

Planning Commission Agenda

CITY OF PERRIS
May 18, 2022

Item **7B**

Specific Plan Amendment 19-05287 and
Development Plan Review 19-00012



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

May 18, 2022

SUBJECT:

Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 – Proposal to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of approximately 15.66-acres located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) to facilitate the development of a 347,918 square foot industrial building, and includes the proposed certification of the related Environmental Impact Report (SCH: 2021050021). **Applicant:** PR Partners, LLC.

REQUESTED ACTION:

ADOPT Resolution No. 22-13 recommending that the City Council deny Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 to rezone 15.66 acres from Commercial to Light Industrial to facilitate the development of a 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard based on the findings in the Resolution.

CONTACT:

Kenneth Phung, Development Services Director

PROJECT DESCRIPTION AND BACKGROUND:

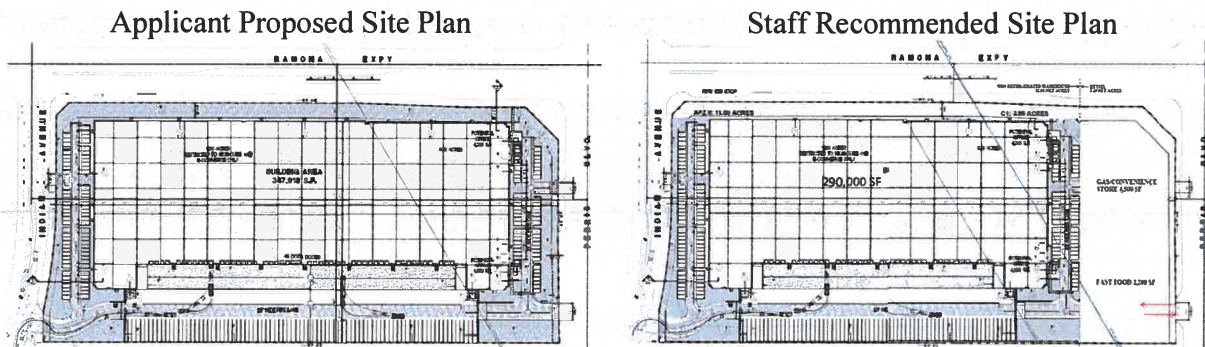
PR Partners, LLC. (Applicant) is requesting a Specific Plan Amendment (SPA 19-05287) and Development Plan Review (DPR 19-00012), to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of the 15.66-acre project site from Commercial (C) to Light Industrial (LI) to accommodate the development of a 347,918 square foot high cube, non-refrigerated warehouse. Approximately 11.76 acres of the project site is located within the MARB/IPA LUCP Compatibility Zone B1-APZ II, which limits average intensity to 50 people per acre, and 3.9 acres of the project are located in Zone C1, which limits average intensity to 100 people per acre.

A public scoping meeting was held on May 19, 2021, by the Planning Commission. At the meeting, the Planning Commission commented that no trucks should be on Ramona Expressway and Perris Boulevard in accordance with the PVCCSP, air quality impact associated with the land use change, and rezoning to industrial in a highly visible commercial corridor. The applicant has since designed the site to restrict truck access on Ramona Expressway and Perris Boulevard. The air quality impact can be reduced to less than significant impact with mitigation measures. The building has been designed to look more like a Business Park feel with enhanced landscaping treatment.

In considering the proposed land use change and recognizing that the site was identified as a location that should be considered for a land use change during the December 4, 2019, special joint meeting with the City Council and Planning Commission, staff is recommending Alternative 2 of the EIR with

a smaller industrial project (i.e. one 290,000 square foot industrial building, and commercial uses on the eastern portion of the site) because it leaves land adjacent to the Perris Boulevard commercial to be compatible with three other corners of the Ramona Expressway and Perris Boulevard intersection. The Environmental Impact Report section of the attached staff report discusses the staff recommended Alternative 2, which coincides with staff's recommendation as to the land use changes.

The EIR has been prepared to allow consideration of either the City's recommended Alternative 2 or the applicant's proposal. However, the applicant's proposal and staff's recommended site layout differ in the amount of land to be rezoned from Commercial to Light Industrial, as explained above. See the side-by-side comparison of the applicant's proposed site plan and the City's recommended Alternative 2 site plan below.



The applicant does not want to consider Alternative 2, so staff's only option at this time is to recommend denial of the project. In light of staff's recommendations of Alternative 2, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the architecture and site layout in the event the developer is open to this option along with City approval recommendation. The Alternative 2 conditions of approval are in place as a fully developed site plan layout, and updated architecture was not provided for this option. In addition, a Tentative Parcel Map condition has been included to create a separate parcel for the 3.49 acres remainder Commercial lot in the event Alternative 2 is approved. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

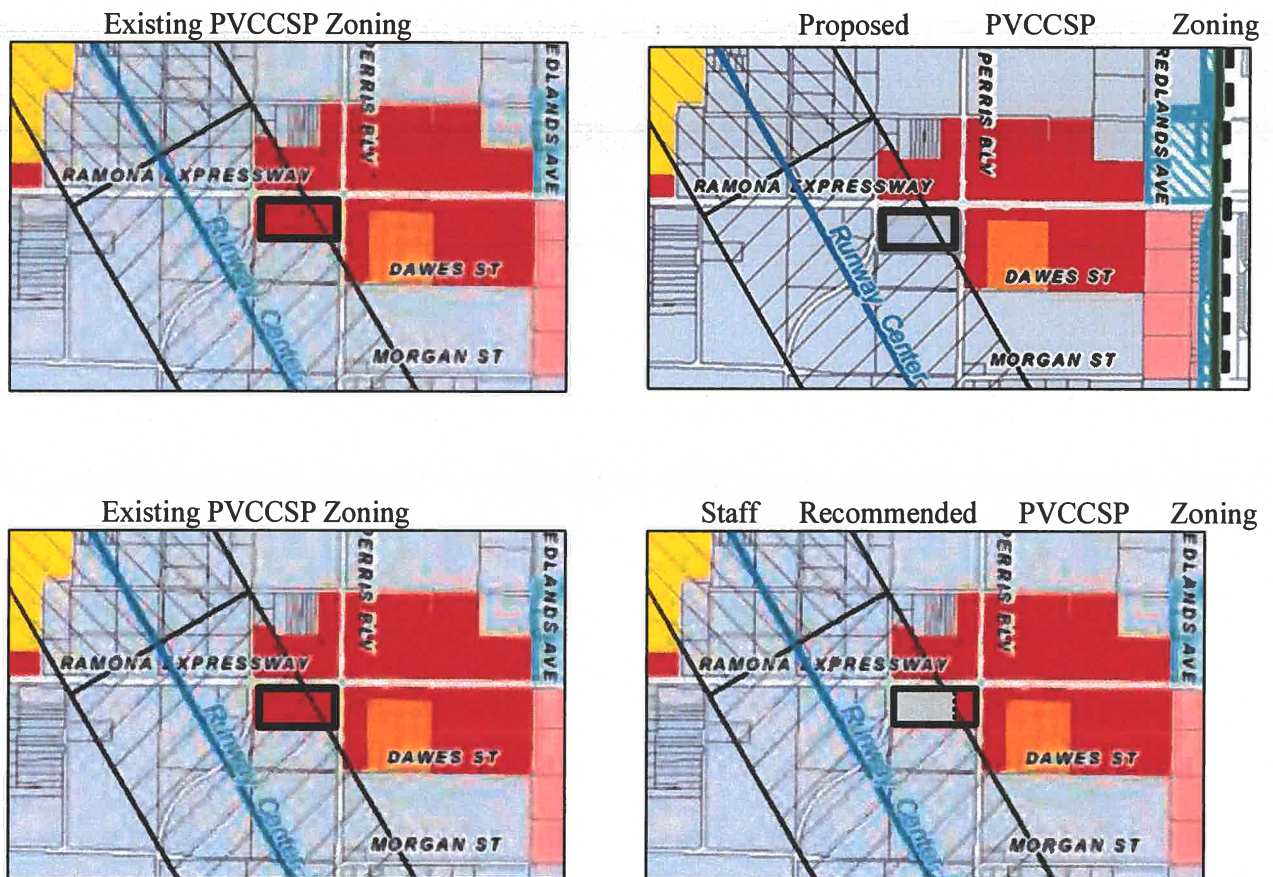
The project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be encouraged to "enhance the economy of the City", due to the proximity to the I-215 freeway, and several distribution centers in the surrounding area. Additionally, there are no lands within the City boundaries designated or zoned for agricultural uses. Further, as part of the 2005 City of Perris General Plan update, it is the General Plan's policy to orderly convert agricultural lands to other approved land uses with the modernization of the City.

