wall proposal. A fence shall be provided along the top of the wall. **The use of retaining walls in a basin requires approval prior to tentative project approval.** The EA or PA may reject the proposed use of retaining walls due to aesthetic and maintenance concerns relating to nuisance and graffiti abatement.

1.2 - Basin Grading Parameters

Basins must meet the following requirements for side slopes, fencing, and embankments:

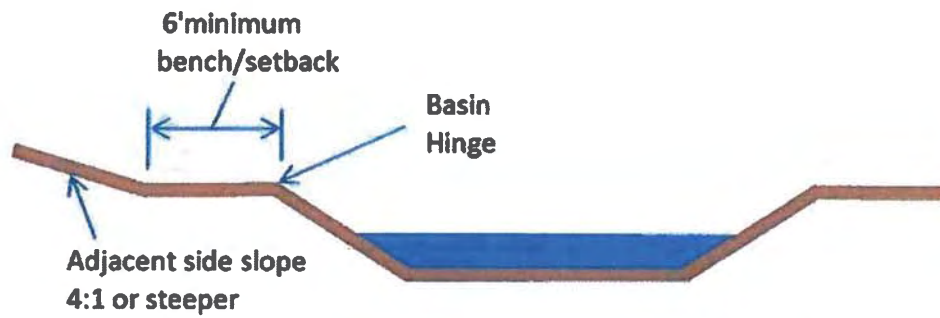
Interior Side Slopes - At least 50 percent of the facility perimeter shall have interior sides no steeper than 4H:1V and in no case steeper than 2H:1V (even if fenced) to minimize safety risks. Side slopes shall be no steeper than 4H:1V whenever adjacent to down-gradient external property lines, roadways, sidewalks and trails.

Embankments - Embankment fill slopes (external and internal) may be no steeper than 4:1 with no exceptions. Basin embankment height will be based on the vertical distance from the design overflow water surface (typically the spillway invert elevation) to the lowest downstream toe of embankment fill. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet. For embankments 5 feet or less in height, the minimum top width shall be 6 feet. Embankments for water quality basins may not exceed 3 feet in height.

Setbacks - All basin grading impacts shall be set back a minimum of 6 feet from down-gradient external property lines. This requirement applies to both the top of a cut-slope and the toe of any exterior slope embankment, along with rip-rap energy dissipaters relative to the property line (excluding road right of way). The cut-slope setback requirement is intended to avoid situations where future offsite grading/cut-slopes could turn an incised

basin into an embankment-impounded reservoir. For all cases, depending on the amount of discharge and site characteristics, additional setback may be required unless appropriate easements are secured from the affected property owner(s).

There shall be a minimum 6 foot setback between a basin and an adjacent slope 4:1 or steeper measured horizontally from the basin hinge to the toe of the slope.



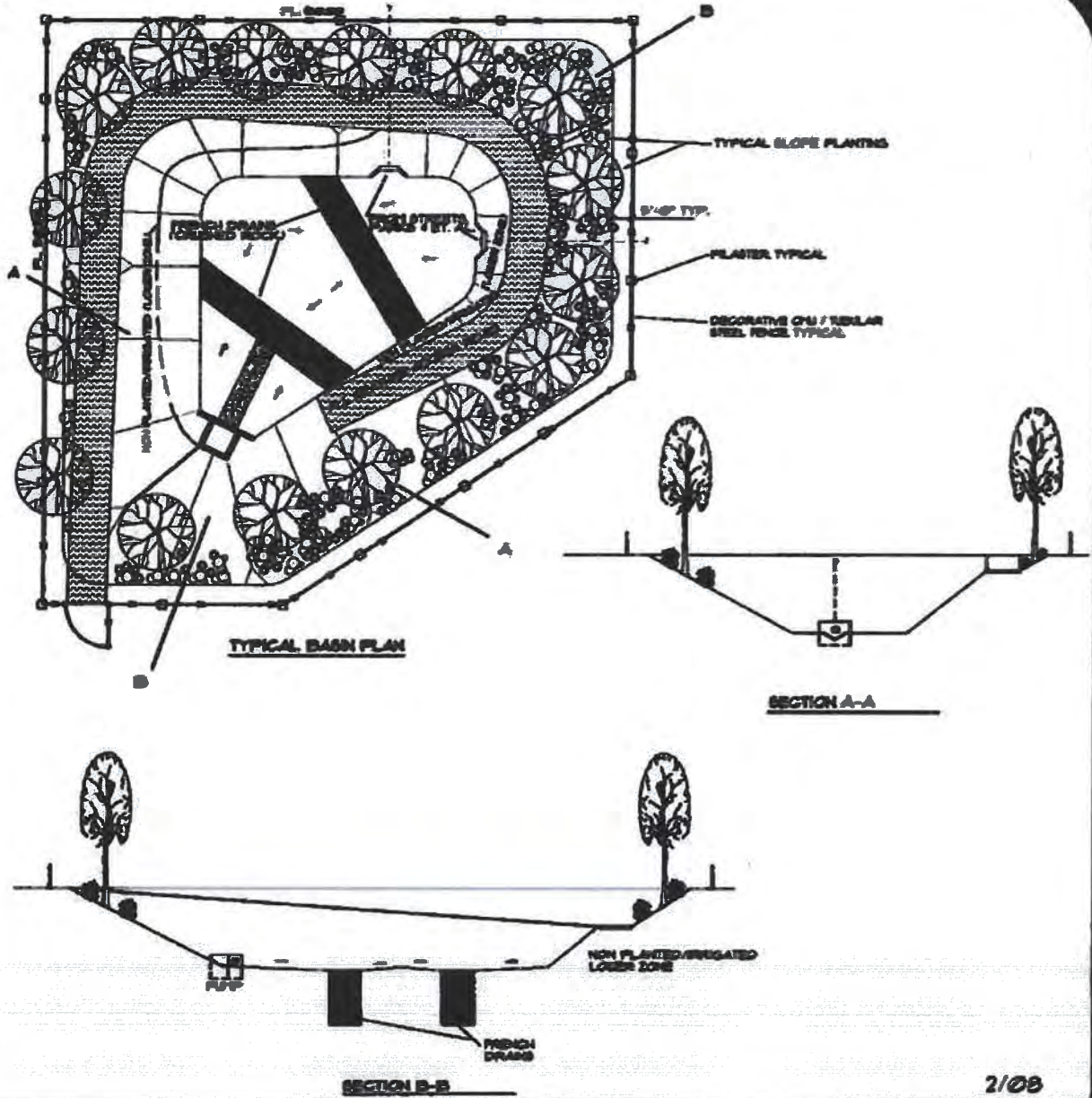


CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 NORTH 'D' STREET, PERRIS, CA. 92570-2200
TEL: (951) 943-5003 FAX(951) 943-8379

LANDSCAPING DETAIL



TYPICAL DRAINAGE BASIN

2/09
L-19



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: February 14, 2022

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Community Services Manager
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: **General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-050532) –**
A proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000 to facilitate a 192 single-family lot subdivision with seven (7) lettered lots (A through G). **Applicant:** Jason Keller, Mission Pacific Land Company.

Community Services Staff reviewed TTM 21-050532 and offer the following comment(s):

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Development Services Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land to City, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, he shall first consult with the City Department of Community Services and Planning as to the appropriate area to be dedicated. Site selection and screening criteria and park unit classification is required and such areas as may be proposed to be dedicated shall be shown on the specific plan, tentative tract map, residential parcel map, or multi-family project site plan as submitted. No such statement is included with this application.
- 192, Single family lots x 4.49 persons per household = 862.08
Dedication requirements is 5 acres per 1,000 residents = 200
862.08 Persons per household/200 = 4.3 acres



CITY OF PERRIS

COMMUNITY SERVICES

- The map or site plan for this project does not show the location of the proposed parkland dedication to City.
- The proposed parkland dedication is less than the amount of land required to be dedicated (5 acres, 1000 residents). ____ acres are required, but the proposed parkland dedication is only _____. The developer/subdivider must pay fees for the value of any additional land that otherwise would have been required to be dedicated.
- The proposed parkland falls below the minimum size for a 5.0 acre park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements.
The following terms are recommended:
- The Other: The household size has increased to 4.49 persons per household in Perris (2020 Census). This number should be used to calculate the park acreage required to meet the requirement. Facilities ineligible for park credit include landscaped area edges, medians, subdivision entries, lakes and streams, or other water features, paseos, greenbelts, trails, walkways, and other similar features that are used primarily as transportation corridors and are not destinations in and of themselves, and privately owned facilities (parks, community centers) which are smaller than four (4) acres.

Development Impact Fees

- The Project is subject to payment of Residential Park 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)

Trails

- Identify on plan pedestrian access to the adjacent Perris Valley Trail.

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

Planning Case File No(s): TTM 38071 AND 38071-1 (revised)

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

Applicant: Jason Keller, Mission Pacific

Location:
On the northeast corner of Ramona Expressway and Evans Road.

Project:
A proposal to amend the general plan, to facilitate the construction of 192 single family dwelling units

APN(s): 302-210-001 through 009, 302-200-020 through 032 and 302-200-034

Reviewed By: David J. Martinez, CBO

Date: 01-03-2022

BUILDING & SAFETY

GENERAL CONDITIONS

1. Shall comply with the latest adopted edition of the following California Codes as applicable:

- A. 2019 California Building Code
- B. 2019 California Residential Code
- C. 2019 California Electrical Code
- D. 2019 California Mechanical Code
- E. 2019 California Plumbing Code
- F. 2019 California Energy Code.
- G. 2019 California Fire Code
- H. 2019 California Green Building Standards Code.
- I. 2019 Accessibility Regulations

2. The Tract or Parcel map shall record prior to the issuance of any permits

3. Permits are required prior to the removal and/or demolition of structures.

4. You will have to comply with the new residential Solar regulations.

5. You will have to comply with the new EV charging station regulations

6. If you are proposing to utilize Private streets instead of public streets you will have to comply with the private street limited street parking requirements and restricted parking for fire access requirements.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

14. 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 COMMENTS: WILL BE PROVIDED BY DENNIS GRUBB AND ASSOCIATES



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

January 6, 2022

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

Subject: Development Plan Review for TTM 38071 and 38071-1 (TTM21-05032)

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

1. The cul-de-sac bulb (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac "neck" leading to it) shall be identified as a fire lane with red curbs or "Fire Lane—No Parking" signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
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. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
7. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

8. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1000 GPM for 2-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.

Respectfully,



Dennis J Grubb, CFPE

Exhibit B
General Plan Amendment Exhibit

SCALE 1" = 700'



GENERAL PLAN AMENDMENT EXHIBIT GPA 21-05040

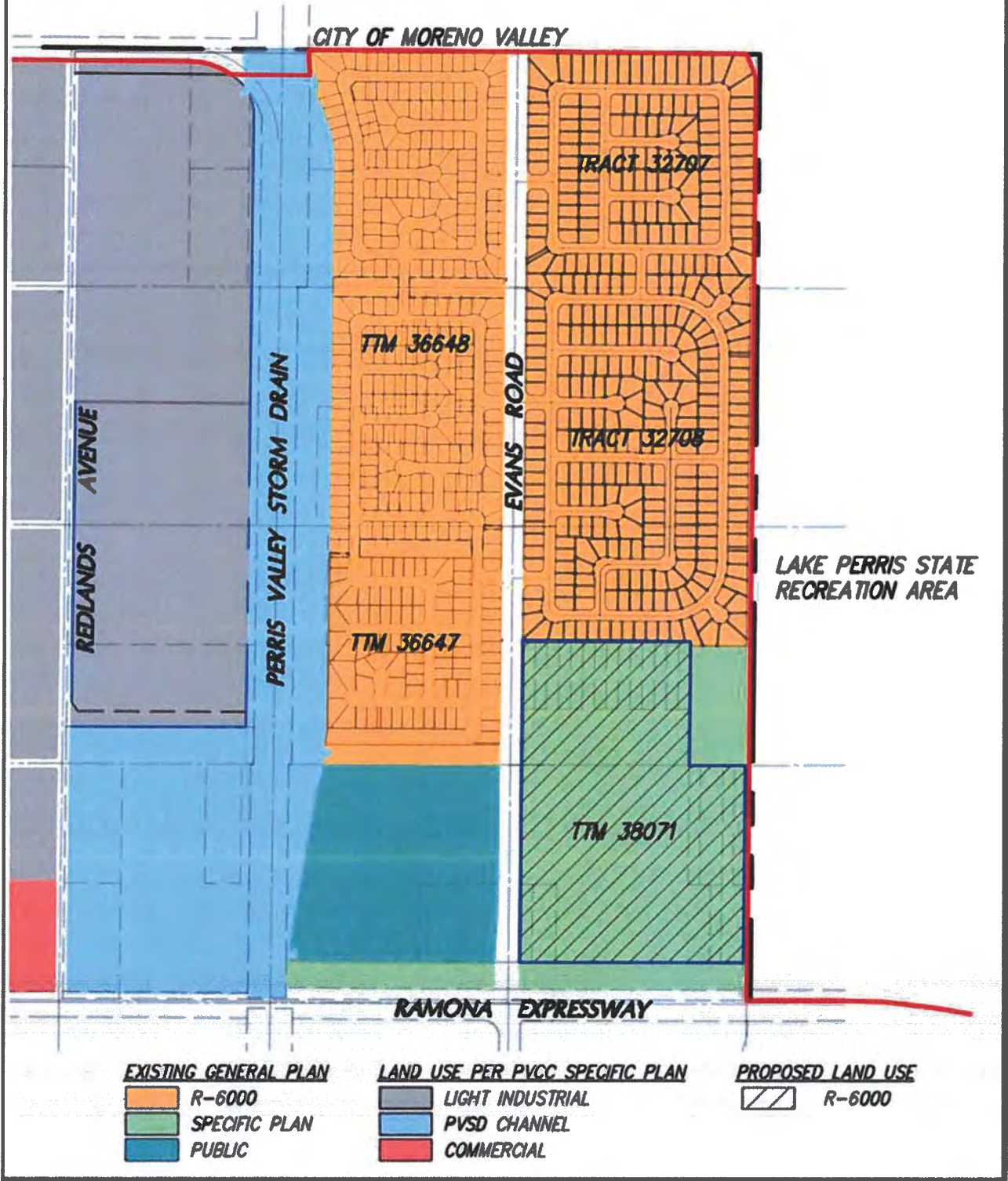


Exhibit C
Zone Change Exhibit

SCALE 1" = 700'