The project site is currently under a California Land Conservation Act contract (Williamson Act contract) and applications have been submitted to the City and are in the process of non-renewal and removal from the contract as the site is no longer used or viable for agricultural uses and is mapped by the Department of Conservation as Urban and Built-Up Land (DOC 2018). Once the Notice of Non-renewal and Tentative Cancellation of a Land Conservation Contract has been recorded by the County Clerk, the applications for cancellation will be reviewed by the City Council for final approval.

ANALYSIS:

Zoning and Specific Plan Amendment

The existing site is currently vacant and located in the Perris Valley Commerce Center Specific Plan (PVCCSP) within the Commercial (C) zoning district of the PVCCSP. Further, the General Plan Land Use Map designates the project site as “Specific Plan,” which means that the requirements of the PVCCSP are applicable. The C zone allows for retail, professional office, and service-oriented business activities which serve the entire City and surrounding neighborhoods. This zone combines the General Plan Land Use designations of Community Commercial and Commercial Neighborhood. The project proposes to change the zoning designation from Commercial to Light Industrial (LI). The LI zone allows for light industrial uses and related activities, including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. See the exhibit below showing the existing, proposed, and staff recommended land use change:



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

Surrounding Zoning:

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

Surrounding Land Uses:

- North: Gas station and undeveloped land
- South: Warehouse
- West: Warehouse
- East: Strip commercial

PROJECT INCONSISTENCY

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

- Approximately 80.28 acres of Commercial (C), 80.61 acres of Business Professional Office (BPO), and 16 acres of General Industrial (GI) lands have been converted to Light Industrial (LI) uses within the PVCCSP alone.
- The Executive Summary of the PVCC Specific Plan summarizes the location of Commercial (C) zones within the Plan as follows:

“There is only one area along Ramona Expressway designated and constructed as Neighborhood Commercial. The majority of the Community Commercial is located along Ramona Expressway at the east and west ends of the Specific Plan boundary, as well as along Perris Boulevard”.

The proposed project would significantly change the intersection of Ramona Expressway and Perris Boulevard as the primary commercial corridor within the PVCCSP.

- The following PVCC Specific Plan Visions and Objectives would not be met by the project as proposed:
 - a) Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.

As noted above, approximately 180 acres of land has been rezoned from a mix of other land uses to Light Industrial. The PVCCSP is already heavily zoned for LI uses and SPA 19-05287 would create further imbalance of economic diversity and environmental integrity.

- b) Require measures to reduce “heat island” effect by mitigating the warming effects of hard surface areas.

An industrial warehouse of this size will add to the heat island effect due to the large hard surface areas.

- c) Encourage project designs that support the use of alternative transportation facilities.

Though an RTA bus stop is proposed on Ramona Expressway and Indian Avenue, the proposed use relies heavily on truck traffic and does not support alternative transportation facilities.

In addition, DPR 19-00012’s proposed use would not be consistent with the current General Plan and Specific Plan. In addition to the reasons stated above, the proposed use of industrial/warehouse is not consistent with the current Commercial (C) zoning under the PVCCSP. The Commercial (C) zone only permits retail, professional office, and service oriented business activities. The Project proposes the development of approximately 347,918 square foot industrial/warehouse, which is inconsistent with the purposes of the Commercial (C) zone and the uses authorized therein.

As a result, Staff is recommending Alternative 2 of the EIR with a smaller industrial project (i.e. one 290,000 square feet industrial building, and commercial uses on the eastern portion of the site) because it leaves land adjacent to the Perris Boulevard commercial to be compatible with three other corners of the Ramona Expressway and Perris Boulevard intersection.

ANALYSIS:

The following is the analysis of the PVCCSP Development Standards based upon the applicant’s proposal with the assumption that the Light Industrial zone is approved for the entire parcel which would permit the approval of DPR 19-00012. In light of staff’s recommendations of Alternative 2, the planning conditions include a requirement for Administrative Development Plan Review approval of the architecture and site layout in the event the developer is open to this option. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative

2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

Perris Valley Commerce Center Specific Plan Development Standards

The proposed project lot coverage, floor area ratio (FAR), structure height, and setbacks comply with the Light Industrial (LI) zoning standards of the Perris Valley Commerce Center Specific Plan. See the table below for development compliance.

TABLE 1: DEVELOPMENT STANDARD SUMMARY (PVCCSP)			
PVCCSP (LI) Development Standards	Required	Provided	Complies
Min. Lot Size	15,000 SF	682,149 SF (15.66 acres)	Yes
Lot Coverage	50% max	50% (347,918 SF)	Yes
Floor Area Ratio (FAR)	.75 max	0.50	Yes
Structure Height	50' max	44'	Yes
Front Setback (Expressway) Taken from Ramona Expressway	35' (20'+5' per 10' of structure height over 20')	35'	Yes
Street Side Setback (Arterial) Taken from Indian Avenue and Perris Boulevard	30' (15'+5' per 10' of structure height over 20')	89'+ from Indian Avenue 114'+ from Perris Boulevard	Yes
Rear Setback (loading/unloading activities)	0'	125'	Yes
Landscape Coverage	12%	16.2%	Yes
Perimeter Landscaping (P.M.C. 19.02 and 19.44.060)	5'	15'	Yes

Given staff's recommendations of Alternative 2 of the EIR, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the site layout including setbacks, FAR and landscaping that will substantially comply with this requirement. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

Parking Access & Circulation

Truck access is proposed along both Indian Avenue and Perris Boulevard at the south side of the project site. However, because Perris Boulevard is no longer a truck route, Engineering has conditioned the project to gate off access to Perris Boulevard for Fire Department/Emergency access only. Passenger vehicles will have access from both Indian Avenue and Perris Boulevard, separate from the proposed truck access points.

The project requires ninety-two (92) parking spaces and provides a total of 135 parking stalls, 129 of which are standard vehicle stalls, three (3) are standard ADA accessible stalls, and three (3) are van ADA accessible stalls. Truck stalls are not required by the City of Perris Zoning Code or the PVCCSP. However, eighty-two (82) 10'x55' trucking stalls have been provided, which will reduce the potential for trucks coming to and from the site to park on local streets.

Table 2 below summarizes the proposed parking in relation to the City's requirements and a Parking Study performed to illustrate Peak parking demand for the proposed use.

Table 2. PARKING REQUIREMENTS (Per Section 19.69 of the PMC)					
Land Use	Size	City Ratio	Spaces Required	Spaces Provided	Complies
Warehouse	347,918 SF	1:1,000 1 st 20,000 SF 1: 2,000 2 nd 20,000 SF 1:5,000 ≥ 40,000 SF	92	135	Yes

In light of staff's recommendations of Alternative 2 of the EIR, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the parking that will comply with the parking requirements. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

Landscaping

The applicant has submitted a conceptual landscape plan for their proposed project that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 109,644 square feet or 16%, exceeding the minimum requirement of 12% on-site landscaping. Landscaping has been provided along the project perimeters and throughout the parking areas, adjacent to buildings, and trash enclosures, and all parking rows are framed by end planters, and additional landscape islands are provided for approximately every 10 ten parking spaces.

Given of staff's recommendations of Alternative 2 of the EIR, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the landscaping that will substantially comply with the landscape percentage. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

Fencing and Lighting

The truck courts will be framed by 8-foot concrete screen walls, and 8-foot metal gates to screen truck loading activities from the public right-of-way. No walls or fences are proposed along the Ramona Expressway frontage.

The project will include lighting within the parking areas, loading docks, along walkways, along the public right-of-way, and the building. The lighting will consist of energy efficient building wall-mounted and pole-mounted lighting consistent with Section 19.02.110 of the City of Perris Municipal Code, and designed to provide adequate lighting for security, (1) foot-candle of illumination, pursuant to the requirements of the PVCCSP. All lighting, including security lighting will be shielded and directed away from the public right-of-way and adjacent properties.

Building Elevations/Architecture

The building architecture provides substantial façade articulation through accented materials and features, projections and recessed elements. Accents include significant use of spandrel glass blue reflective glazing with Ipe wood accents at regular intervals along the street-fronting building facades,

along with caps along the roofline, various shades of white and grey paint to create visual texture and highlight pop-outs and recesses along the building facade.