ZONE CHANGE EXHIBIT ZC 21-05039

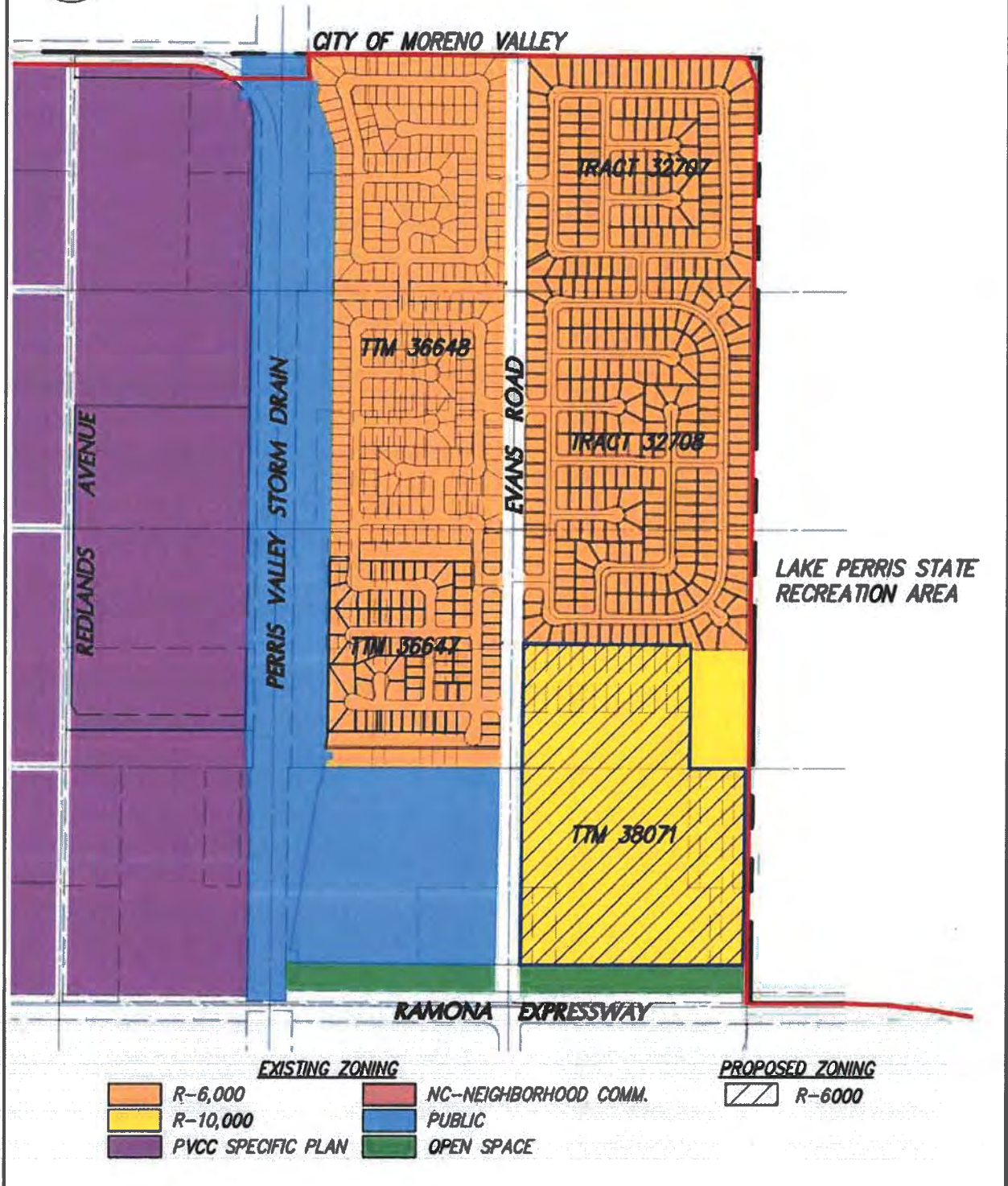


Exhibit D
Aerial View

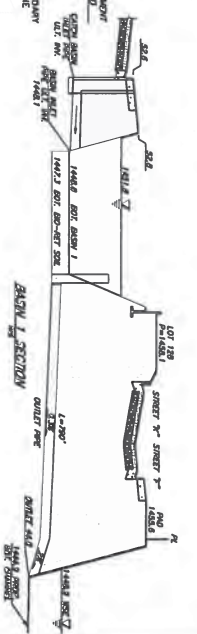
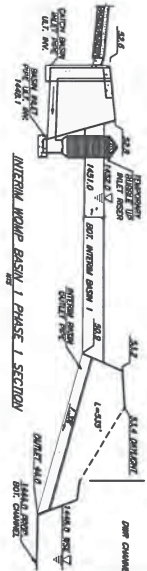
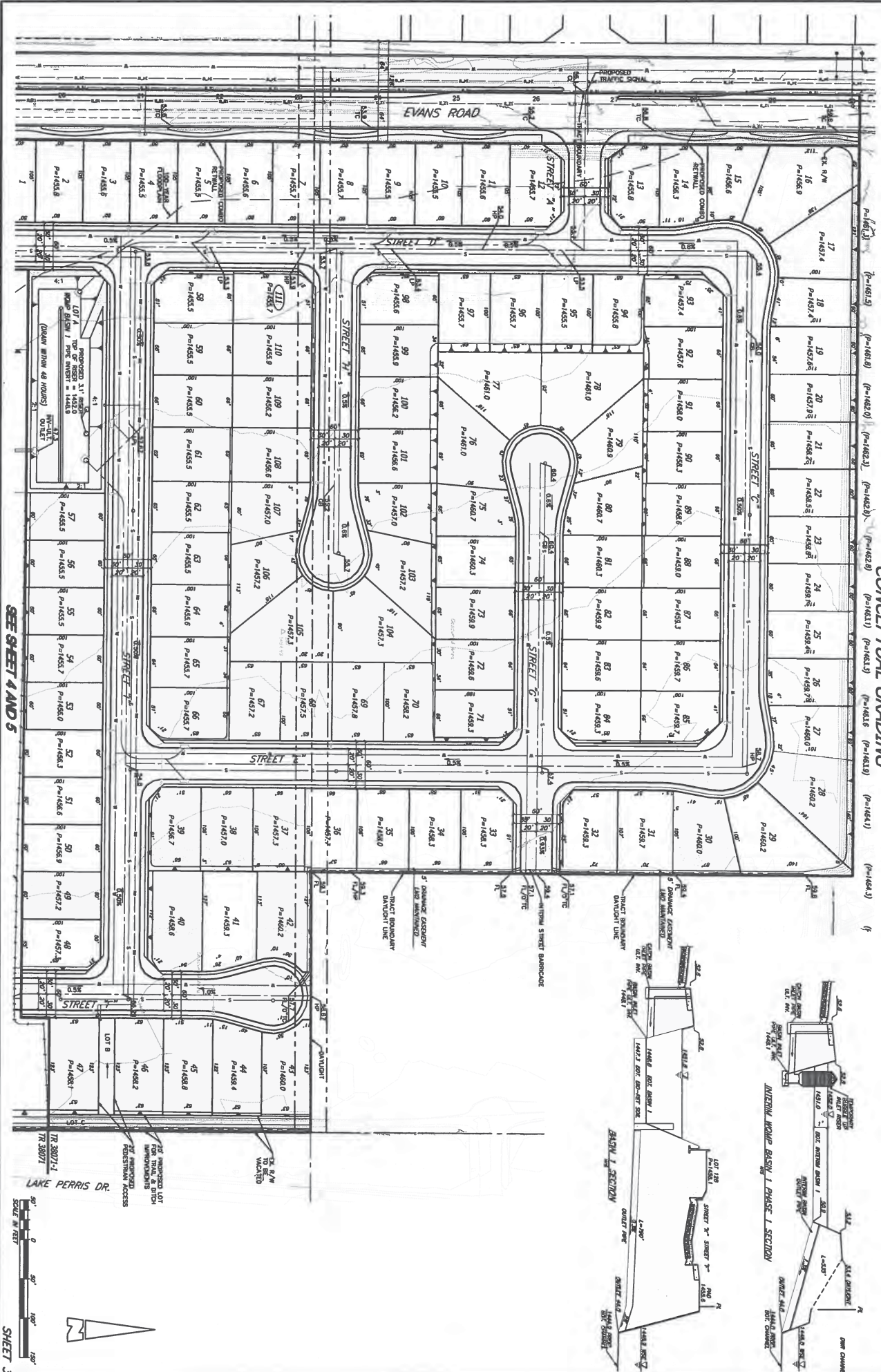
VICINITY MAP



Exhibit E

TTM 38071 and TTM38071-1 plans and
conceptual landscape plans

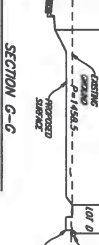
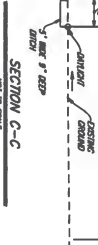
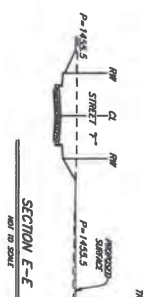
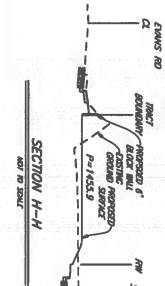
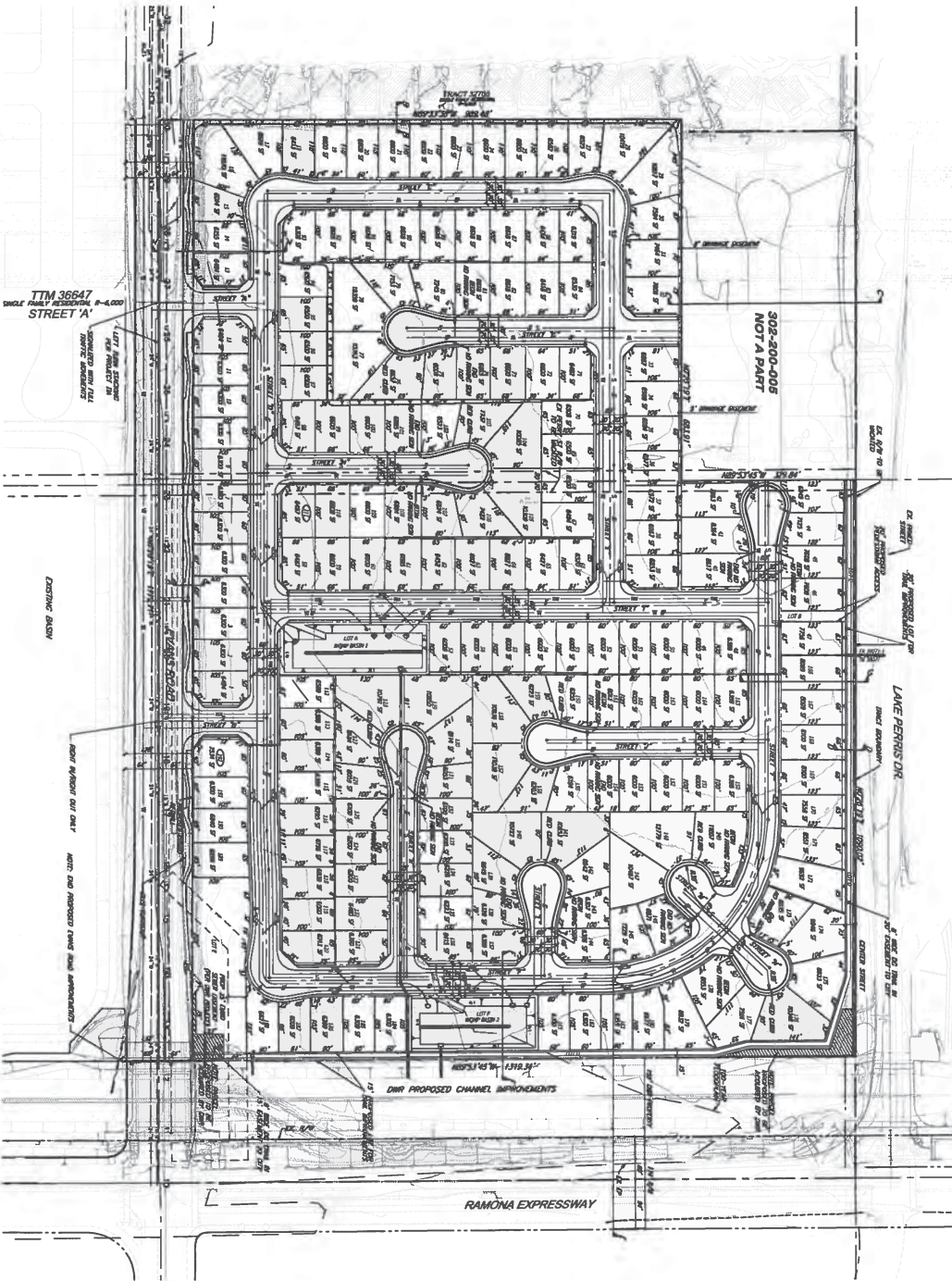
TENTATIVE TRACT NO. 38071-1
 CONCEPTUAL GRADING



SEE SHEET 4 AND 5

LAKE PERRIS DR.
 TR. 38071-1
 SCALE IN FEET
 SHEET 3

TENTATIVE TRACT MAP NO. 38071



TENTATIVE TRACT MAP NO. 38071

CITY OF PERRIS

PREPARED FOR:
STRATFORD BRANCH ASSOCIATES, LLC
4100 NEWPORT PLACE, SUITE 780
NEWPORT BEACH, CA 92680
949-333-6752

RUG ENGINEERS
1000 COPPER HILL DRIVE, SUITE 100, PERRIS, CA 92570
TEL: 951-251-1310

SHEET 2 OF 5 SHEETS

SCALE: 1" = 40'

DATE: 11/14/2022

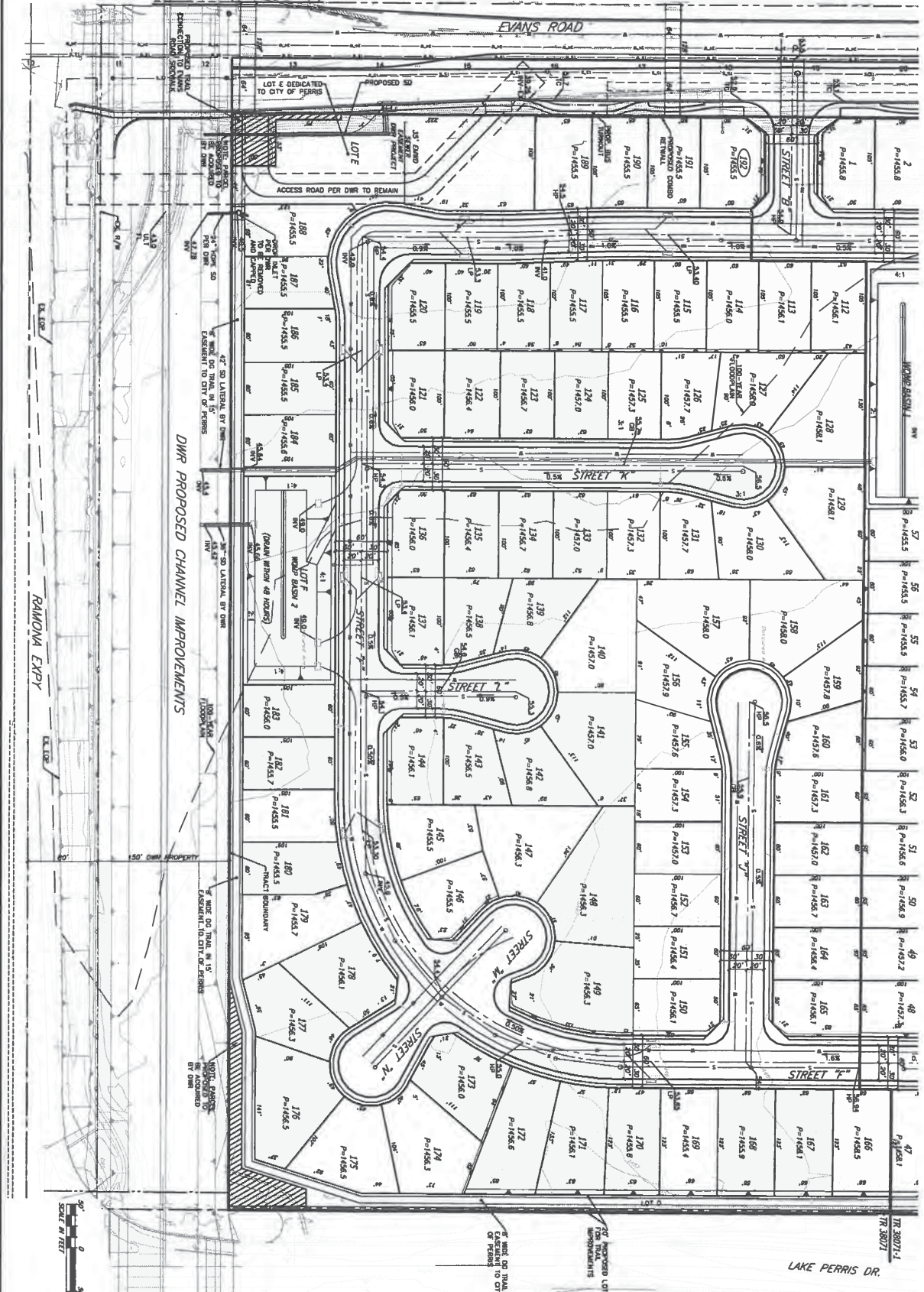
RUG ENGINEERS

1000 COPPER HILL DRIVE, SUITE 100, PERRIS, CA 92570
TEL: 951-251-1310

SHEET 2 OF 5 SHEETS

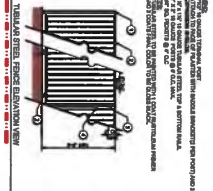
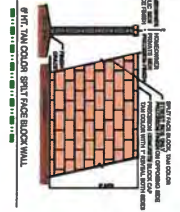
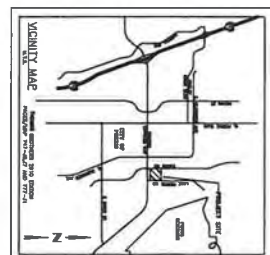
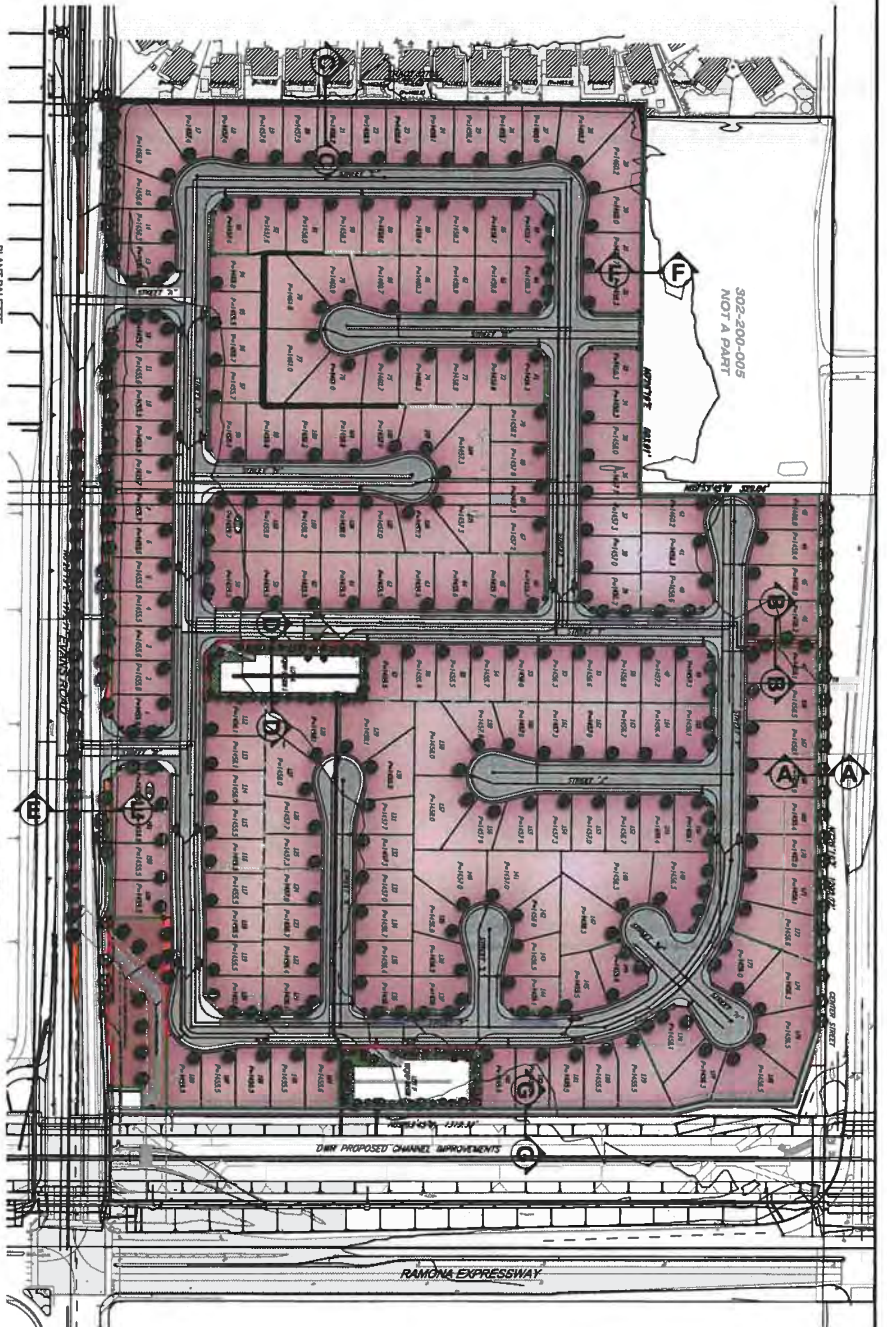
TENTATIVE TRACT NO. 38071
 CONCEPTUAL GRADING