In light of staff's recommendations of Alternative 2 of the EIR, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the architecture that will substantially comply with the building design concept. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

Employees Amenities

Buildings over 100,000 square feet are required to 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's site plan currently does not show any of the required amenities, but the applicant has agreed to have a condition requiring a breakroom for an indoor amenity and two outdoor amenities consisting of an outdoor break area with overhead shade trellis, and either bocce ball court or exercise equipment.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report was prepared and available for public review and comment during the state-mandated 45-day public review period from December 22, 2021, through February 7, 2022. The EIR discusses the project's impacts associated with aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous resources, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, traffic and transportation, tribal cultural resources, utilities and service systems, and wildfire. All potential effects of the proposed project have been reduced to less than significant levels with implementation of mitigation measures. The DEIR, FEIR, MMRP, Memo (SCH: 2021050021) and Associated Studies are on File at the Planning Department and available online at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

Alternatives Considered

The EIR evaluated four Alternatives in addition to the proposed project. The four alternatives consist of: No project alternative; Alternative 1) commercial use; Alternative 2) lower intensity industrial, with maintenance of commercial zoning and uses on the southwest corner of Ramona Expressway and Perris Boulevard; and Alternative 3) low intensity business/office park. Staff supports the Alternative 2 project of the EIR with a smaller industrial project (i.e. one 290,000 square feet industrial building, and commercial uses on the eastern portion of the site) because it leaves land adjacent to the Perris Boulevard commercial to retain Perris Boulevard as a commercial corridor.

The applicant evaluated the environmental impacts of Alternative 2 and determined that other than the no project alternative, Alternative 2 is the environmentally superior alternative. Alternative 2 would have similar impacts to the proposed projects in the following categories: aesthetics, agriculture and forest resources, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, land use and planning, population and housing, public services, recreation, utilities and service systems, tribal cultural resources, and wildfire. Greater air quality, greenhouse gas emissions, and traffic and transportation impacts would result from Alternative 2 but could be mitigated to be less than significant. Perris Boulevard is recognized as an important commercial corridor in the City of Perris. As such, staff does not support

the rezoning of the entire 15.66 acres of land adjacent to Perris Boulevard. Staff supports Alternative 2, for a lower intensity industrial use that maintains the commercial zone designation along Perris Boulevard.

Comment Letters

During the DEIR review period, seven (7) comment letters were received during review period from the following agencies and organizations:

1. Mitchell M. Tsai on behalf of Southwest Regional Council of Governments 2.7.22,
2. Mitchell M. Tsai on behalf of Southwest Regional Council of Governments 2.16.22,
3. Mitchell M. Tsai on behalf of Southwest Regional Council of Governments 3.1.22,
4. Blum, Collins, & Ho on behalf of Golden State Environmental Justice Alliance (GSEJA) 2.4.22,
5. Lozeau Drury on behalf of Supporters Alliance for Environmental Responsibility (SAFER) 2.4.22,
6. Adam Salcido 2.4.22,
7. Southern California Association of Governments (SCAG) 2.8.22.

Responses to comments were sent to the agencies and organizations that provided comments. All comment letters and the City's response to each are included in the Final EIR, Section 2.0. In the process of responding to the comments, there were revisions to the text of the Draft EIR shown in both this section and in Section 3.0, Errata, of this Final EIR. None of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the Draft EIR. The DEIR and the FEIR have been available for public review at the Development Services public counter, and on the City's website.

Mitigation Monitoring and Reporting Plan

A Mitigation Monitoring and Reporting Program was prepared for the potential impacts that require mitigation and is contained in Section 4 of the Final EIR.

AIRPORT LAND USE COMMISSION

The proposed project is located approximately 8,300 feet southeast of the southerly end of Runway 14-32 of the March Air Reserve Base (MARB) and is subject to the MARB/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP, 2014). Approximately 11.76 acres of the project are located within the MARB/IPA LUCP Compatibility Zone B1-APZ II, and 3.9 acres of the project are located in Zone C1. The B1 APZ-II zone lies adjacent to the runway, prohibits residential uses, children's schools and daycare centers, libraries, hospitals and congregate care facilities, hotels and motels, restaurants, and places of assembly, and limits the number of people per acre to an average of 50 and no more than 100. The C1 zone allows 3 dwelling units per acre, prohibits children's schools and daycare centers, libraries, hospitals and congregate care facilities, hotels and motels, and places of assembly, and limits the number of people to an average of 100 and no more than 250.

The project is an allowed use in the adopted MARB ALUC, complies with the intensity standards across the site. The project was reviewed by Riverside County Land Use Commission (RCALUC) on July 9, 2020 and determined to be consistent subject to conditions provided by the RCALUC. Additionally, the PVCCSP requires this project to comply with various standards relating to the Compatibility Zone B1-APZ II, Avigation Easement, noise, land use and density limitations, property

disclosures, lighting, development restrictions, all of which have been incorporated as conditions of project approval.

AGRICULTURAL PRESERVE PARTIAL TENTATIVE CANCELLATION:

The entirety of the 15.66-acre project site is located within a larger area known as Perris Agricultural Preserve No. 1, Map 56, which is an existing land conservation contract, recorded as Instrument No. 19066, February 27, 1970, in Riverside County. Before the project can be developed as proposed, the applicant is required to petition the City to remove the 15.66-acres within the Land Development Contract. The process of removing land within a land conservation contract is known as a Cancellation and involves a two-step process consisting of a Tentative Cancellation action, followed by a Final Cancellation by the Council. The Tentative Cancellation process is currently underway and will involve separate City Council actions.

RECOMMENDATION:

In summary, the applicant does not want to consider Alternative 2, so staff's only option at this time is to recommend denial of the project. However, in light of staff's recommendation of Alternative 2, the planning conditions include the flexibility to require an Administrative Development Plan Review approval of the architecture and site layout in the event the developer is open to this option along with City approval recommendation. In order to proceed with Alternative 2, SPA 19-05287 and DPR 19-00012 would have to be modified in a manner that would facilitate Alternative 2 based upon the recommendation of the Planning Commission and the final direction of the City Council.

ADOPT Resolution No. 22-13 recommending that the City Council deny Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 to rezone 15.66 acres from Commercial to Light Industrial to facilitate the development of a 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard based on the findings in the Resolution.

BUDGET (or FISCAL) IMPACT:

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

Prepared by: Chantal Power, AICP, Contract Planner
REVIEWED BY: Kenneth Phung, Development Services Director

Attachments:

- Exhibit A – Resolution with Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
- Exhibit B – Aerial Map
- Exhibit C – PVCCSP Land Use Plan
- Exhibit D – MARB Zone
- Exhibit E – ALUC Consistency Determination
- Exhibit F – Applicant Proposed Site Plan, Landscape, Architecture
- Exhibit G – Staff Recommended Alternative 2 Site Plan Compared to Applicant Proposed Site Plan
- Exhibit H – DEIR, FEIR, MMRP, Memo (SCH: 2021050021) and Associated Studies are on File at the Planning Department and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

EXHIBIT A
Reso 22-13 with Conditions of Approval
(Planning, Engineering, Public Works, Fire and
Building)

RESOLUTION NUMBER NO. 22-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS , COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY SPECIFIC PLAN AMENDMENT 19-05387 AND DEVELOPMENT PLAN REVIEW 19-00012, WHICH PROPOSES TO REZONE 15.66 ACRES FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (LI) ZONE TO FACILITATE THE DEVELOPMENT OF APPROXIMATELY 347,918 SQUARE FOOT INDUSTRIAL/WAREHOUSE, LOCATED ON THE SOUTH SIDE OF RAMONA EXPRESSWAY BETWEEN INDIAN AVENUE AND PERRIS BOULEVARD, BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Lars Anderson with PR Partners, LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) to Light Industrial (LI) and construct a 347,918 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 15.66-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

WHEREAS, a Specific Plan Amendment (“SPA 19-05287”) and Development Plan Review (“DPR 19-00012”) applications were submitted for consideration of architectural design and site layout and operations (“Project”); and

WHEREAS, proposed Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, as part of the Project, the applicant would also be required to file a petition for a Tentative Cancellation of the Perris Agricultural Preserve No. 1, Map 56 Williamson Act (the “Land Contract”) to remove approximately 15.66-acres (“Project site”) out of the Land Contract and such petition includes a proposal for a specified alternative use of the land consistent with Government Code Section 51282(e) and the City of Perris Municipal Code Section 19.74.040(B)(1) (“Petition”), which would be accomplished by separate City Council action and made a condition of project approval; and

WHEREAS, an Environmental Impact Report (SCH: 2021050021) was prepared for the above-mentioned application and Petition, which includes SPA 19-05287 and DPR 19-00012 and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from December 22, 2021, to February 7, 2022; and

WHEREAS, the Project is located within the Airport Overlay Zone (“AOZ”) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan which 11.76 acres of the site is within Airport Overlay Zone B1-APZ II (Inner Approach/Departure

Zone), which restricts non-residential uses, and the number of people to an average of 50 per acre and no more than 100 per acre, and 3.9 acres of the site is located in Zone C1 (Primary Approach/Departure Zone), which limits the number of people to an average of 100 and no more than 250; and

WHEREAS, the Airport Land Use Commission (“ALUC”) conducted a hearing to review the proposed Project on July 9, 2020 and determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB ALUCP); and

WHEREAS, a duly noticed public hearing was held on May 18, 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 by members of the public and City staff during all Project meetings and hearings; and

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

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

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

Section 2. Based on the forgoing and substantial evidence presented to the Planning Commission at the public hearing for this Project, including, but not limited to, the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on May 18, 2022, the Planning Commission hereby finds the following:

Specific Plan Amendment 19-05287

The Planning Commission finds that SPA 19-05287 does not satisfy the requirements of Perris Municipal Code Section 19.54.040(b) pertaining to the findings which must be made prior to approval of the specific plan amendment. Specifically, the Project does not satisfy the findings required by Perris Municipal Code Section 19.54.040(b)(1) as follows:

1. The specific plan amendment is consistent with the general plan land use map and applicable general plan objectives, policies, and programs.

The SPA 19-05287 is not consistent with the General Plan Land Use Map. The Project site is designated as “Specific Plan” by the General Plan Land Use Map, which means that SPA 19-05287 must be consistent with the PVCCSP Vision and Objectives. Thus, SPA 19-05287 is inconsistent with the following PVCCSP Vision and Objectives:

- Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.
Approximately 180 acres of land has been rezoned from a mix of other land uses to Light Industrial. The PVCCSP is already heavily zoned for LI uses and SPA 19-05287 would create further imbalance of economic diversity and environmental integrity.
- Encourage the development of joint-use and dual-use facilities such as basins and park use facilities.
This Project proposes only one use, and while a tenant has not yet been identified, it’s unlikely the building would be subdivided for multiple uses.
- Require measures to reduce “heat island” effect by mitigating the warming effects of hard surface areas.
An industrial warehouse of this size will add to the heat island effect due to the large hard surface areas.
- Encourage project designs that support the use of alternative transportation facilities.
Though an RTA bus stop is proposed on Ramona Expressway and Indian Avenue, the proposed use relies heavily on truck traffic and does not support alternative transportation facilities.

Development Plan Review 19-00012

The Planning Commission finds that DPR 19-00012 does not satisfy the requirements of Perris Municipal Code Section 19.54.040(f)(8) pertaining to the findings which must be made prior to approving of a development plan review. Specifically, the Project does not satisfy the findings required by Perris Municipal Code Section 19.54.040(f)(8)(a) as follows:

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

The Project site is zoned “Specific Plan” by the General Plan and is located within the PVCCSP, which means that the PVCCSP Visions and Objectives are applicable. Therefore, the Project is inconsistent with the following PVCCSP Visions and Objectives as follows:

- Ensure a balance of land uses that maintain and enhance the City's fiscal viability, economic diversity and environmental integrity.
Approximately 180 acres of land has been rezoned from a mix of other land uses to Light Industrial. The PVCCSP is already heavily zoned for LI uses and SPA 19-05287 would create further imbalance of economic diversity and environmental integrity.
- Encourage the development of joint-use and dual-use facilities such as basins and park use facilities.
This Project proposes only one use, and while a tenant has not yet been identified, it's unlikely the building would be subdivided for multiple uses.
- Require measures to reduce "heat island" effect by mitigating the warming effects of hard surface areas.
An industrial warehouse of this size will add to the island heat effect due to the large hard surface areas.
- Encourage project designs that support the use of alternative transportation facilities.
Though an RTA bus stop is proposed on Ramona Expressway and Indian Avenue, the proposed use relies heavily on truck traffic and does not support alternative transportation facilities.

Further, the Project site is zoned Commercial (C) within the PVCCSP, which permits retail, professional office, and service oriented business activities. The Project proposes the development of approximately 347,918 square foot industrial/warehouse, which is inconsistent with the purposes of the Commercial (C) zone and the uses authorized therein.

Section 4. Based on the forgoing and substantial evidence presented to the Planning Commission at the public hearing for this Project, including, but not limited to, the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on May 18, 2022, the Planning Commission hereby recommends that the City Council deny Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 based upon the findings in this Resolution.

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

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

ADOPTED, SIGNED and **APPROVED** this 18th day of May 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 22-13 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 18th day of May 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, Fire, and Building)

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

CONDITIONS OF APPROVAL

Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 May 18, 2022

PROJECT: Proposal to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of approximately 15.66-acres located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) to facilitate the development of a 347,918 square foot industrial building. **Applicant:** PR Partners, LLC.

General Requirements:

1. **Approval Period for Development Plan Review 19-00012.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2021050021). The MMRP Checklist is attached to reduce potential aesthetic, air quality and greenhouse gas, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
3. **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.
4. **Specific Plan Compliance.** The project shall conform to the standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
5. **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 June 14, 2022, City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Planning Division and Engineering Department Conditions of Approval shall

- be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).
7. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated May 4, 2022.
 8. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated August 30, 2021, consisting of the following requirements.
 - a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - h. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
 9. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated February 10, 2021.
 11. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated July 6, 2020.
 12. **Alternative 2 Site Layout Condition.** Submittal of an Administrative Development Plan Review shall be required with approval of Alternative 2 to determine substantial compliance with the architecture, lot coverage, site layout, landscaping and parking.
 13. **Alternative 2 Tentative Parcel Map Condition.** Submittal of a Tentative Parcel Map shall be required with approval of Alternative 2 to create separate parcel for the Commercial lot to include necessary drainage and access easements.
 14. **Alternative 2 Final Parcel Map Conditions.** 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 parcel 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. Any other required approval from an outside agency.
15. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
 16. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
 17. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
 18. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
 19. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
 20. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
 21. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. The paint used in the removal of graffiti shall match the existing color.
 22. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated February 10, 2021.
 23. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative

- body including actions approved by the voters of the City, concerning SPA 19-05287 and DPR 19-00012. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
24. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
25. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two conditions apply:
- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.
26. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.

Project-Specific Requirements:

27. **Employee Amenities.** A minimum of one (1) indoor employee amenity and two (2) outdoor employee amenities are required for buildings over 100,000 square feet. The indoor amenity may include cafeterias to weight rooms. The outdoor amenities will include an outdoor break area with overhead shade trellis, and either a bocce ball court or exercise area with equipment.
28. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
29. **Security.** The Police Department shall review the security plan and placement of video cameras prior to installation. Video footage from on-site security cameras shall be provided to the Police Department upon demand. Additionally, the guard shack shall be locked at all times when no guard is present.

30. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The truck courts will be framed by 14-foot concrete screen walls to screen truck loading activities from the public right-of-way. The north and west property boundaries shall be framed by 10-foot concrete screen walls. The eastern property boundaries will be separated from the adjacent uses by 8-foot high wrought iron fencing.
31. **Signs.** This approval does not include signs, which shall conform to the Perris Crossing Sign Program. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
32. **State, County and City Ordinances.** All tenants shall maintain in compliance with all State, County and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
33. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building. The project shall comply with the following Conditions of Approval issued by the Airport Land Use Commission on July 9, 2020:

Outdoor Lighting. Any outdoor lighting installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

Prohibited Uses. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

- a. 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 a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. 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.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
- f. Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57.

Avigation Easement. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

Notice to Property Owners. Notice of airport in vicinity shall be given to all prospective purchasers of the property and tenants of the buildings.

Detention Basins. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with the airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the 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 Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice of airport in vicinity sign, 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.