SEE SHEET 3



SHEET 5

502-200-005
NOT A PART



CONCEPTUAL LANDSCAPE PLANS
TRACT 30871 - PERRIS, CA
MISSION PACIFIC LAND COMPANY
4100 NEWPORT PLACE, SUITE 400, NEWPORT BEACH, CA 92660

- PLANT PALETTE**
TREES (Grouped for planting but not building w/)
- EMERY TREE (P' tree)
 - STREPTOS TREES (One 2" or 3" per 500 sq ft)
 - SHAW BOND AND TREES (Tree 2" or 3")
- WATER QUALITY BASIN PLANT PALETTE (See Attachment)**
TREES (Grouped for planting but not building w/)
- EMERY TREE (P' tree)
 - STREPTOS TREES (One 2" or 3" per 500 sq ft)
 - SHAW BOND AND TREES (Tree 2" or 3")
- PARKWAY, DRIVEWAY AND TRAIL LANDSCAPE (See Attachment)**
TREES (Grouped for planting but not building w/)
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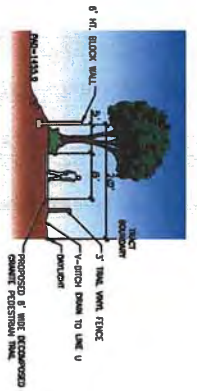
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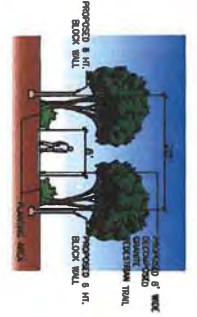
HPG
Hermand Design Group
1509 21st, Suite 400
Palm Desert, CA
PH: (760) 779-9131
FX: (760) 779-9132



DWG NUMBER



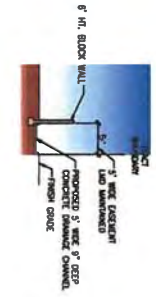
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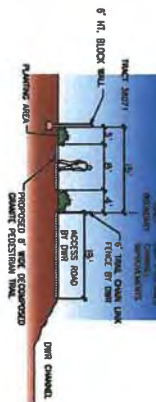
SECTION B-B



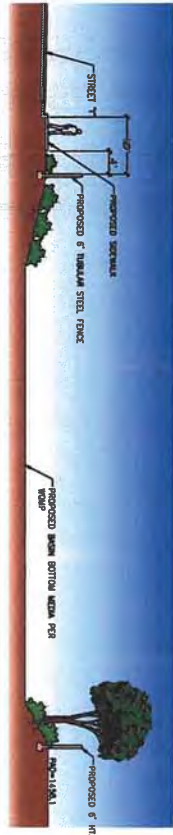
SECTION C-C



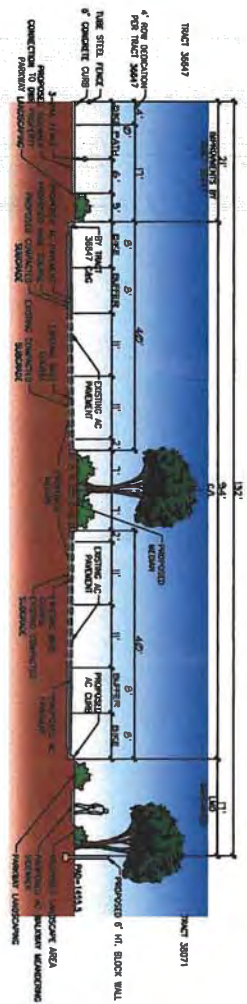
SECTION F-F



SECTION G-G



SECTION D-D



SECTION E-E

CONCEPTUAL LANDSCAPE PLANS
 TRACT 30871 - PERRIS, CA
 MISSION PACIFIC LAND COMPANY
 4100 NEWPORT PLACE, SUITE 480, NEWPORT BEACH, CA 92660

Planning Commission Agenda

CITY OF PERRIS

April 06, 2022

Item 7B

**Development Plan Review
(DPR) 20-00022**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** April 6, 2022
- SUBJECT:** **Development Plan Review (DPR) 20-00022** – Proposal to construct a 15,127 square foot medical office/pharmacy building on 1.32-acres located on the south side of 4th Street and approximately 500-feet west of Park Avenue within the Community Commercial zone (CC). **Applicant:** Curtis Lively, Grand West Associates
- REQUESTED ACTION:** **ADOPT Resolution No. 22-10** finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approving DPR 20-00022 to construct and operate 15,127 square foot medical office/pharmacy building, based on the findings and subject to the Conditions of Approval.
- CONTACT:** Kenneth Phung, Development Services Director

PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting a Development Plan Review (DPR) approval to construct and operate a 15,127 square foot medical office/pharmacy building. The Project site is located on a 1.32-acre vacant site, located on the south side of 4th Street (State Highway 74) and approximately 500-feet west of Park Avenue within the Community Commercial zone. A decorative paved entrance will be provided to the site, which will be restricted to a right in-right and right-out and a left-in only with the construction of a raised half porkchop median. The Project would include landscaping and 72 passenger car parking spaces, including three handicap-accessible spaces and three electric vehicles (EV) charging stations. The proposed medical office/pharmacy building is a permitted use within the Community Commercial (CC) zone and will operate Monday through Sunday with varied hours but will not be a 24-hour facility.

ANALYSIS:

Zoning and Specific Plan Consistency

The existing site is vacant and is zoned for Commercial Community (CC). The proposed Project is consistent with this designation. This land use designation is intended for commercial development that supports a wide range of retail, professional office, and service-oriented business uses. The Project consists of retail uses for office and medical services, which is consistent with the zone. Information about adjacent properties is as follows:

The site is surrounded by the following zoning and land uses as outlined in the table below:

Surrounding Zoning:

North: Commercial Community (CC)
South: Single Family Residential (R-20,000)
East: Commercial Community (CC)
West: Commercial Community (CC)

Surrounding Land Uses:

North: Single-family (legal non-conforming)
South: Vacant
East: Vacant
West: Vacant

Commercial Center Plan Development Standards

The proposed project lot coverage, floor area ratio (FAR), structure height, and setbacks comply with the Commercial Community (CC) zoning standards. See the table below for development standards compliance.

<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
Lot Coverage	50 % max	2.7%	Yes
Floor Area Ratio (FAR)	75% max	26.4%	Yes
Structure Height	45 feet max	25 feet (building entrance)	Yes
Front Setback (4th Street)	15 feet min (Arterials)	70 feet	Yes
Side Setback	none	25 feet (West property line) 65 feet (East property line)	Yes
Rear Setbacks	10 feet min	70 feet	Yes

Overall, the Project complies with Commercial (C) development standards for setbacks, structure height, lot coverage, and floor area ratio (FAR).

Parking, Access & Circulation

Site access to the Project would be provided via one decorative driveway along 4th Street. The entrance will be restricted to a right-in via a deceleration lane and a right-out acceleration lane, and left-in-only traffic traveling westbound along HWY 74. There is a drive aisle around the building for ease of access and fire protection purposes for on-site circulation.

The proposed pharmacy requires one (1) parking space for every 250 square feet of commercial area and one (1) for every 200 square feet for medical office area. The site plan indicates thirty (72) parking stalls, including three disabled-access parking spaces and three EV parking spaces. The required parking calculation is provided in the table below.

<i>Use</i>	<i>Square footage of use</i>	<i>City Ratio</i>	<i>Spaces Required</i>
Pharmacy	5,366 sq. ft.	1 space for 250 sq. ft.	26 spaces
Medical Office		1 space for 200 sq. ft.	42 spaces
Total Parking Spaces Required			70 spaces
Total Parking Spaces Provided			72 spaces

Per the table above, the Project exceed the zoning code requirement for off-street parking.

Landscaping

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 6,874 sq. ft. or approximately 12% of the site, which exceeds the minimum 10% landscape requirement of the code. Landscaping has been provided throughout the parking areas, adjacent to the building, and trash enclosure area. All parking rows are framed by end planters, and most landscape areas function as bio-swales.

Fencing and Lighting

The Project is required to erect a decorative 6-foot-high split face concrete wall with trim cap at the rear side of the property to buffer adjacent residential homes from noise and views associated with the proposed loading and parking areas. The remaining site will have a 6-foot-tall decorative tubular steel fence along the east and west property lines. The fencing is proposed to encourage controlled pedestrian access to the site and to protect the proposed landscaping.

All exterior lighting will provide one (1) foot candle of illumination for pedestrian safety and security along all parking lots and pedestrian areas. All exterior lighting shall provide cut-off fixtures and will be downward facing away from the neighboring properties per City standards.

Building Elevations/Architecture

The proposed building utilizes different colors and materials to distinguish the building's base, body, and cap. The materials of the building range from stucco, metal canopy, and wall veneer. The horizontal wall veneer covers 75% of the wall surface and is present on all four sides of the building. The remaining wall surface areas will be stucco "Bone" color with accent "Regal brown" for window trim. The metal awnings are also architecturally enhanced to match the rest of the building's elevations. In addition, all mechanical rooftop equipment is concealed from public view by the parapet roof.

The trash enclosure has a wood canopy with cement block walls painted to match the building wall horizontal siding.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

CEQA Compliance Process and Determination

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

AIRPORT LAND USE COMMISSION

California Public Utilities Code (CPUC Section 21676) requires that all jurisdictions (County or City) refer specific Plan Amendments within an Airport Land Use Compatibility Plan (ALUCP) for ALUC review. The proposed Project is located within zone E of the March Air Reserve Base and within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA). Because the Project is not proposing any legislative action (general plan amendment, zone change, specific plan amendment, etc.) and the fact that the City's General Plan is now consistent with the March Plan, ALUC review is not required.

RECOMMENDATION:

ADOPT Resolution No. 22-10 finding the project Categorical Exempt from CEQA under Section 15332, Class 32 In-fill development, and approving DPR 20-00022 to construct and operate a 15,127 square foot medical office/pharmacy building, based on the findings contained in the staff report and subject to the Conditions of Approval.

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

Prepared by: Alfredo Garcia, Associate Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

EXHIBITS: A. Resolution 22-10 with Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
B. Aerial
C. Land use
D. Plans

EXHIBIT A

Reso 22-10 with Conditions of Approval
(Planning, Engineering, Community
Services, Public Works, Fire and Building)

RESOLUTION NUMBER NO. 22-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVING DEVELOPMENT PLAN REVIEW 20-00022 TO CONSTRUCT A 15,127 SQUARE FOOT MEDICAL OFFICE / PHARMACY LOCATED ON THE SOUTH SIDE OF 4TH STREET AND APPROXIMATELY 500 FEET WEST OF PARK AVENUE, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Curtis Lively, proposes to construct a 15,127 square foot medical office / pharmacy with required improvements on a 1.32-acre site, located 500 feet west of Park Avenue and which is zoned Commercial Community (“Project”); and

WHEREAS, the Project’s proposed use is in accordance with the objectives of the Commercial Community zone; and

WHEREAS, the Project’s proposed use is consistent with the City’s General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, the applicant submitted a Development Plan Review application (DPR 20-00022) for the Project for consideration of architectural design and site layout; and

WHEREAS, the City has complied with the California environmental Quality Act, in that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development; and

WHEREAS, a duly noticed public hearing was held on April 6, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; 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 Development Plan 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, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

Section 2. The Planning Commission has determined that the Project is categorically exempt from review under the California environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development.

Section 3. Development Plan Review 20-00022. 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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022, the Planning Commission finds, with respect to DPR 20-00022, that:

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

The Project is zoned Community Commercial. The Community Commercial zone is to provide for retail, professional office, and service oriented business activities which serve the entire City. The proposed location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Chapter 19.50, in that the proposed commercial building is desirable for the community and an appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

The proposed Project is consistent with the City's General Plan, meets the intent of the Commercial Community zone and conforms to applicable provisions of the City's Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

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 location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Chapter 19.38, in that the proposed commercial buildings are desirable for the community and appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community. The Project has been designed to meet with setbacks, FAR, coverages and landscape equiremetns as stated in the development standards of Chapter 19.38.

furthermore, the site has been designed with added safety measures via traffic analysis as well as photometric review for added public safety and connection to all public utilities.

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. Similar commercial centers currently exist in close proximity to the Project site. Traffic signals currently exist along Hwy 74 / 4th street to help provide safe access /exit to the site as stated in the Conditions of Approval to ensure safe traffic conditions. The traffic study for the Project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

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

The Project proposes an architecturally enhanced building with varying roofline angles and heights, steel canopy awnings, frosted glass building elements, and glass with wood beam storefront components. Finishes on the exterior of the building include perforated aluminum metal panels, stucco, siding and metal coping. Colors on the façades range from white, grey and tan which creates a modern yet warm palette. This meets the development standards of the Commercial Community Zone.

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

The proposed Project meets or exceeds the on-site and off-site landscape standards for the Commercial Community (CC) zoning district as outlined in the City of Perris Municipal Code, by 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.*

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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022, the Planning commission finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental

Quality Act (CEQA) under section 15332, Class In-Fill development and approves Development Plan review 20-00022 to construct a 15,127 square foot medical office / pharmacy with required improvements on a 1.32-acre site, located on the south side of 4th street and approximately 500 feet west of Park Avenue, subject to the attached Conditions of Approval, which are attached hereto, and incorporated herein by this reference, as Attachment A.

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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022.

Section 6. The Planning Commission declares that should include any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED and APPROVED this 6th day of April 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 22-10 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of April 2022, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments:

A. Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

Development Plan Review 20-00022

April 6, 2022

PROJECT: Proposal to construct a 15,127 square foot medical office/ pharmacy building located on a 1.32-acre vacant site within the Community Commercial zone (CC). Located on the south side of 4th street an approximately 500 west of Park Avenue (APN 313-143-007 and 010)

Applicant: Curtis Lively, Grand West Associates

General Requirements:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Community Commercial (CC) zone standards of the city of Perris Municipal Code Chapter 19.3.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
6. **Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," in the amount of \$50.00 for staff to file the Notice of Exemption in compliance with CEQA.
7. **Conformance to Approved Plans.** The proposed use will operate in accordance with the April 6, 2022 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
8. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained

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

9. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated January 12, 2021.
10. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
11. **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 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 1,750 GPM for 3 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c) A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

An on-site fire hydrant shall be provided in an approved location. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - 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 door.
12. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated August 11, 2021.
 13. **Community Services:** The project shall comply with all Conditions of Approval by the Public Works Department dated March 23, 2021.
 14. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated March 30, 2022.
 15. **Sign Application.** A separate sign application will be required for any signs.
 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) 20-00022**. 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 (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.
 18. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
 19. **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.

20. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. All lighting shall be shielded downward to prevent light pollution to spill over onto adjacent parcels.
21. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
22. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment.
23. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
24. **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.

25. Property Maintenance. The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated August 11, 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 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 is required to erect a decorative 6-foot-high split face concrete wall with trim cap at the rear side of the property to buffer adjacent residential homes from noise and views associated with the proposed loading and parking areas. The remaining site will have a 6-foot-tall decorative tubular steel fence along east and west property lines.

32. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, 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. **Assessment and Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. See Public Works/Engineering Conditions of Approval.
36. **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.
37. **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

P8-1448
March 4, 2022, *Revised March 30, 2022*
DPR 20-00022
4th Street Bonnaroo Medical Building
APN 313-143-007 & 010

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 developer/property owner shall secure city and appropriate agencies clearances and approvals of the improvement plans.
2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City

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

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

Prior to Issuance of Grading Permit:

4. The developer/property owner shall sign the consent and waiver from to join the City's Lighting and Landscape Districts and City 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. Tributary runoff shall be collected, conveyed and discharged to an adequate outlet as determined by the City Engineer. Treated onsite runoff shall be discharged into 4th Street.
6. Floor elevation shall be a minimum of 1 foot above the top of curb elevation along the property frontage on 4th Street.
7. One driveway is permitted to the site on 4th Street and it shall be restricted to right-in/right-out and left-in only.
8. The driveway shall be per County of Riverside Standard No. 207A and shall include **channelizer to restrict egress left-out movement and** wet set concrete truncated domes to accommodate ADA requirements.
9. The developer/property owner shall install ~~a raised median to include a westbound left turn lane pocket and an eastbound deceleration lane as depicted on the attached Exhibit "A" prepared by the project's Traffic Engineer.~~
10. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - o Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - o Street Improvement Plan
 - o Signing and Striping Plan
 - o Final Drainage Plan, Hydrology and Hydraulic Report
 - o Final WQMP (for reference)
 - o Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

The design shall be in compliance with Eastern Municipal Water District (EMWD), Riverside County Flood Control and Water Conservation

District (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:

11. Adequate right-of-way on 4th Street along the property frontage shall be dedicated to accommodate the deceleration lane and parkway.
12. All easements and/or rights-of-ways shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
13. Water and Sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.
14. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
15. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
16. All weather access per Fire Department standards shall be provided to the proposed building per the Precise Grading Plan.

Prior to issuance of Certificate of Occupancy:

17. 4th Street along the property frontage within the dedicated right-of-way shall be improved to provide for 10-foot wide deceleration lane asphalt paving (using a TI of 9.0 and PG 70-10), sidewalk and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.
18. 4th Street along the property frontage within the dedicated right-of-way shall also be improved to provide for a 10 foot wide raised median and to include a 10 foot wide westbound left turn lane pocket.
19. The developer/property owner shall provide for grind and overlay on 4th Street as directed by the City Engineer.
20. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
21. 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 a qualified professional land surveyor pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

To: Alfredo Garcia, Project Planner
From: Sabrina Chavez, Director of Community Services
cc: Arcenio Ramirez, Community Services Manager
Jessica Galloway, Project Coordinator
Joshua Estrada, Parks Coordinator
Date: March 23, 2021
Subject: Development Plan Review - 20-00022

Community Services Staff reviewed DPR #20-00022 and offer the following comment(s):

Development Impact Fees

Special Districts

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: August 11, 2021

To: Alfredo Garcia, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: DPR 20-00022 – Conditions of Approval

Proposal to construct a 15,000 square foot pharmacy and medical office building. Located in the Commercial Community Zone, North of N/W corner of A Street and 4 Street.

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1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **West 4th Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' Half Width), curb gutter, sidewalk, median, and off-site landscaping requirements, per City General Plan, including minimum 12' 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 20-00022" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering

Administration and Special Districts Division, including:

- **West 4th Street** – Primary Street tree: Koelreuteria Bipinnata Chinese Flame tree. Use of drought resistant shrubs and ground intended to complement the existing landscape east along 4th Street, including but not limited to the following: Raphanionlepis Indica Clara, Agapanthus Queen Ann, ground cover – Trachelospermum Jasminoides Star Jasmin, Dalea greggii Trailing Indigo Bush.
 - **West 4th Street Median** – Primary Tree: Chilopsis linearis Desert Willow. Dalea greggii Trailing Indigo Bush, Agapanthus Queen Ann, Trachelospermum Jasminoides Star Jasmin, Raphanionlepis Indica Clara.
- 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.

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 4th Street.
 - **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.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

January 25, 2021

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

Subject: Development Plan Review for Medical Office DPR-20-00022

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

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 1,750 GPM for 3 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
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.

An on-site fire hydrant shall be provided in an approved location. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

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 door.

Respectfully,



Dennis Grubb, CFPE

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00022

Case Planner: Alfredo Garcia (951) 943-5003, ext 287

Applicant: Lively Curtis

Location: West 4th Street (State Hwy 74)

Project: Proposal to construct a 15,000 SF Pharmacy and medical office building

APN(s): 313-143-010 and 313-143-007

Reviewed By: David J. Martinez, CBO

Date: 1-12-2021

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 proposed new building will have to comply with both the ADA and Title 24 Access Regulations
5. You will be required to complete and submit the Chemical Class form with the submittal of the plans for review.

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. The parcels will have to be consolidated prior to permit issuance

FIRE CONDITIONS: To Be provided by Dennis Grubb

EXHIBIT B
Aerial Map



EXHIBIT C

Landuse

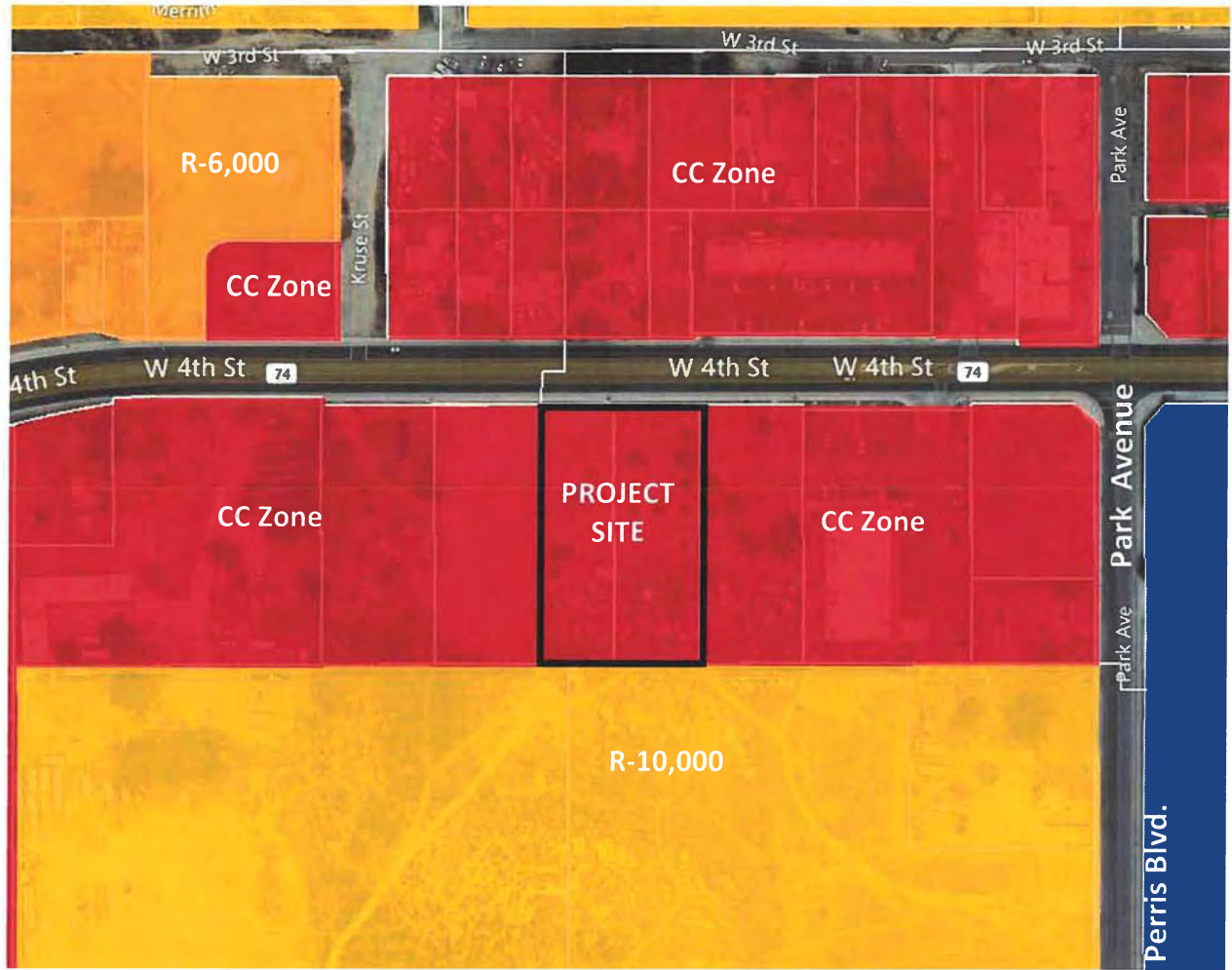


EXHIBIT D
Development Plans

DATE	REVISION



PROJECT DATA:
BONNAROO MEDICAL BUILDING
 4TH STREET, PERRIS CA 92570

GRAND WEST ASSOCIATES, INC.
 4174 Grand Ave, Suite 201
 Perris, CA 92570
 Phone: 951-796-1333
 Fax: 951-796-1335
 Email: gwa@grandwest.com

SITE PLAN
 AS1.0
 DRAWN BY: AUTHOR
 CHECKED BY: CHADLER
 DATE: 06/20/22
 SCALE: AS SHOWN
 JOB NUMBER: PROJECT NUMBER

Number	Description
1	FIRE HYDRANT
2	SITE LIGHTING, SEE I.E.1
3	ACCESSIBLE PATH OF TRAVEL, MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPE
4	LOCATION OF ACCESSIBLE PARKING STALL, SEE DET. 09A02.1
5	LOCATION OF ACCESSIBLE PARKING SIGNAGE, SEE DET. 09A02.1 & 07A05.1.1
6	AC PAVING, PER CIVIL PLANS UNDER SEPARATE PERMIT
7	LOCATION OF ACCESSIBLE ENTRANCE WITH LEVEL LANDING (2% MAX.)
8	TRASH ENCLOSURE PER THE CITY OF FONTANA STANDARD
9	BIKE RACK, ROLLING RACK MODEL PR24 (8 BIKES)
10	CONCRETE WHEEL STOP, SEE DET. 09A05.2
11	PARKING LOT STRIPPING - FOUR-INCH SIDE DOUBLE STRIPED
12	TRUNCATED DOMES, SEE DET. 09A05.2
13	LANDSCAPE AREA, SEE LANDSCAPE PLAN
14	EMERGENCY ROLL-OVER CURB (E & PARKING)
15	EMERGENCY ROLL-OVER CURB
16	DECORATIVE PAVERS - ORCO SEQUOIA (BT) OR EQUAL
17	NEW DRIVEWAY PER COUNTY OF RIVERS/ DE STANDARD NO. 207 A
18	DECORATIVE SPLIT-FACE SITE WALL, SEE AS 2
19	EXISTING PARKING SPACE TO BE MARKED AS CLEAN AIR/ VAN POOL/ BICYCLE PARKING SPACE, DESIGNATED FOR FUTURE (E.V.S)
20	KNOCK BOX
21	EXISTING POWER POLE TO REMAIN-PROTECT IN PLACE
22	MONUMENT SIGN
23	DESIGNATED PARKING SPACE FOR FUTURE (E.V.S). SEE ELECTRICAL
24	8" CONCRETE CURB
25	TRANSFORMER
26	TRANSFORMER, SEE ELECTRICAL

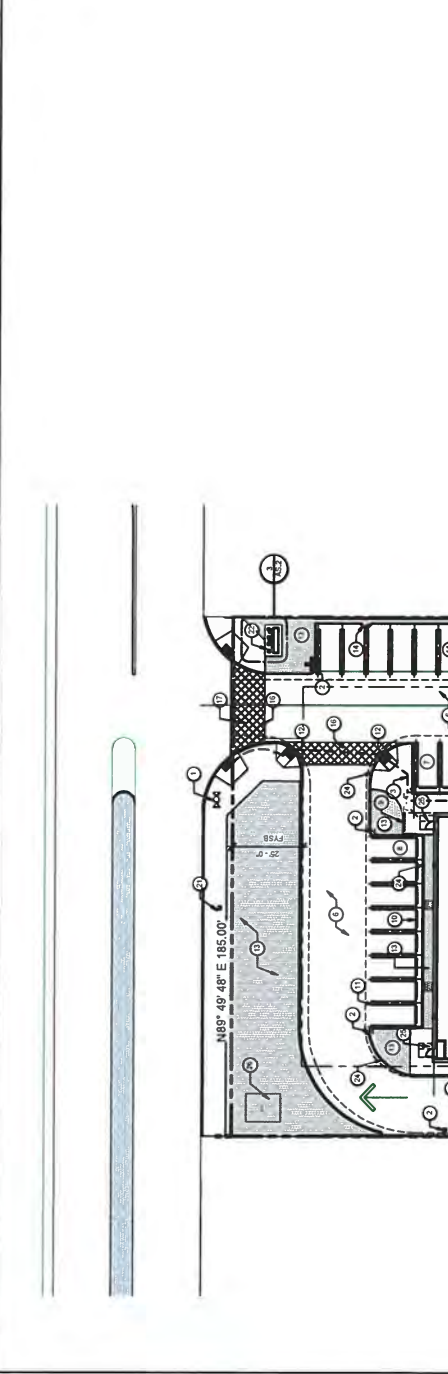
GENERAL SITE NOTES

- VEHICULAR ACCESS DRIVERS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- WHERE APPLICABLE, THE INSPECTION, PACKING, TEST AND FLUSHING OF THE FIRE DEPARTMENT SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE FIRE DEPARTMENT PRIOR TO THE START OF WORK. THE FIRE DEPARTMENT SHALL BE NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
- THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
- EXISTING CONCRETE SLAB/ASPHALT TRANSITION, G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" IF TRANSITION EXCEED 1/2". G.C. TO PROVIDE RAMP FOR ACCESSIBLE PATH OF TRAVEL.
- THE GENERAL CONTRACTOR SHALL IMPLEMENT A BMP FOR ALL ACTIVITIES PER CAL GREEN REQUIREMENTS (SEE T2)
- SEE CIVIL FOR STORM WATER CONTROL NOTES

ACCESSIBILITY

- REFER TO SHEETS A02 AND A03 FOR ACCESSIBLE DESIGN DIAGRAMS AND NOTES.
- DESIGN TEAM IS TO ESTABLISH AND ACCESSIBLE PATH TO THE RIGHT OF WAY UNLESS SPECIFICALLY EXEMPTED BY THE LOCAL BUILDING AUTHORITY.
- ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE FEATURES ON SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE DISABILITIES ACT AS ADOPTED, INTERPRETED, AND ENFORCED BY THE LOCAL BUILDING AUTHORITY.

SITE LEGEND



APR 313-143-210
 ZONING: COMMERCIAL COMMUNITY (CC)
 SETBACKS: FYSB 25'
 FYSB 6'

SITE SUMMARY
 TOTAL BUILDING AREA: 57,230 (1,32 AC)
 TOTAL BUILDING AREA: 15,127 SF.
 LANDBUILDING RATIO: 28.6%

PARKING SUMMARY
 MEDICAL PHARMACY: = 28
 FUTURE MEDICAL OFFICES: = 42
 829 S.F. / 1 SPACE/ 200 SF

TOTAL SPACES REQ. = 70 STALLS
ACTUAL SPACES PROVIDED: 72 STALLS
STANDARD STALLS = 68 STALLS
ACCESSIBLE STALLS = 4 (1 VAN)

CLEAN AIR/ VAN POOL = 8 STALLS
PER CAL GREEN TABLE 5.106.5.2
BICYCLE PARKING = 8 STALLS
PER CAL GREEN 5.106.5.1 = 44 STALLS

ALL PROPERTY LINES, EASEMENTS AND ENCUMBRANCES SHOWN AND PROPOSED ARE SHOWN IN THE PLAN.

SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING AND SHALL NOT BE DISCHARGED TO THE GRADE SHALL MAINTAIN A MINIMUM 5% SLOPE AWAY FROM THE BUILDING FOR ALL IMPERVIOUS SURFACES.

OVERALL PROPOSED SITE PLAN
 11-2-20-07

LEGEND
 --- ACCESSIBLE PATH OF TRAVEL
 --- PROPERTY LINE
 --- FIRE HYDRANT

SCALE
 0' 10' 20'

North Arrow



CLIENT:

STREET ADDRESS
CITY, STATE ZIP
TEL: (800) 888-8888
FAX: (800) 888-8888

CONSULTANTS:

ARCHITECTURAL
MECHANICAL
ELECTRICAL
PLUMBING
LANDSCAPE
PAINTING
CONCRETE
IRONWORK
MATERIALS

BONNAROO MEDICAL BLDG.
PERRIS, CA

PLANTING PLAN
LP-1.0

PLANTING LEGEND

SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ALONG W. FOURTH AVENUE 24" BOX SIZE, DOUBLE STAKE	4	M
	ULMUS P. 'TRUE GREEN', CHINESE ELM 36" BOX SIZE, DOUBLE STAKE	12	L
	CERCOSYDIF. 'DESERT MUSEUM', PALO VERDE DESERT MUSEUM 24" BOX SIZE, DOUBLE STAKE	2	L
	PRUNUS ELAEGRA, NODDICAL PINE 24" BOX SIZE, DOUBLE STAKE	9	L
	QUERCUS BLINK, HOLLY OAK 24" BOX SIZE, DOUBLE STAKE	3	L
	PODOCARPUS GRACILIS, FERN PINE 24" BOX SIZE, DOUBLE STAKE	10	M

SHRUBS - PROPOSED SHRUBS WILL BE SELECTED FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	QTY.	WUCOLS
	BACCHARIS P. 'YVON PRENS' 5 GAL. SIZE	28	M
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	20	L
	LEUCOPHYLLUM FRUTESCENS, TEAS RANGER 5 GAL. SIZE	48	L
	LIQUISTRIUM JAPONICUM 'TETANUM', WAXLEAF PRIVET 5 GAL. SIZE	213	M
	LEUCOPHYLLUM 'WYNYMBIE GEM', WYNYMBIE GEM ROSEMARY 5 GAL. SIZE	37	L

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	QTY.	WUCOLS
	SALVIA DORNI, DESERT SAGE 1 GAL. SIZE	74	M
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE	20	L
	CISTUS PUPURIFERUS, ROCK ROSE 5 GAL. SIZE	28	L
	MULLENBERGIA ROSEA, DEER GRASS 5 GAL. SIZE @ 12" O.C.	29	M
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE	108	L
	SALVIA CLEVELANDI, CLEVELAND SAGE 1 GAL. SIZE @ 24" O.C.	94	L
	VERBENA 'DE LA MINA', VERBENA 1 GAL. SIZE @ 24" O.C.		L
	VERBENA 'DE LA MINA', VERBENA 1 GAL. SIZE @ 24" O.C.		L

NOTE: ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF BRETTED WOOD MULCH.