Electromagnetic radiation. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether conflict with the Air Reserve Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Noise. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Solar Glare. If the project were to propose rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

ALUC Review. The project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

Prior to Grading Permit Issuance:

34. **Water Quality Management Plan (WQMP).** The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.
35. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

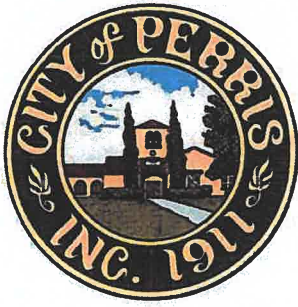
36. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
37. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The split-face blocked wall trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
38. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan.
 - a. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin.
 - b. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
39. **Fees.** Prior to issuance of building permits, the developed shall pay the following fees:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
 - b. Development Impact Fees
 - c. Multiple Species Habitat Conservation Plan fees
 - d. Statutory school fees in effect to all appropriate school districts
 - e. RBBB fees
 - f. District drainage fees

- g. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

Prior to Issuance of Occupancy Permits:

40. **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)
41. **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

P8-1455

May 4, 2022

DPR 19-00012 – Naggar & Assoc.

SW Corner of Ramona Expressway & Perris Boulevard

APN 303-060-020, Lot 1 – TM 30217 – MB 310/070

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

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

2. Prior to issuance of any permit, the developer/property owner shall secure City's and appropriate agencies' approvals of the improvement plans.
3. Truck access to the site shall be limited to and from I-215, Harley Knox Boulevard and Indian Avenue; and I-215, Placentia Avenue and Indian Avenue. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.
4. Site circulation shall be such that auto and truck access and parking are distinct and separate.

Prior to Issuance of Grading Permit:

5. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts, including the raised landscaped medians, and City's Flood Control District as appropriate. The existing and proposed streetlights, traffic signals and the raised landscaped medians shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
6. Ramona Expressway is classified as an Expressway (184'/134') per General Plan. Adequate right-of-way shall be dedicated to accommodate 92-foot-half width right-of-way and the designated right turn lane pocket at Perris Boulevard, the width and length of the right turn pocket shall be determined by the Traffic Engineer as approved by the City Engineer.
7. Perris Boulevard is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated to accommodate 64-foot-half width right-of-way.
8. Indian Avenue is classified as a Secondary Arterial (94'/70') per General Plan. Adequate right-of-way shall be dedicated to accommodate 47-foot-half width right-of-way.
9. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
10. 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.

11. Access shall be restricted on Ramona Expressway.
12. Both driveways on Perris Boulevard shall be designated for auto access only and shall be restricted to right-in/right-out only and shall not exceed 26 feet in width.
13. The northerly driveway on Indian Avenue shall be designated for auto access only and shall be restricted to right-in/right-out only and shall not exceed 26 feet in width.
14. The southerly driveway on Indian Avenue shall be aligned with the existing driveway to the west. This driveway shall be designated for truck access only.
15. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes to accommodate ADA.
16. The existing underground tributary drainage system at Indian Avenue discharges onto the site and conveyed easterly in an earthen channel along Ramona Expressway.

The developer/property owner shall collect the storm water that discharges onto the property and convey it in a storm drain pipe within easterly Ramona Expressway right-of-way to discharge into the existing channel at the northeast corner of Ramona Expressway and Perris Boulevard or as approved by the City Engineer.

Also, the roadways tributary and generated onsite runoff shall be collected onsite and conveyed into the existing 54-inch storm drain pipe in Perris Boulevard, discharging into the existing channel at the northeast corner of Ramona Expressway and Perris Boulevard or as approved by the City Engineer. All onsite runoff shall be treated prior to discharge.

17. Basin design shall be per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design standards and guidelines.
18. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plans and Erosion Control Plans – Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Traffic Signal Plans

- d. Signing and Striping Plans
- e. Drainage Plans, Hydrology and Hydraulic Report
- f. Final WQMP (for reference)
- g. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

Prior to Issuance of Building Permit:

- 19. 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.
- 20. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.
- 21. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
- 22. Paved access shall be provided to the proposed buildings per the Precise Grading Plan.
- 23. 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:

- 24. Ramona Expressway (Expressway - 184'/134') along the project frontage within the dedicated right-of-way shall be improved to provide for 60 foot wide asphalt paving south of the raised landscaped median (using a TI of 11.0 and PG 70-10) and shall include the right turn lane pocket at Perris Boulevard, 8 inch curb and gutter 67 foot south of the centerline, a Class I Shared Use Path per City of Perris Active Transportation Plan, and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement on south side of Ramona Expressway along the property frontage shall be evaluated by the developer/property owner to determine whether the pavement would require rehabilitation as determined by the City Engineer.

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

25. Perris Boulevard (Primary Arterial - 128'/94') along the project frontage within the dedicated right-of-way shall be improved to provide for a 6 foot wide sidewalk, Class IIB bicycle lane per City of Perris Active Transportation Plan, and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement on west side of Perris Boulevard along the property frontage shall be evaluated by the developer/property owner to determine whether the pavement would require rehabilitation as determined by the City Engineer.

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

26. Indian Avenue (Secondary Arterial - 94'/70') along the project frontage within the dedicated right-of-way shall be improved to provide for a 6-foot-wide sidewalk, Class II bicycle lane per City of Perris Active Transportation Plan, and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

The existing raised landscaped median on Indian Avenue along the property frontage shall be extended southerly to accommodate a designated left turn pocket into the truck access driveway.

To withstand truck traffic, the full width of the concrete pavement on Indian Avenue - northbound and southbound travel lanes - shall be extended to south of southerly driveway as determined by the City Engineer.

27. The developer/property owner shall pay a fair share cost for installation of a traffic signal at the intersection of the southerly driveway and Indian Avenue. The cost shall include the cost of design and contingencies.

28. The developer/property owner shall pay the City \$175,000 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 RBBB and other City fees and is not reimbursable.
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

PUBLIC WORKS DEPARTMENT

LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: February 10, 2021

To: Chantal Power, Project Planner

From: Michael Morales, CIP Manager

Subject: **DPR 19-00012– Conditions of Approval**

Proposal to construct a 347,000 s.f. concrete warehouse building on a 16 acre site. Project is located at S/W corner of Perris Blvd. and Ramona Expressway, within the Perris Valley Commerce Center Specific Plan.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Perris Boulevard**– City Engineer will verify existing dedications and Public Works Department will require additional footage, as required, for landscape easement. Provide offer of dedication as needed to provide for standard full half (arterial 128' ROW, 64' half width) Street, raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan. Provide additional landscape easement of a minimum of 8', as needed to provide for parkway landscaping width to match development at the Northwest Corner of Perris Boulevard and Ramona Expressway (25' wide).
 - **Ramona Expressway**- City Engineer will verify existing dedications and Public Works Department will require additional footage, as required, for landscape easement. Provide offer of dedication as needed to provide for standard full half (arterial 184' ROW, 92' half width) Street, raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan. Provide additional landscape easement of a minimum of 6', as needed to provide for parkway landscaping width to match development at the Northwest Corner of Perris Boulevard and Ramona Expressway (25' wide).
 - **S/W Corner of Intersection of Perris Boulevard and Ramona Expressway.** Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.0-1 for roadway standards and guidelines for expressway. The developer shall provide a visually enhanced landscape design within a corner cut back area and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5a and be contained within a minimum 64.5' area from back of curb.
 - **Indian Avenue**- City Engineer will verify existing dedications. Provide offer of dedication as needed to provide for full half (secondary arterial 94' ROW, 47' half width) Street, raised median, curb, gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from back of curb.
 - **S/E Corner of Intersection of Indian Avenue and Ramona Expressway.** Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.2.1 for roadway standards and guidelines for secondary arterials. The developer shall provide a visually enhanced landscape design within a corner cut back area

and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5c and be contained within a minimum 26.5' area from back of curb.

2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, a landscape easement, complete with legal plat map and legal description to the City of Perris. The Developer shall provide an additional landscape easement, acceptable to the City of Perris for frontage along Ramona Expressway and Perris Boulevard, to provide for a public parkway width to match the development of the northwest corner of the intersection. The minimum easement required shall be 6' and 8', respectively. The total public parkway along Ramona Expressway and Perris Boulevard will be 25' from face of curb. The Developer shall provide an additional landscape easement at the intersections of Indian Avenue and Ramona Expressway, and at Perris Boulevard and Ramona Expressway to provide for an enhanced corner cut back area. The total public parkway at corner cut back shall be 26.5' from back of curb at Indian and Ramona Expressway, and 64.5' from back of curb at Perris Boulevard and Ramona Expressway. 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 DPR 19-00012" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **Perris Boulevard**- Primary Tree: *Platanus Acerfolia*'Columbia', (used at surrounding development). Use drought resistant shrubs and ground cover intended to complement the existing parkways and existing raised median along Perris Blvd., (see PVCCP Section 6.2.1 Expressway Landscaping Figure 6.0-3 and Arterial Landscaping 6.0-4).
 - **Perris Boulevard Median**- Existing landscape within existing raised landscape median shall remain and shall be protected in place. Developer shall replace missing, dead or diseased/dieing plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
 - **Ramona Expressway**- Primary Tree: *Platanus Acerfolia*'Columbia', (used at surrounding development). Use drought resistant shrubs and ground cover intended to complement the existing parkways and existing raised median along Perris Blvd., (see PVCCP Section 6.2.1 Expressway Landscaping Figure 6.0-3 and Arterial Landscaping 6.0-4).