CONSTRUCTION KEY NOTES:

- 1. ALL TREES PLANTED WITHIN 4' OF CURB OR UNDERGROUND SERVICE SHALL BE PLANTED WITH ROOT BARRIER PANEL, TYP. 18" MIN. DEPTH, ARCHITECTURAL PLANS.
- 2. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.

REFERENCE KEY NOTES:

- 1. DECORATIVE PAVERS PER ARCHITECTURAL PLANS.
- 2. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.

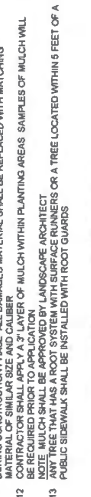
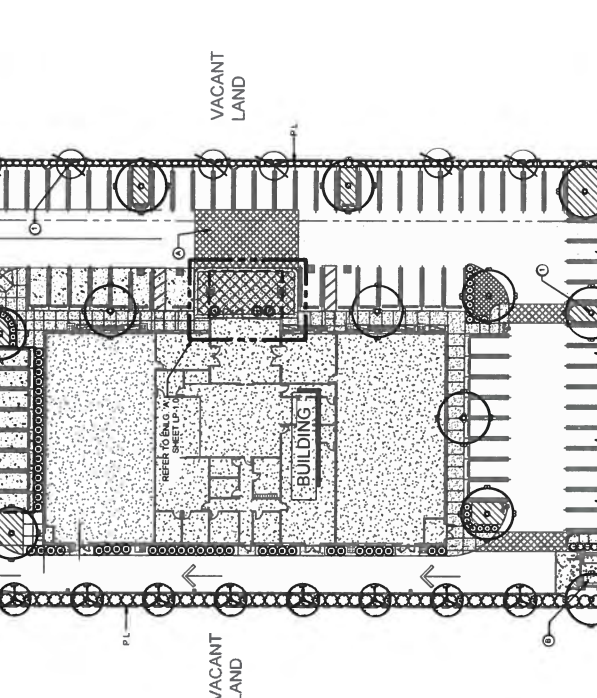


WUCOLS PLANT FACTOR

WUCOLS PLANT FACTOR
REGION - SOUTH HAVLAND VALLEY
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
V = VERY LOW WATER NEEDS

PLANTING NOTES

1. ALL TREES AND SHRUBS TO BE PLANTED WITHIN 4' OF CURB OR UNDERGROUND SERVICE SHALL BE PLANTED WITH ROOT BARRIER PANEL, TYP. 18" MIN. DEPTH, ARCHITECTURAL PLANS.
2. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
3. DECORATIVE PAVERS PER ARCHITECTURAL PLANS.
4. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
5. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
6. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
7. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
8. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
9. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
10. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
11. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
12. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.
13. TRASH ENCLOSURE WITH ROOF PER ARCHITECTURAL PLANS.



SCALE: 1/8" = 1'-0"



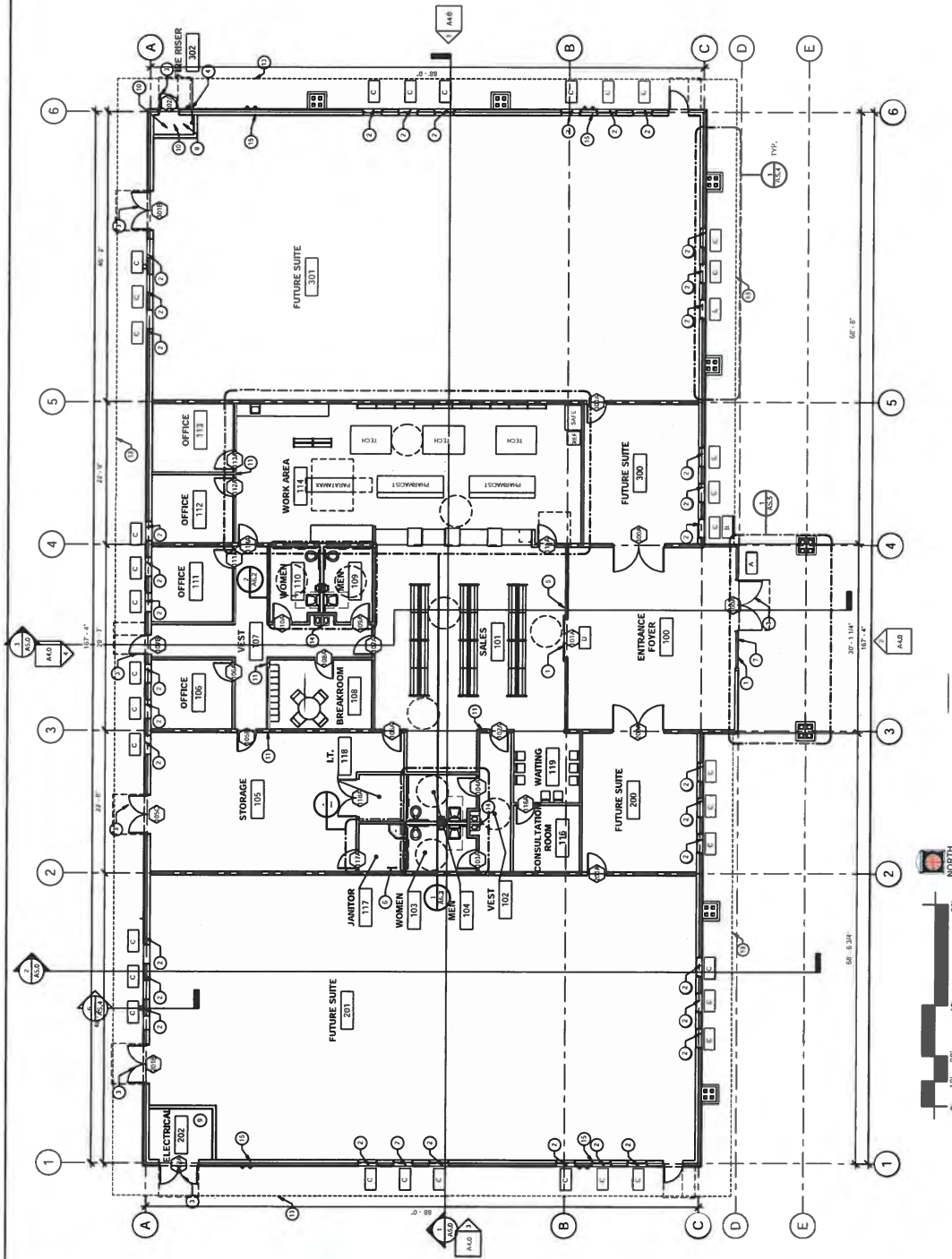
BONNAROO MEDICAL BUILDING
 PROJECT DATA
 418 STREET, PERRIS CA 92570

GRAND WEST ASSOCIATES, INC.
 Electrical
 418 West Grand Ave., Suite 201
 Perris, CA 92570
 (951) 796-1123
 david@gwa.com

DATE	BY	DESCRIPTION

FLOOR PLAN
 A1.1
 11/18/2018

Number	Description
1	ALUMINUM STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH PER WIRE AND GLASS ELEVATIONS SHEET A7.0, WITH ENTRY DOORS
2	ALUMINUM WINDOW SYSTEM WITH CLEAR ANODIZED FINISH PER WINDOW SCHEDULES A4.0 EXTERIOR DOOR, SEE DOOR SCHEDULE SHEET A7.0
3	PROPOSED LOCATION OF FIRE DEPT. KNOX OFFICIAL
4	SMOKING SIGN ON INTERIOR FACE OF DOOR, ASS AT EITHER SIDE OF LIGHT ENTRANCE DOOR.
5	LOCATION OF FSA SIGN
6	ROOF ACCESS LADDER PER DETAIL T2A8.0
7	LOCATION OF FIRE RISER, DEFERRED
8	PROPOSED ELECTRICAL GEAR, REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION
9	FIRE ALARM CONTROL PANEL, DEFERRED
10	PORTABLE FIRE EXTINGUISHERS WITH A MIN RATING OF 2A:10BC IN SALES AREA, THREE EXTINGUISHER FOR EACH 1000 SQUARE FEET OR ANY PORTION THEREOF, AND A MAX OF 75 FEET TRAVEL DISTANCE TO ANY EXTINGUISHER. THE EXTINGUISHERS ARE TO BE PROVIDED BY TENANT. SEE ELECTRICAL FOR POWER AND DATA
11	METAL AWNING ABOVE
12	HIGH AND LOW DRINKING FOUNTAINS PER DETAIL D1A8.1
13	ROOF DRAIN & OVERFLOW OUTLET(S) PER DETAIL D1A8.1



NORTH
 0' 10' 20' 40' 60' 80'

Ⓞ FLOOR PLAN
 1/18/18 11-10

Number	Description
1	SPECIFY OF ROOFERS EQUIPMENT & PARTS PER MECHANICAL DRAWINGS. MECHANICAL EQUIP PAD PER DETL. 02/18/0.1
2	ROOF ACCESS HATCH PER DETAIL 07/18/0.1
3	TAPERED RIGID INSULATION FORMED CRICKET UNDER ROOFING MEMBRANE. SLOPE TO ROOF DRAIN.
4	WOOD MEMBRANE TO BE USED UNDER ROOFING MEMBRANE PER BO OF R-30 RIGID INSULATION OR PLYWOOD SHEATHING PER STRUCTURAL. SEE ROOFING NOTE
5	MECHANICAL DRAWINGS. SEE ELEVATIONS, SHEET 4.0 AND DETAILS 08/01.1 & 18/04.0
6	LOCATION OF ROOF & OVERFLOW DRAINS & LINES REFER TO DETAIL 08/01.1
7	PAINT REFS. SEE REFS. FINISH SCHEDULE 4.10
8	ROOF WALKWAYS PER DETL. 11/18/0
9	ALUMINUM STANDING SEAM ROOF
10	METAL GUTTER PAINTED TO MATCH METAL ROOF
11	ROOF MOUNTED EXHAUST FAN. SEE MECHANICAL SHEETS
12	SOLAR PANELS

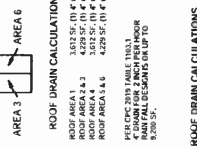
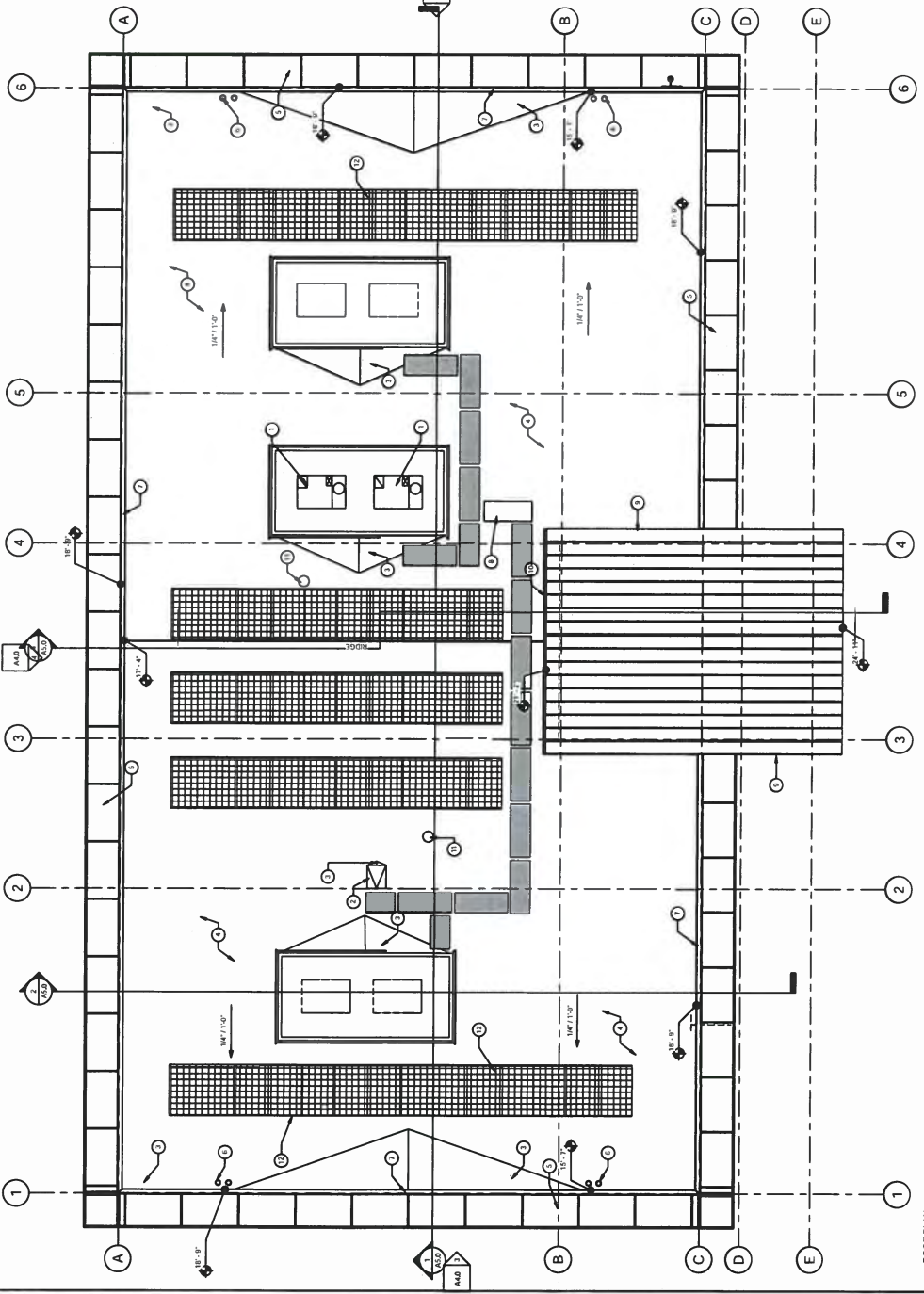
GENERAL NOTES

- PROVIDE CRICKETS AT NEW MECHANICAL PADS, AND ROOF HATCH AS NEEDED TO MAINTAIN POSITIVE ROOF DRAINAGE

ROOFING NOTE

- PROVIDE LOW SLOPE TPO ROOFING WITH THE FOLLOWING SPECIFICATIONS:
 - TPO ROOFING TO BE "CRIC" CERTIFIED WITH A REFLECTANCE OF .85. MIN. FINISHING TO HAVE "V" FACTOR OF .034 MAX. (AGED SOLAR REFLECTANCE).