- **Ramona Expressway Median-** Existing landscape within existing raised landscape median shall remain and shall be protected in place. Developer shall replace missing, dead or diseased/dieing plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
- **Intersection of Ramona Expressway and Perris Boulevard (S/W Corner)-** Visual enhancement may include, but shall not be limited to two tier masonry planter with stucco fascia in crescent shape to scale of setback, proposed by applicant either on Private property or public property. Private or project signage shall contain elements of the City's neighborhood and entry monument design. Examples are shown in Figure 6.0-12 and design elements are to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid- and foreground planters.
- **Indian Avenue-Primary Street Tree-** *Platanus Acerfolia* "Platanus Acerfolia" (London Plane Tree) (in lieu of PVCCSP *Brachychiton Populnea*) ; as a secondary accent tree use *Lagerstroemia 'Natchez* "Crape Myrtle"; Shrubs- (in lieu of PVCCSP shrubs) use *Muhlenbergia Capillaris*, *Hesperaloe Parviflora* "Red Yucca", and *Lantana Montevicensis*, "Trailing Lantana."
- **Intersection of Indian Avenue and Nance (S/W Corner)-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, and a palette which compliments the existing raised landscape median along Indian Avenue.
- **Indian Avenue Median-** Existing landscape within existing raised landscape median shall remain and shall be protected in place. Developer shall replace missing, dead or diseased/dieing plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
- **Infiltration Swales, Retention Basins, other BMP's-** BMP's required for the project shall not encroach within the City's right-of-way off-site LMD landscape areas.
- **Mounding or Planted Slopes-**Any mounding or planted slopes within the City's right-of-way off-site LMD landscape areas shall not exceed a 3:1 slope.
- **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- **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.

- **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.
 - **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.
 - **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.
 - **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion
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) 956-2120 to schedule the delivery of all required

turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

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.** The proposed development will benefit from existing "downstream" flood control facilities, including pipe and catch basins, which serve the existing development. Therefore, the project shall annex into a new Flood Control District Benefit zone and pay its fair share for the maintenance of these downstream facilities. However, any "new" 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 along Indian Avenue, Perris Boulevard, and Ramona Expressway. In addition, the proposed development benefits from existing improvements, and shall pay its fair share of the existing landscape median maintenance located along Indian Avenue, Perris Boulevard, and Ramona Expressway fronting the development.
 - **Petition for Flood Control Maintenance District No. 1** - For Off-site Flood Control Facilities proposed by the project
- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industrial, #200
Temecula, CA 92590
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
 - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
 - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not

required.

- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

April 13, 2022

City of Perris
Attn: Chantal Power
135 N. D Street
Perris, CA 92570-2200

Subject: Preliminary Review for Warehouse; DPR19-00012

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

1. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
2. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
3. 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.
4. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized
5. 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.
6. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
7. 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.

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 #19-00012

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

Applicant: Mike Naggar and Associates

Location: SW Corner of Perris Blvd and Ramona Express Way

Project: Proposal to construct a 347,000 SF warehouse

APN(s): 303-060-020

Reviewed By: David J. Martinez, CBO

Date: 7-6-2020

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. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 3,500 sf.
3. You will be required to provide proper fire access to the entire site.
4. You will have to comply with the new Electric Vehicle charging station requirements.