ROOF ASSEMBLY:
 GAF - EVERGLARD TPO SINGLE PLY SYSTEM
 CLASS "A" ASTM E1018 OR UL 798 PER ICC-ESR-4678



REVISION	DATE	DESCRIPTION



BONNAROO MEDICAL BUILDING
 418 WEST STREET, PERRIS CA 92570

GRAND WEST ASSOCIATES, INC.
 418 West Street, Suite 201
 Perris, CA 92570
 951-700-9473
 gwa@grandwest.com

SCALE	AS SHOWN
DATE	10/20/24
DESIGNED BY	CHADWICK
CHECKED BY	CHADWICK
PROJECT NUMBER	
DRAWN BY	
DATE	
PROJECT	

ROOF PLAN
A3.0
 PROJECT DATE: 10/20/24 10:09 AM

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		



BONNAROO MEDICAL BUILDING
 4TH STREET, PERRIS CA 92570
PROJECT DATA

GRAND WEST ASSOCIATES, INC.
 415 New Center Ave. Suite 208
 Perris, CA 92570
 (951) 994-9473
 gw@grandwest.com

EXTERIOR ELEVATIONS

DATE: 12/20/17
 DRAWN BY: J. GARCIA
 CHECKED BY: C. BROWN
 SCALE: AS SHOWN
 PROJECT NUMBER: 17-001

A4.0

PROJECT DATE: 01/02/2018 10:51 AM

EXTERIOR ELEVATION NOTES

Number	Description
1	ALTERED STOREFRONT ENTRY
2	STOREFRONT GLAZING SYSTEM
3	EXTERIOR DOOR
4	METAL AWNING, PER DETAIL DWG. 1
5	CONCRETE CORNICE
6	PARAPET TILT-UP WALLS
7	LOCATION OF SIGNAGE UNDER SEPARATE PERMIT
8	ADDRESS IDENTIFICATION NUMBER: BLACK (IF MIN HEIGHT WITH A MIN 1.5" STROKE EXTERNALLY LIGHTED VERIFY BEFORE FABRICATION)
9	CONCRETE WALL REVEAL, SEE 13/04/10
10	ROOF DRAIN OUTLETS PER 07/08/11
11	AS PER PERMIT
12	PROPOSED LOCATION FOR THE FIRE DEPARTMENT CONNECTION (FPC)
13	PROPOSED LOCATION OF KNOX BOX
14	

EXTERIOR MATERIAL SCHEDULE

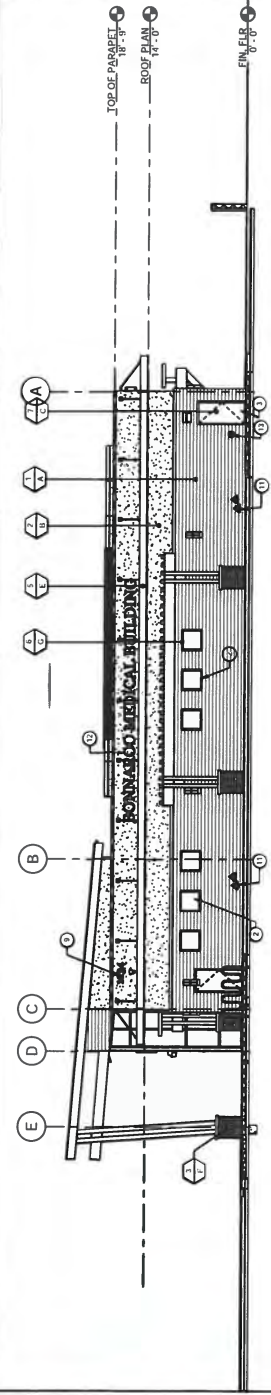
NUMBER	MATERIAL
1	GENIE - 1/2" CLADDING - CERAMIC CB
2	7/8" EXTERIOR CEMENT PLASTER
3	SANTA BARBARA FINISH
4	UNGLAZED PORCELAIN STONEWARE SEAM ROOM STANDING SEAM METAL
5	PRE-FAB METAL AWNING
6	METAL CLAD WOOD WINDOW
7	HOLLOW METAL DOOR

EXTERIOR FINISHCOLOR SCHEDULE

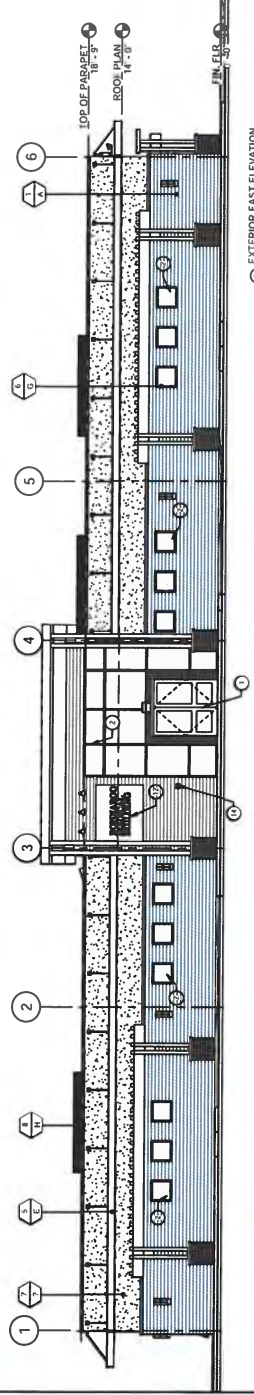
LETTEE	DESCRIPTION
A	BRUSHED STAINED
B	COLOR BONE 283 - STEEL TROWEL
C	COLOR BONE 283 - SANTA BARBARA
D	PAINT - SHERWIN WILLIAMS
E	OFFICE
F	REGAL BROWN

GENERAL NOTES

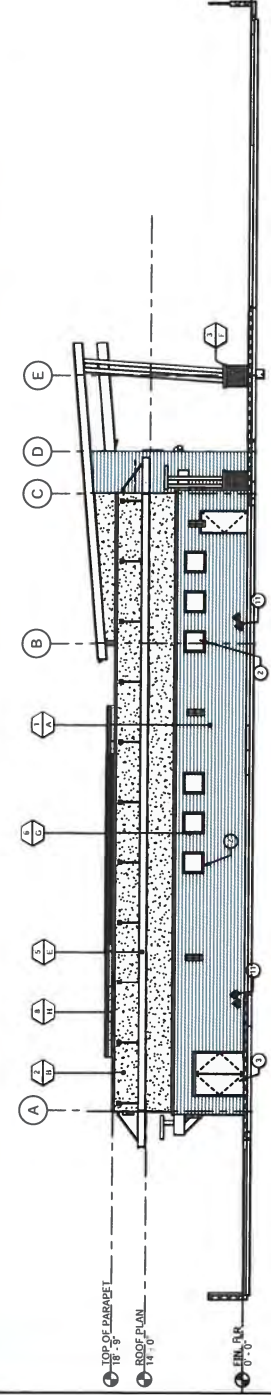
- SIGNS NOT PART OF THIS PERMIT. ALL SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT APPLICATION.
- REFER TO COLOR/MATERIAL BOARD FOR ACTUAL COLOR REPRESENTATION.



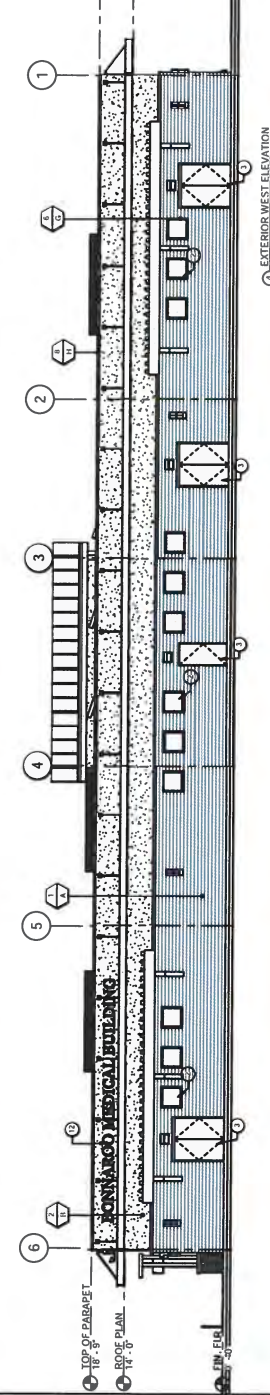
1 - EXTERIOR NORTH ELEVATION
 1/8" = 1'-0"



2 - EXTERIOR EAST ELEVATION
 1/8" = 1'-0"

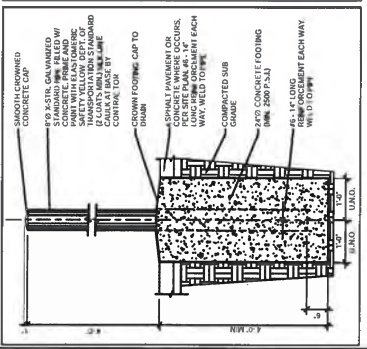
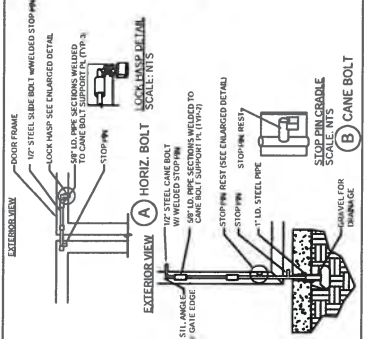
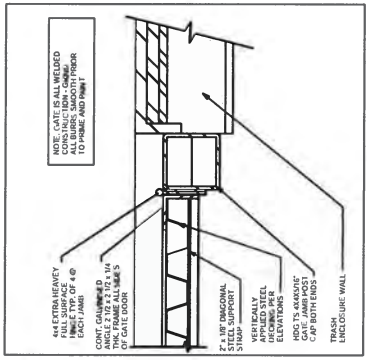
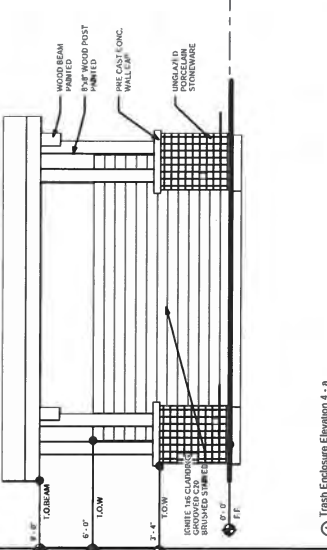
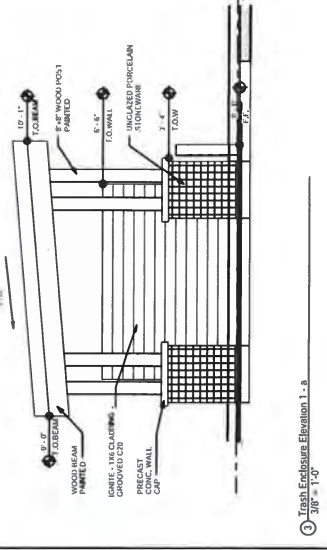
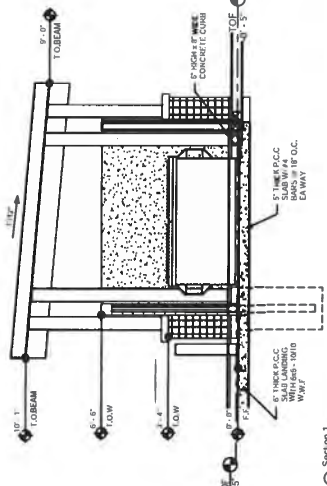
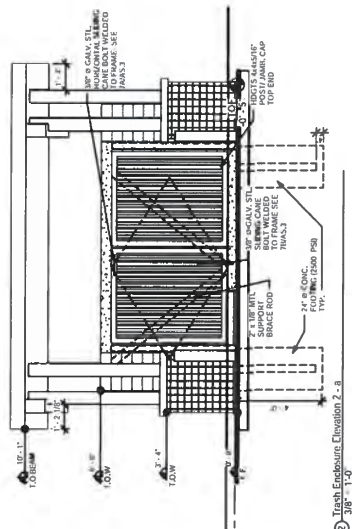
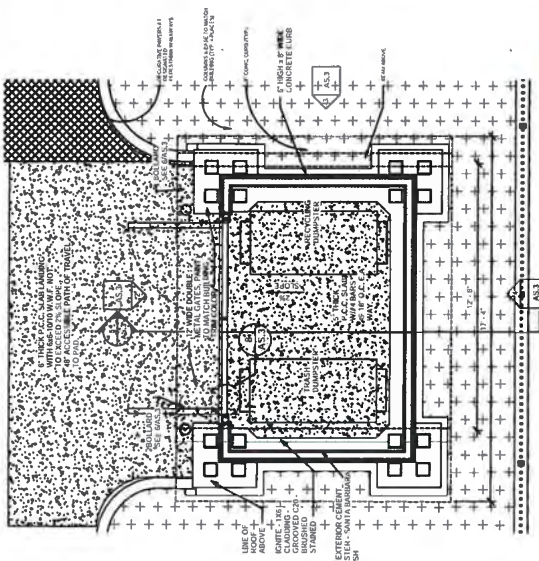


3 - EXTERIOR SOUTH ELEVATION
 1/8" = 1'-0"



4 - EXTERIOR WEST ELEVATION
 1/8" = 1'-0"

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	08/15/2013
2	ISSUE FOR BIDDING	08/22/2013
3	ISSUE FOR CONSTRUCTION	09/10/2013
4	ISSUE FOR AS-BUILT	10/01/2013
5	ISSUE FOR RECORD SET	10/15/2013





1/10/15 11:51 AM

RENDERINGS

DRAWN BY: Author
 CHECKED BY: Checker
 DATE: Issue Date
 SCALE: AS SHOWN
 JOB NUMBER: Project Number
 CAD FILE:

A7


GRAND WEST ASSOCIATES, INC.
 DESIGN • BUILD
 411 West Grand Ave., Suite 204
 Escondido, CA 92025
 studio: 760-680-3333 cell: 760-794-1235 email: gw@grwa.net

PROJECT DATA:

BONNAROO MED. BLDG.
 W. 4TH STREET
 PERRIS, CA



REVISION	
#	DATE
A	
B	
C	
D	
E	

Planning Commission Agenda

CITY OF PERRIS

April 06, 2022

Item 7C

**Development Plan Review
(DPR) 20-00017**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 6, 2022

SUBJECT: **Development Plan Review (DPR) 20-00017** – A proposal to construct a 109,229 square foot industrial building on five acres located at the southeast corner of Nance Street and Webster Avenue within the General Industrial zone of the Perris Valley Commerce Center Specific Plan. **Applicant:** Katrina DeArmey, Phelan Development

REQUESTED ACTION: **Adopt Resolution No. 22-09** Adopting Mitigated Negative Declaration 2371 and approving Development Plan Review 20-00017 to allow construction of a 109,229 square foot industrial, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND

The applicant is proposing to construct a 109,229 square foot industrial building on approximately 5 acres of land located at the southeast corner of Nance Street and Webster Avenue. The proposed building will be situated along Webster Avenue, with employee parking along the north and limited miscellaneous parking to the southeast for security and maintenance personnel. The proposed Project will include two ingress-egress points on Nance Street and one access on Webster Avenue. The west driveway access on Nance Street is restricted to employees only for right-in and right-out. The second driveway to the east is restricted to right-in only for trucks. The access on Webster Avenue is for right-out only for trucks controlled by a directional driveway and right-in only for vehicles to access the limited miscellaneous parking for security and maintenance personnel.

The development will include a self-retaining landscape basin with an underground modular unit to the north area of the site to keep the area shallow to allow for landscaping along Nance Street. The site is also within the airport overlay Accident Potential Zone 1-B1 of the Airport Land Use Compatibility Plan (ALUP). To address any concerns, staff reached out to the Riverside County Airport Land Use Commission. After consultation, no further review was required as the site is outside an area with land use constraints typically associated with industrial use.

ANALYSIS:

Specific Plan Consistency

The proposed Project is consistent with the General Plan designation of PVCC Specific Plan with the land use designation of General 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, which is consistent with the Project. Information about adjacent properties is as follows:

Surrounding Zoning:

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

Surrounding Land Uses:

North: Industrial Building (AAA Building)
South: Vacant (Future Amazon Expansion)
East: Overflow parking for industrial building
West: Industrial uses

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 General Industrial designation. See the table below for development standards compliance.

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

	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	50% max.	49.1%	Yes
Building FAR	0.75	0.36	Yes
Bldg. Height	50 feet	35 feet	Yes
Front Setback (Nance Street)	15 feet	87 feet	Yes
Side Yards			
- Webster Avenue	15 feet	25-feet west	Yes
- Interior Side Yard	None	67-feet east	Yes
Rear Yard	None	60-feet south	Yes

Access & Circulation

The building is situated along Webster Avenue, with the employee parking concentrated along the north property boundary and additional miscellaneous parking at the southeast for security and maintenance personnel. The proposed Project will include two ingress-egress points on Nance Street. A 40-foot wide ingress is provided along the northern boundary with a right-in for trucks only and a 30 foot-wide driveway at the center for limited right-in and right-out only for auto vehicles. An additional, shared 40-foot driveway is proposed along the south side of N. Webster Avenue. This directional driveway is to allow right out only for semi-trucks to head back to Harley Knox Boulevard and ultimately to the I-215 Freeway and right-in only for auto vehicles to access the limited miscellaneous parking for security and maintenance personnel.

The parking requirements for the City are based on proposed uses. As shown in the table below, the 44 parking spaces provided on the plan exceed the City's requirements of 43 parking spaces for a high-cube warehouse building.

<i>Auto Parking Requirement for High Cube</i>	
<i>Parking Ratio Required</i>	<i>Building</i>
Total parking required (9' x 19') Warehouse: 0-20,000 s.f. (1/1000 s.f.) 20K = 40K s.f. (1/2000 s.f.) 40K+ = (1/5000 s.f.)	20 spaces 10 spaces 13 spaces
TOTAL	43 spaces (required)
<i>Parking Provided</i>	<i>Building</i>
Standard Handicap	41 spaces 2 spaces
TOTAL	44 spaces

Zoning Code Section 19.69 specifies that two handicapped spaces are required; however, three handicapped spaces are provided, which exceeds the City's Code requirement. To be compliant with the CALGreen Building Code, three 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. 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 42,021 sq. ft. or approximately 18.9% of the site, which exceeds the code's minimum 10% 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, and most landscape areas function as bio-swales.

Fencing and Screening

The project site will have a 14-foot tall decorative block wall to screen the truck loading area facing Nance Street and Markham Street along the easterly and southerly property lines. The rest of the property will be screened with 10-foot-high wrought iron fencing. Pilaster columns will be provided every 100 feet for visual interest at the truck courts.

Employee Amenity and Recreation area

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The amenity can range from cafeterias to weight rooms. The applicant is proposing to have a furnished outdoor employee break area adjacent to the front office space. A proposed outdoor fenced-in bocce-ball court will also be provided adjacent to the office area.

Building Elevations/Architecture

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

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

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 January 19, 2022, to February 17, 2022, 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.

AIRPORT LAND USE COMMISSION

The project site is located approximately 2,798 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 High Noise Zone (B1). Zone B1 encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors.

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

RECOMMENDATION:

Adopt Resolution No. 22-09 Adopting Mitigated Negative Declaration 2371 and approving Development Plan Review 20-00017 to allow construction of a 109,229 sq. ft. industrial warehouse building on approximately 5 acres of land located at the southeast corner of W. Nance Street and N. Webster Avenue, based on the findings and subject to the Conditions of Approval.

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

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

EXHIBITS: A. Resolution 22-09 with Conditions of Approval (Planning, Engineering, Public Works, 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-303>

EXHIBIT A

Reso 22-09 with Conditions of Approval
(Planning, Engineering, Public Works, Fire
and Building)

RESOLUTION NUMBER 22-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2371 AND APPROVING DEVELOPMENT PLAN REVIEW 20-00017 TO FACILITATE THE CONSTRUCTION OF A 109,229 SQUARE FOOT INDUSTRIAL BUILDING ON APPROXIMATELY 5 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF WEST NANCE STREET AND NORTH WEBSTER AVENUE BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the Phelan industrial Project applicant, Katrina De Arme, proposes to construct a 109,229 sq. ft. industrial building on approximately 5 acres of land located at the southeast corner of W. Nance Street and N. Webster Avenue and which is located in the Perris Valley Commerce Center Specific Plan ("PVCCSP") General Industrial (GI) zoning designation ("Project"); and

WHEREAS, the applicant submitted a Development Plan Review application (DPR 20-00017) for the Project for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 20-00017 ("DPR 20-00017") 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 2371 was prepared for the Project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 6, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

Section 2. Environmental Analysis. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on April 6, 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 zoning code, and standard requirements of the City; therefore Mitigated Negative Declaration 2371 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 2371, which has been prepared for this Project.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflects the independent judgment of the City.

Section 3. Development Plan Review 20-00017. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022, the Planning Commission finds, with respect to Development Plan Review 20-00017, that:

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, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The General Industrial land use provides for the development of basic industrial use, which may support a wide range of manufacturing and non -manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. The proposed Project is consistent with the General Plan and Perris Valley Commerce Center Specific Plan ("PVCCSP"), The GI zoning designation on the site, and the existing land uses in the area. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying GI 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 at the southeast corner of W. Nance Street and N. Webster 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 are compatible with abutting properties and will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.*

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 City's general welfare, 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 and, therefore, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. These standards include setbacks, building height, parking, and landscape and will integrate into the existing fabric of industrial development that is contemplated for the area.

4) *The proposed project's architecture includes updated and enhanced architecture that is compatible with community standards and protects the character of adjacent development.*

The proposed architecture meets PVCCSP design standards for General Industrial development, and thereby protects the character of the overall development of the PVCCSP industrial zones and, therefore, is compatible with community standards and protects the character of adjacent development. 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 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 with 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 General Industrial (GI) zoning district as outlined in the PVCCSP. The requirements ask for 10% coverage, and the Project is proposing 14.7%. It provides a mix of 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 public health, safety, and general welfare have been required for the proposed Project.*

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment A, and mitigation measures found in Mitigated Negative Declaration 2371, which are incorporated herein by this reference, 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. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022, the Planning Commission adopts Mitigated Negative Declaration 2371 and Mitigation Monitoring Reporting Program.

Section 5. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on April 6, 2022, the Planning Commission hereby determines that the Project is covered under Mitigated Negative Declaration 2371, as adopted, and hereby approves the Project (Development Plan Review 20-00017) to construct a 109,229 sq. ft. industrial building on approximately 5 acres of land located at the southeast corner of W. Nance Street and N. Webster Avenue; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment 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 6th day of April 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 22-09 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of April 2022, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

Development Plan Review 20-00017

April 6, 2022

PROJECT: A proposal to construct a 109,229 square foot industrial building located at the southeast corner of W. Nance Street and N. Webster Avenue within the General Industrial (GI) zone of the Perris Valley Commerce Center (PVCC) Specific Plan (APN's: 302-030-010).

Applicant: Katrina DeArmey, Phelan Development

General Requirements:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the General Industrial (GI) zone standards of the *Perris Valley Commerce Center Specific Plan* (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 the approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
6. **Notice of Determination.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," in the amount of \$2,260.25 for staff to file the Notice of Determination in compliance with CEQA.
7. **Conformance to Approved Plans.** The proposed use will operate in accordance with the April 6, 2022, Planning Commission meeting approval or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

8. The applicant shall provide crash gates at the north entrance separating the employee vehicle parking from the truck access driveway.
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, the 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 May 25, 2021.
11. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
12. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project was to propose solar rooftop panels in the future. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and the Airport Land Use Commission shall review this study.
13. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated October 13, 2021, consisting of the following requirements.
 - a) The project shall comply with the currently adopted Edition of the California Fire Code (CFC) as amended by the City of Perris.
 - b) Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development and the California Fire Code, Chapter 5.
 - c) Prior to the issuance of grading permits, evidence of sufficient fire flow of 4,000 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
 - d) 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.
 - e) All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.

- f) All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
- g) The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
- h) Prior to construction a temporary address sign shall be posted and clearly visible from the street.
- i) The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- j) City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- k) The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- l) Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
- m) Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable 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 August 30, 2021.

15. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated January 7, 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) 20-00017**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
18. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
19. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
20. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.
21. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. All lighting shall be shielded downward to prevent light pollution from spilling over onto adjacent parcels.
22. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
23. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HAVC equipment.
24. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
25. **Preliminary Water Quality Management Plan (PWQMP) .** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:

- a) The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- b) The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bioretention BMPs, including modular wetlands units, trash enclosure, and self-treating landscaping. The Public Work Department shall review and approve the final WQMP text, plans and details.
- c) The modular Wetlands Units will need to be maintained to optimum efficiency for the life of the project.

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

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

- f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

27. Property Maintenance. The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated August 30, 2021.

Prior to Building Permit Issuance:

28. 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.

29. 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.

30. Wall and Fence Plan. A 14-foot tall decorative block wall shall be submitted to screen the truck loading area facing Nance Street and Markham Street along the easterly and southerly property lines. The rest of the property will be screened by a 10 foot high decorative with pilasters spaced every 100 feet.

31. 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:

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 Issuance of Occupancy Permits:

34. **Employee Amenities.** At least one (1) indoor employee amenity and two (2) outdoor employee amenities shall be provided.
35. **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 Webster Avenue to to Harley Knox Blvd.
36. **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;
37. **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.

38. **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

P8-1439

January 7, 2022

DPR 20-00017 – Phelan Dev. Co.

SE Corner of Nance Street & Webster Avenue

APN 302-030-010, Par 1 – PM 23930 (MB 179/070)

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

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

General Conditions:

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

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

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

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. Site circulation shall be such that auto and truck access and parking are distinct and separate.

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 westerly driveway on Nance Street shall be designated for auto access only and shall be 26 feet in width.
6. The easterly driveway on Nance Street shall be designated for truck access only and shall be restricted to right-in only; the driveway shall be modified accordingly.
7. The driveway on Webster Avenue shall be designated for truck access only and shall be restricted to right-out only; the driveway shall be modified accordingly.
8. The underlying Parcel Map 23930 shall be revised to vacate the 60 foot access opening on Webster avenue and dedicate an access opening as shown on the Site Plan or, process and record a deed for the respective access vacation and dedication.
9. The driveways shall be per County of Riverside Standard No. 207A and include wet set concrete truncated domes.
10. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan & Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street Improvement Plan
 - c. Signing and Striping Plan
 - d. Final Drainage Plan, Hydrology and Hydraulic Report
 - e. Final WQMP (for reference)
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards

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

11. 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.

Prior to Issuance of Building Permit:

12. Submit Water and Sewer Plans to the City Engineer for review and approval. Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
13. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

14. Webster Avenue (Secondary Arterial - 94'/64') along the property's frontage within the dedicated right-of-way shall be improved to provide for a 50-foot-wide asphalt paving (using a TI of 8.5 and PG 70-10), Class II bicycle lane, sidewalk and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

The existing pavement shall be analyzed and shall be replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.

15. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
16. The developer/property owner shall pay the City \$100,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway Interchange, I-215/Harley Knox Boulevard Interchange and other improvements. This one time contribution is above and beyond TUMF, DIF, RBBD and other City fees and is not reimbursable.

17. 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.

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

Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: August 30, 2021

To: Alfredo Garcia, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: DPR 20-00017 – Conditions of Approval

Proposal to construct a 109,485 square foot industrial building at the Southeast corner of Nance Street and Webster Ave. in the Perris Valley Commerce Center Specific Plan.

-
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Webster Ave** - Provide offer of dedication as needed to provide for full half width Street (94' ROW 47' half width), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from back of curb.
 - **Nance Street** - Provide offer of dedication as needed to provide for full half width Street (66' ROW 33' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including a 2' landscape easement for a minimum 13' public parkway from face of curb.
 - Provide offer of dedication and landscape maintenance easement as needed to match parkway width of adjacent development. Match distance shall be made from face of curb, and shall provide for matching, curb gutter, sidewalk and off-site landscaping requirements, if existing parkway is greater than standard City General Plan width shown on Circulation element, including minimum 13' public parkway from face of curb.
 - Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a 2' landscape easement and Landscape easement agreement, acceptable to the City of Perris for Nance Street parkway totaling 13' from face of curb. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 - 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 20-00017**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **Webster Ave.** – Per Section 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial, and figure 6.0-7, of the PVCCSP for sizing and spacing requirements. Street Trees: Prunus blireana Blireana Flowering Plum, secondary tree: Lagerstroemia indica x fauriei Tuscarora Crape Myrtle. Use drought resistant shrubs and groundcover including but not limited to the following: Lantana camara 'Robpatriai', Lantana x 'New Gold', Rhapsiolepis umbellate dwarf yedda hawthorn, Pink Muhly Grass, Tachelospermum asiaticum Asian Jasmine.
 - **Nance Street** – Per Section 6.0-22 Streetscape Landscape design guidelines and planting pallet for local road, and figure 6.0-10, of the PVCCSP for sizing and spacing requirements. Street Trees: Platanus x acerfolia London Plane. Use of drought resistant shrubs and groundcover including but not limited to the following: Pink Muhly grass, Lantana x 'New Gold', Baccharis pilularis 'Pigeon Point' Dwarf Coyote Bush.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the

off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead

plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights 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 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.
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape proposed by the project on Webster Ave and Nance Street.
 - **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.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

October 13, 2021

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

Subject: Development Plan Review, Nance & Webster Industrial; DPR 20-00017

As requested, a review of the revised plans was completed. The original conditions shall apply as follows:

1. The project shall comply with the currently adopted Edition of the California Fire Code (CFC) as amended by the City of Perris.
2. 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.
3. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 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
4. 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.
5. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
6. 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.
7. 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.

**6560 Van Buren Blvd, Ste B, Riverside, CA. 92503
(800) 975-7395 * (951) 772-0007**

8. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
9. 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.
10. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
11. 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.
12. 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.
13. 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 #20-00017

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

Applicant: Katrina De Armev

Location: Corner of Nance Street and Webster Ave.

Project: Proposal to construct a 109,485 SF Warehouse

APN(s): 302-030-010

Reviewed By: David J. Martinez, CBO

Date: 5-25-2021

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed site will have to comply with the new EV charging station regulations.

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

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PVCSP DEVELOPMENT STANDARDS FOR G.I.	
MINIMUM LOT SIZE:	REQUIRED: 222,993 SF (GROSS) (5.11 ACRES MIN)
LOT COVERAGE BY STRUCTURE:	REQUIRED: 48-10%
STRUCTURE HEIGHT:	50' MAX
FRONT SETBACK:	30' MIN
LOCAL COLLECTION (TAKEN FROM W/LOT):	19' ± 1' OF 10' OF STRUCTURE OVER 20'
SIDE SETBACK:	NONE
STREET SIDE SETBACK:	30' (10' ± 1' OF 10' OF STRUCTURE OVER 20')
REAR SETBACK:	30'
REAR SIDE SETBACK:	30'
ENTRANCES/PARKING/LANDSCAPE SCREENING:	REQUIRED: 5' MIN PROVIDED TO BE PROVIDED
SITE LANDSCAPE COVERAGE:	12% MIN (48,319 SF)

PROJECT INFORMATION	
TOTAL BUILDING AREA:	109,299 SF
WAREHOUSE:	104,299 SF
OFFICE:	5,000 SF
PARKING PROVIDED:	43 SPACES
OFFICE: 6,000 SF	28 SPACES
WAREHOUSE: 104,299 SF	15 SPACES
1 per 1000 sq ft for the first 20,000 sq ft	
1 per 5000 sq ft for the next 40,000 sq ft	
1 per 5000 sq ft for the next 40,000 sq ft	
PARKING PROVIDED:	44 SPACES
STANDING:	36 SPACES
WALKWAY:	3 SPACES
BIKEWAY:	3 SPACES
ACCESSIBLE:	3 SPACES
DOCK DOORS:	18 DOCK DOORS
PROPOSED OCCUPANCY:	289 OCC.
OFFICE (G.I.):	1 (PER 1000 SF)
WAREHOUSE (G.I.):	15 (PER 1000 SF)
OFFICE (M.):	15,000 SF (1 PER 100 SF)
WAREHOUSE (M.):	104,299 SF (1 PER 100 SF)

OFFICE AREA LESS THAN 10% OF THE TOTAL SQUARE FOOT OF THE BUILDING IS INCLUDED IN THE CALCULATIONS BELOW

1 per 1000 sq ft for the first 20,000 sq ft

1 per 5000 sq ft for the next 40,000 sq ft

1 per 5000 sq ft for the next 40,000 sq ft

DOCK DOORS: 18 DOCK DOORS

PROPOSED OCCUPANCY: 289 OCC.

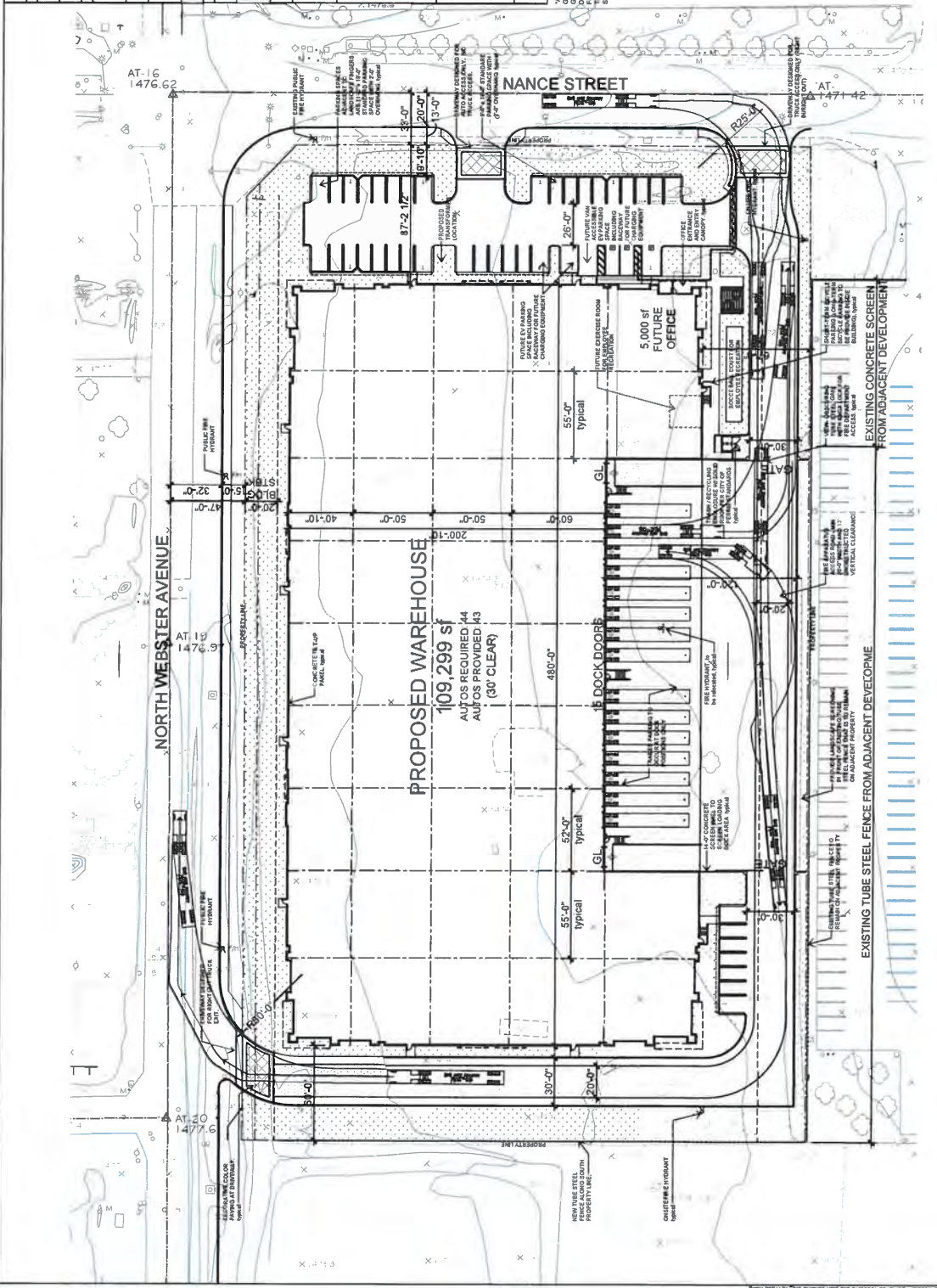
OFFICE (G.I.): 1 (PER 1000 SF)

WAREHOUSE (G.I.): 15 (PER 1000 SF)

OFFICE (M.): 15,000 SF (1 PER 100 SF)

WAREHOUSE (M.): 104,299 SF (1 PER 100 SF)

MESSAGE REVIEW REQUIRED FOR OBJECTS > 10' TALL. THIS HEIGHT CRITERION IS FOR GENERAL GUIDANCE. SHORTER OBJECTS NORMALLY WILL NOT BE AIRSPACE OBSTRUCTIONS UNLESS SITUATED AT A DETERMINED NOT TO BE OBSTRUCTIONS. SEE COUNTY POLICES 4.3.3 AND 4.3.4. OBJECTS UP TO 35 FEET TALL ARE NOT REQUIRED TO BE AIRSPACE OBSTRUCTIONS. FOR THE STATE OF CALIFORNIA, THE TRANSPORTATION DIVISION OF AERONAUTICS MAY REQUIRE AIRSPACE AND SIGHTING OF CERTAIN OBJECTS. SEE COUNTYWIDE POLICY 4.3.8 FOR DETAILS.