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

PVCCSP LAND USE MAP

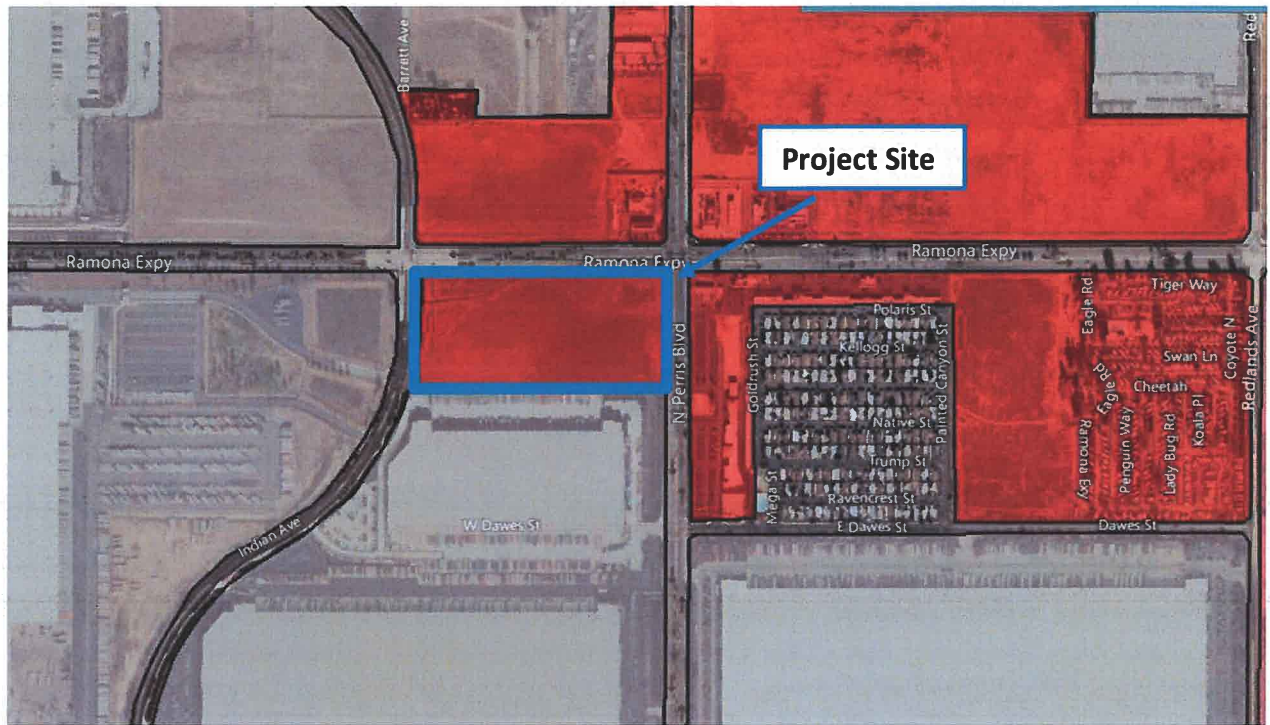


EXHIBIT D

MARB ZONE

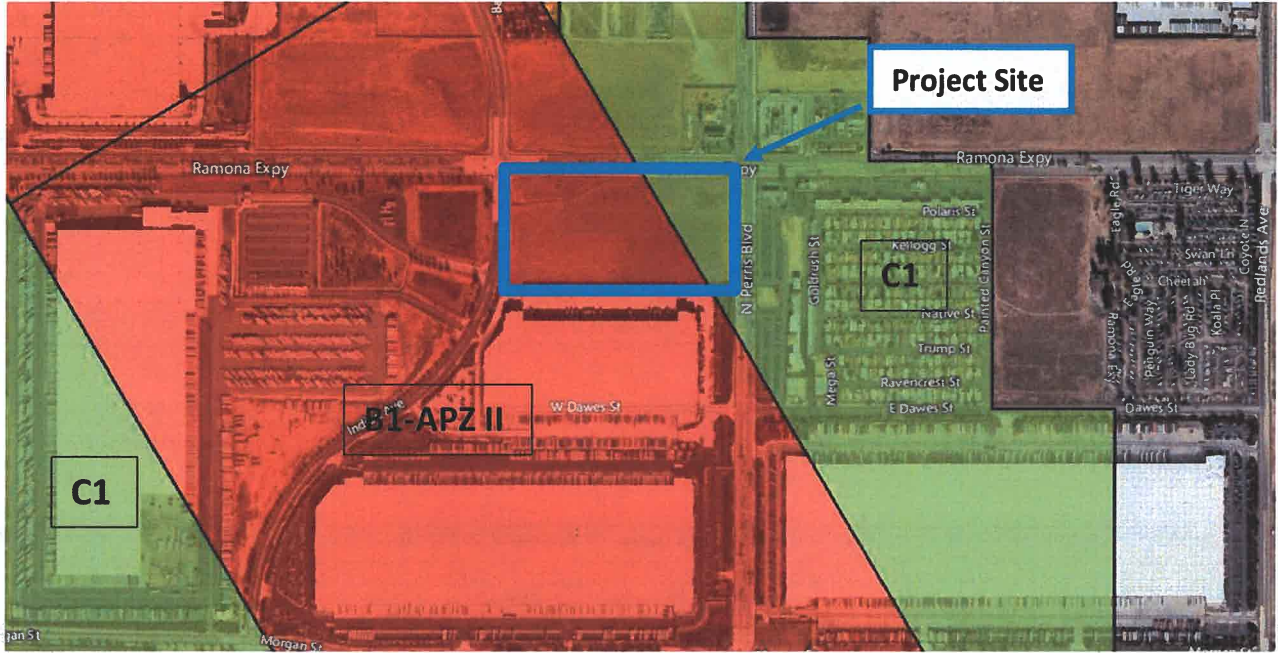
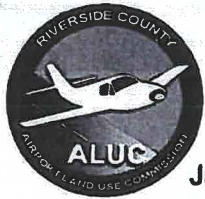


EXHIBIT E

ALUC CONSISTENCY DETERMINATION



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 16, 2020

Kenneth Phung, Project Planner
City of Perris Planning Department
135 N. D Street
Perris CA 92570

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1390MA19
Related File Nos.: PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review)
Compatibility Zone: B1-APZ-II, C1
APNs: 303-060-020

Dear Mr. Phung:

On July 9, 2020, the Riverside County Airport Land Use Commission (ALUC) found City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment) PLN19-05287 (Zone Change), a proposal to amend the Perris Valley Commerce Center Specific Plan on 16.1 acres located on the southwest corner of Perris Boulevard and Ramona Expressway, and also change its zoning from Commercial to Light Industrial, CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

On July 9, 2020, the Riverside County Airport Land Use Commission (ALUC) also found City of Perris Case No. DPR19-00012 (Development Plan Review), a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres (as located above), CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) 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.
 - (b) 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.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations,

8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
9. This project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 07-09-20 Agenda, Bookmark Agenda Item No. 3.1.

The written communication from the Deputy Base Civil Engineer at March Air Reserve Base, representing the U.S. Air Force Reserve Command, was not available at the time the agenda was posted, and was presented at the meeting. Therefore, a copy of that communication is included herewith.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Notice of Storm Water Basin
Base Civil Engineer March Air Reserve Base comment letter

cc: PR Partners, LLC (applicant/property owner)
Mike Naggar & Associates, Inc (representative)
Gary Gosliga, March Inland Port Airport Authority
Doug Waters, Base Civil Engineer March Air Reserve Base
ALUC Case File

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EXHIBIT F
APPLICANT PROPOSED SITE PLAN, LANDSCAPE,
AND ARCHITECTURE PLANS

HPA ARCHITECTURE
15511 BROADWAY - STE. 100
SAN JUAN CAPISTRANO, CA 92675
TEL: (949) 481-0100
WWW.HPAARCHITECTURE.COM

Owner:
PR PARTNERS, LLC
3220 RAMONA VELD RD
SAN JUAN CAPISTRANO, CA 92675
TEL: (949) 452-0252

Project:
RAMONA EXPY. & INDIAN AVE.
FERRIS, CA

Consultants:
Civil: []
Structural: []
Mechanical: []
Plumbing: []
Electrical: []
Landscape: []
Soil Engineer: []

Title: Overall Site Plan
Project Number: 18261
Drawn by: NP
Date: 08/19/19
Revised:

Sheet:
DAB-A1.1

PROJECT INFORMATION

Client/Architect:
PR PARTNERS, LLC
3220 RAMONA VELD RD
SAN JUAN CAPISTRANO, CA 92675
TEL: (949) 452-0252
CONTACT: JANE JOHNSON

Project Address: FERRIS BLVD AND RAMONA EXPY
FERRIS, CA

Code Analysis:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA IBC CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

Approved/Permitted:
15511 Broadway - Ste. 100
San Juan Capistrano, CA 92675
Tel: (949) 481-0100
Contact: Matt Hall

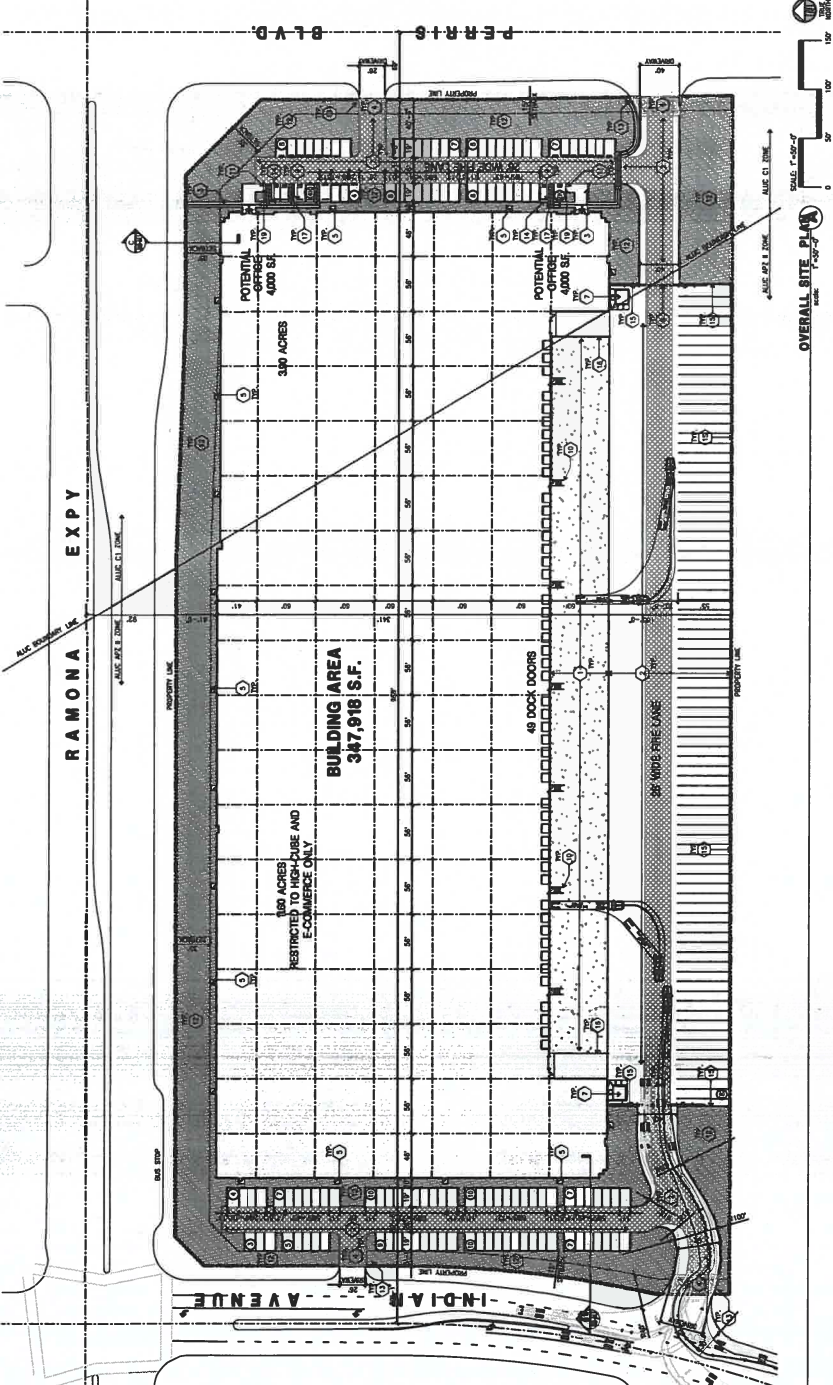
Approved/Permitted:
15511 Broadway - Ste. 100
San Juan Capistrano, CA 92675
Tel: (949) 481-0100
Contact: Matt Hall

Legal Description:
PRELIMINARY TITLE REPORT #PR09099-AC28
BLOCKS 9 TO 12, INCLUSIVE OF PARACOTA FARMS NO. 17 IN THE CITY OF FERRIS,
COUNTY OF SAN JUAN, CALIFORNIA, AS SHOWN BY MAP ON FILE # 8006-17
DATE 12-15-18, AMENDING TO THE COUNTY OF SAN JUAN, CALIFORNIA
CORRECTING MISTAKE THAT PORTION CONNECTED TO THE COUNTY OF MENDOCINO BY
DEED RECORDED OCTOBER 7, 1938 AS INSTRUMENT NO. 58-7733-A OF OFFICIAL
RECORDS OF MENDOCINO COUNTY, CALIFORNIA.