PRELIMINARY SITE PLAN
 SCHEME 512
 29 September 2020
 Update: 11 December 2021

Nance Street and North Webster Avenue
 Perris, California



Carlisle Coatsworth Architects, Inc.
 3000 Highway 101, Suite 307 - Perris, CA 92570
 PH: 951.251.3333 FAX: 951.251.3334



A-2
PHELAN
 DEVELOPMENT
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660

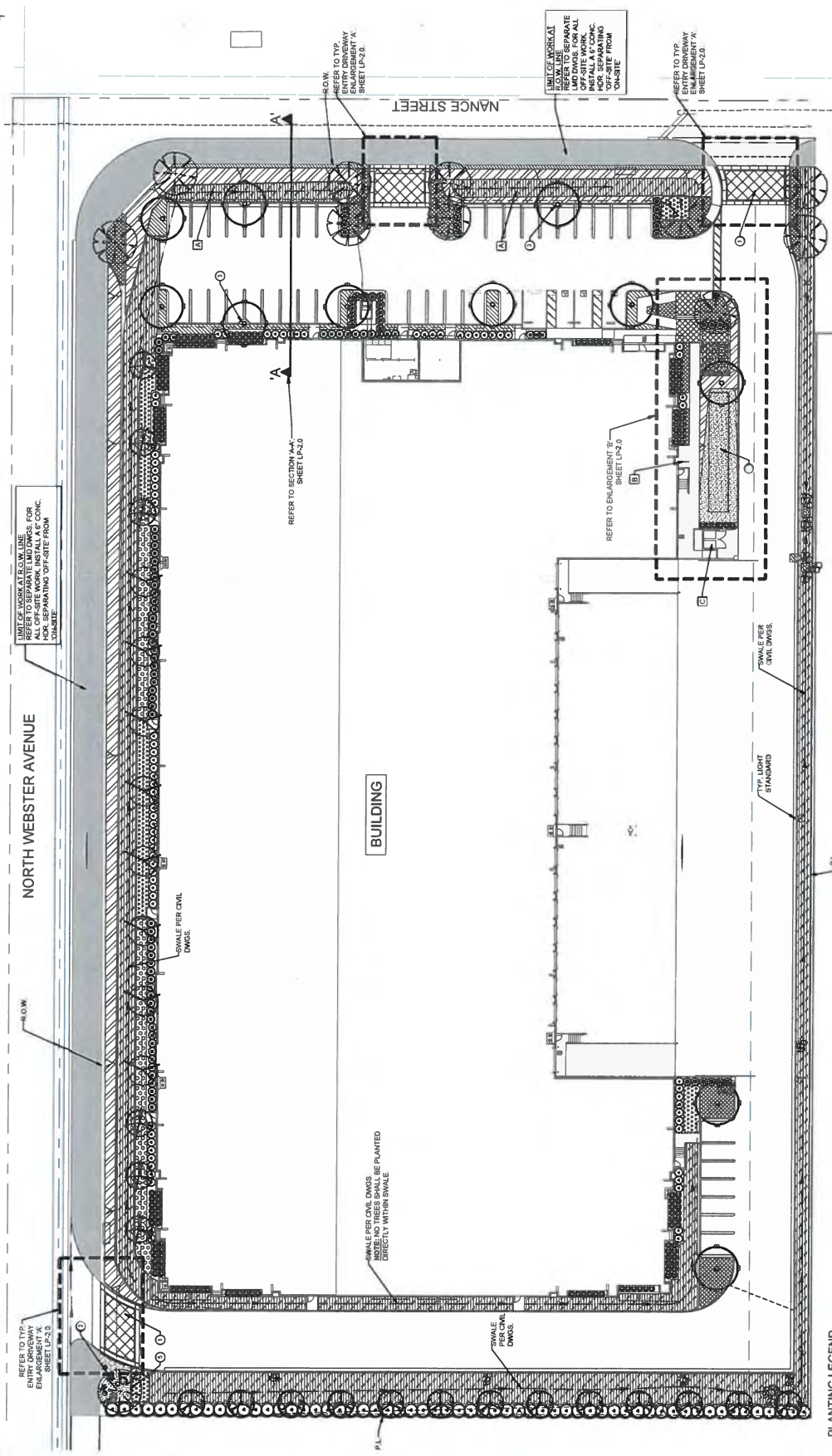


NANCE STREET AND
NORTH WEBSTER AVE
XXX WYMANE ST
PERRIS CA 92571

DATE: 04/20/2021
DRAWN BY: JCS

REVISIONS

PROJECT: _____
DATE: _____
DRAWN BY: _____
SHEET TITLE: **PLANTING PLAN**
SCALE: 1" = 20'-0"



ROCK BOULDER SCHEDULE
THE PROJECT SHALL ALLOW FOR THE FOLLOWING:
 A) 24" DIA. BOULDERS
 B) BIKE RACK PER ARCH. PLANS
 C) TRASH ENCLOSURE PER ARCH. PLANS
 D) DETERMINED BASIN PER CIVIL DWGS.
 E) BIKE RACK PER ARCH. PLANS
 F) TRASH ENCLOSURE PER ARCH. PLANS

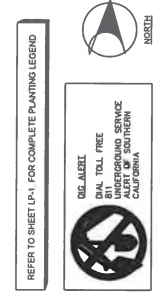
CONSTRUCTION KEY NOTES:
 1) ENHANCED VEHICULAR PAVING CONSISTING OF 18" NATURAL GRAY COLOR CONC. PERIMETER BAND ANGLE MEDIUM SAND BLAST FINISH, SAW CUT ALL SCORE LINES. REFER TO ENLARGEMENT 'A' SHEET LP-1.0.
 2) SWALE PER CIVIL DWGS.
 3) ALL TREES LOCATED OR LESS TO USER HIGHWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS, 18" MIN. DEPTH X 18" WIDE PANEL. REFER TO DETAIL 'A' SHEET LP-1.0.
 4) LANDSCAPE BOULDER. REFER TO BOUNDARY AND QUANTITIES AND DETAIL 'B' SHEET LP-1.0.
 5) LANDSCAPE HEADER, X, 4" X 4" HT. STEEL EDGING TURNADOE BY J.D. RUSSELL CO. OR APPROVED EQUAL.
 6) EMPLOYEE BOCCO COURT

REFERENCE KEY NOTES:
 ROCK BOULDER SCHEDULE
 A) 24" DIA. BOULDERS
 B) BIKE RACK PER ARCH. PLANS
 C) TRASH ENCLOSURE PER ARCH. PLANS
 D) DETERMINED BASIN PER CIVIL DWGS.
 E) BIKE RACK PER ARCH. PLANS
 F) TRASH ENCLOSURE PER ARCH. PLANS

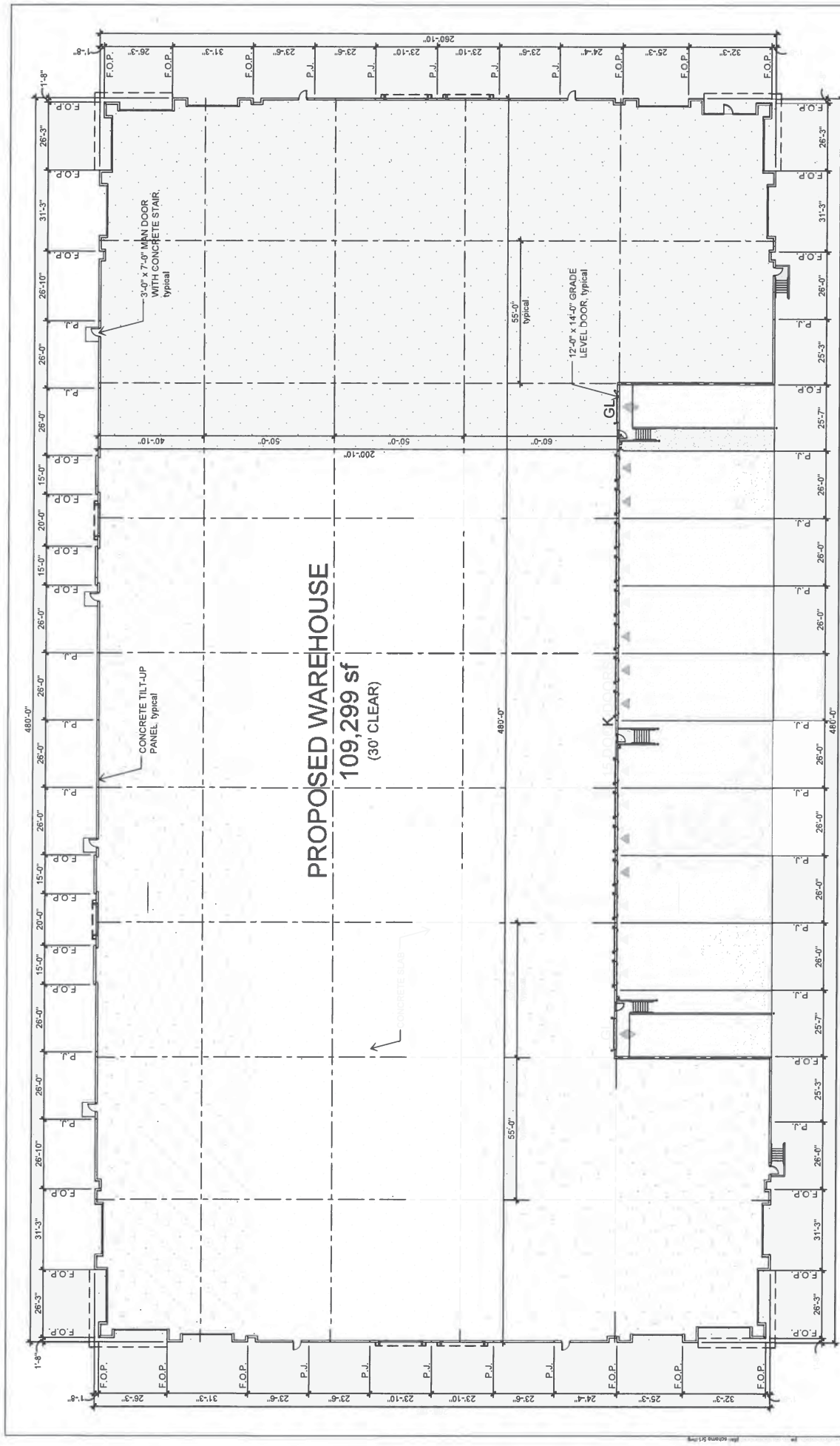
WUCOLS PLANT FACTOR
 THE PROJECT IS LOCATED IN WUCOLS REGION 4 (SOUTH INLAND VALLEY).
 L = LOW WATER NEEDS
 M = MODERATE WATER NEEDS
 H = HIGH WATER NEEDS

PLANTING LEGEND

TREES SYMBOL	TREE NAME	QTY.	WUCOLS
	RHUS LANCEA, AFRICAN SUEWIC 24" BOX SIZE, STANDARD TRUNK, DOUBLE STAKE WITH 18" WIDE DEEP ROOT BARRIERS.	11	L
	CERCIDIUM DESERT, MUSELWY, PALO VERDE 30" BOX SIZE, MULTI-TRUNK, DOUBLE STAKE	11	L
	PINUS FLORENTINA, MONDRIAN PINE 15 GAL. SIZE, DOUBLE STAKE	13	L
	TRISTRAMIA CONFERTA, BRISBANE BOX 24" BOX SIZE, STANDARD TRUNK, DOUBLE STAKE	6	L
	PODOCARPUS GRACILIOR, FERN PINE 15 GAL. SIZE, DOUBLE STAKE	6	L



REFER TO SHEET LP-1 FOR COMPLETE PLANTING LEGEND





**Carlle
Architects, Inc.**
1800 Sawyer Road
P.O. Box 101
Perris, CA 92370
www.carllearch.com



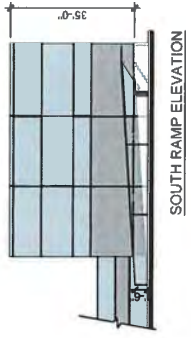
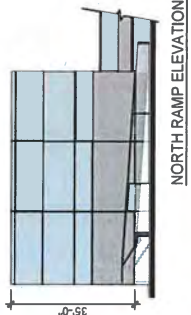
W NANCE STREET AND
NORTH WEBSTER AVE
W NANCE ST
PERRIS CA 92371

MILESTONES

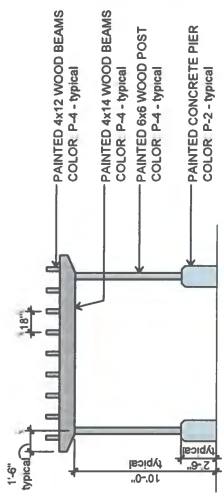
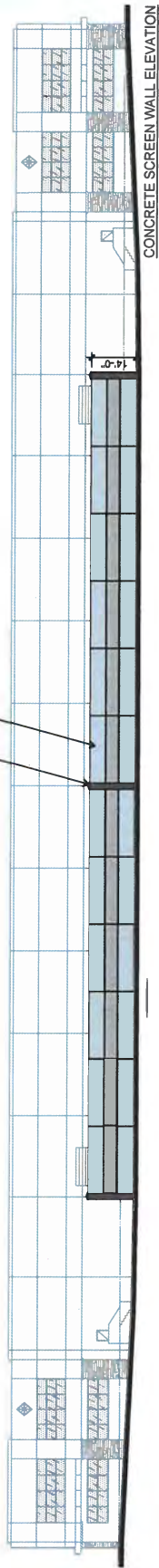
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	TILT-UP CONCRETE WALL PANEL HILD COLOR SHERWIN WILLIAMS / HIGH REFLECTIVE WHITE / SW 7737
	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / GRAY SCREEN / SW 7071
	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / AERIAL GRAY / SW 6182
	TILT-UP CONCRETE WALL PANEL ACCENT COLOR SHERWIN WILLIAMS / MEL GRAY / SW 7075
	TILT-UP CONCRETE WALL PANEL STONE VENEER LELANDADO STONE - STACKED STONE, TAN/BREAK
	INSULATED DUAL PANE STACKED STONE, TAN/BREAK PFS VITRO PAPERGLASS PAPER RESISTANT, POLYURETHANE INSULATION

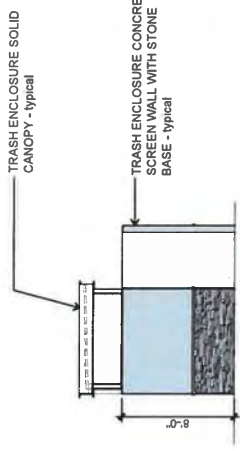
LEGEND



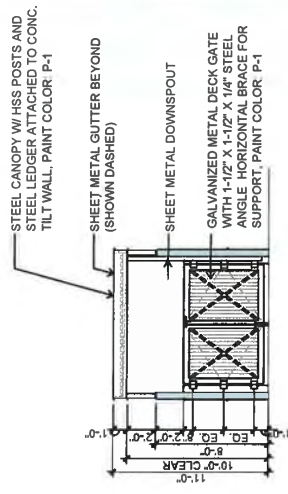
PAINTED CONCRETE ACCENT
PILASTER WITH PILASTER CAP
PAINTED CONCRETE SCREEN
WALL TO MATCH BUILDING
WITH ANTI-GRAFFITI COATING.



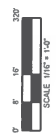
TRELLIS / EMPLOYEE BREAK AREA
SIDE ELEVATION



TRASH / RECYCLING ENCLOSURE
FRONT ELEVATION



SCREEN WALL ELEVATIONS
SCHEME 5r1
28 September 2020
Updated 09 September 2021



A-5
PHELAN
D E V E L O P M E N T
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660

Nance Street and North Webster Avenue
Perris, California

Carillo Coatsworth Architects, Inc.
ARCHITECTS AND INTERIORS
1001 S. GARDEN ST. SUITE 200
PERRIS, CA 92570



EXHIBIT E

Initial Study / Mitigated Negative Declaration 2371

*(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-303>