PROJECT DATA

SITE AREA In sq. ft. In ac.	676,038 S.F. 15.5 ac.
BUILDING AREA Office	6,000 S.F.
TOTAL Proposed: High Cube / Alternative E-commerce	347,918 S.F. 51.6%
COVERAGE	
POTENTIAL GARAGE COVERAGE	20 stalls
14 stalls @ 17,000 SF	
6 stalls @ 10,000 SF	
TOTAL	26 stalls
AUTO PARKING PROVIDED	
Standard (PA197)	122 stalls
Standard Accessible (PA197)	3 stalls
Van Accessible (124197)	128 stalls
TOTAL	253 stalls
TRAILER PARKING PROVIDED	
Ten stalls (TA197)	10 stalls
Trailer (TA185)	62 stalls
Additional Information for City	
Current Zoning Designation - Paris Valley	
Commercial Center SP (PVOC-CP) - Commercial	
Proposed Zoning Designation - (LJ) Industrial	
MAXIMUM FLOOR AREA RATIO P.A.R. - 75	
MAXIMUM LOT COVERAGE MAXIMUM - 60%	
REQUIREMENTS	
Minimum Area - 19'*	
Minimum Eave - 20'	
Side / Rear - 0'	
* Front yards for structures shall be increased 5' for each 10' of structure height greater than setback from property line	
LANDSCAPE REQUIRED	15%
LANDSCAPE PROVIDED	16.2%
In sq. ft.	102,044 S.F.



SITE LEGEND

- [Symbol] UNDEVELOPED AREA
- [Symbol] POINT OF TRAVEL
- [Symbol] 10' MIN. SETBACK FROM PROPOSED
- [Symbol] 15' MIN. SETBACK FROM PROPOSED
- [Symbol] 20' MIN. SETBACK FROM PROPOSED
- [Symbol] 25' MIN. SETBACK FROM PROPOSED
- [Symbol] 30' MIN. SETBACK FROM PROPOSED
- [Symbol] 35' MIN. SETBACK FROM PROPOSED
- [Symbol] 40' MIN. SETBACK FROM PROPOSED
- [Symbol] 45' MIN. SETBACK FROM PROPOSED
- [Symbol] 50' MIN. SETBACK FROM PROPOSED
- [Symbol] 55' MIN. SETBACK FROM PROPOSED
- [Symbol] 60' MIN. SETBACK FROM PROPOSED
- [Symbol] 65' MIN. SETBACK FROM PROPOSED
- [Symbol] 70' MIN. SETBACK FROM PROPOSED
- [Symbol] 75' MIN. SETBACK FROM PROPOSED
- [Symbol] 80' MIN. SETBACK FROM PROPOSED
- [Symbol] 85' MIN. SETBACK FROM PROPOSED
- [Symbol] 90' MIN. SETBACK FROM PROPOSED
- [Symbol] 95' MIN. SETBACK FROM PROPOSED
- [Symbol] 100' MIN. SETBACK FROM PROPOSED

ALIC CALCULATION

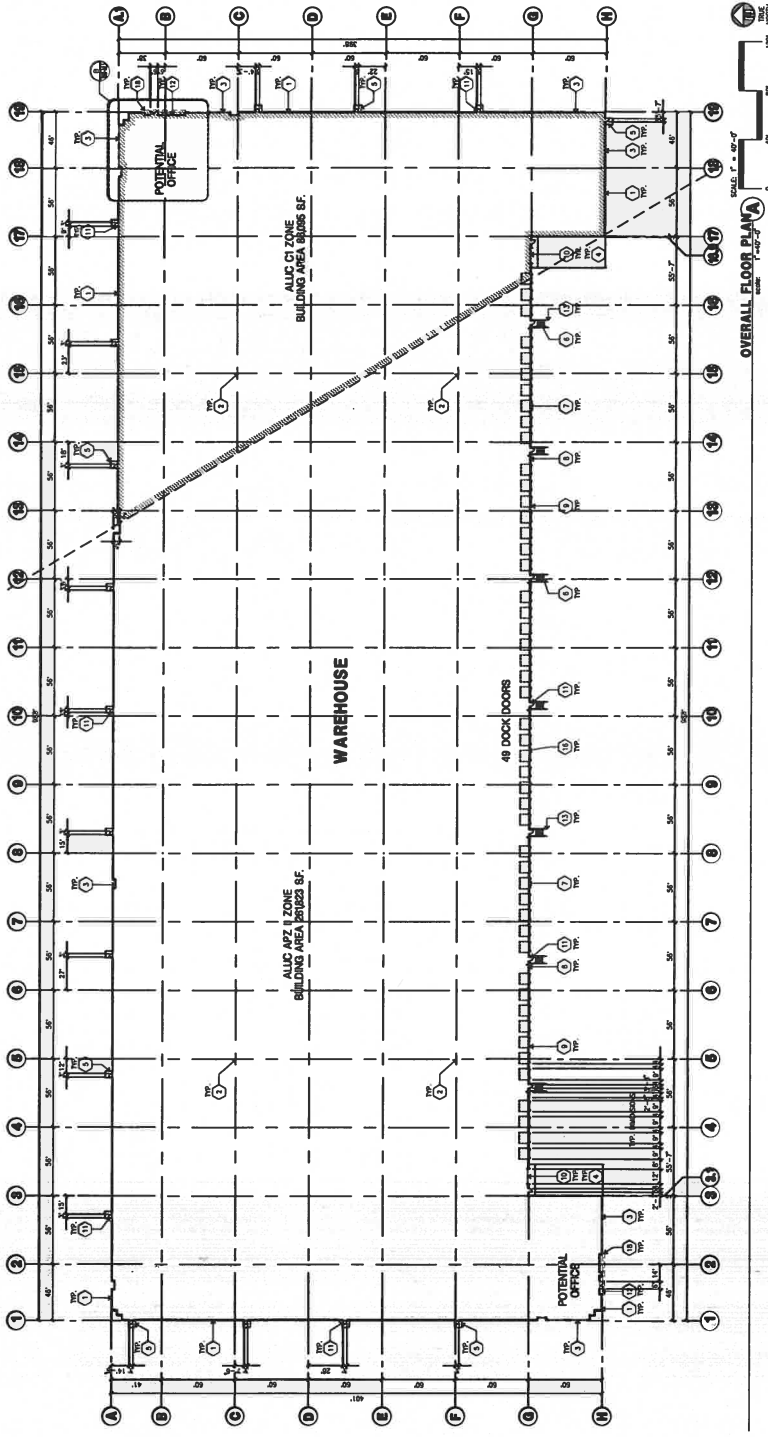
MAXIMUM USE: 1 PER 1,000 S.F.
100,000 S.F. / 1 PER 1,000 S.F. = 100 PERCENTAGE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHOWN ON THIS DRAWING IS THE MOST RECENT AND SHALL BE USED FOR CONSTRUCTION OF THE PROJECT.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
4. SET "C" WALLS FOR ALL CONCRETE CURBS, CURTAINS AND WALLS.
5. SET "C" WALLS FOR ALL CONCRETE CURBS, CURTAINS AND WALLS.
6. SET "C" WALLS FOR ALL CONCRETE CURBS, CURTAINS AND WALLS.
7. PROVIDE PROTECTIVE CURBS FOR ALL "C" WALLS AND CURTAINS.
8. SET "C" WALLS FOR ALL CONCRETE CURBS, CURTAINS AND WALLS.
9. SET "C" WALLS FOR ALL CONCRETE CURBS, CURTAINS AND WALLS.
10. CONCRETE SHALL BE A MINIMUM OF 4" THICK WITH #4 REINFORCING BARS AT 18" ON CENTER.
11. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE UNLESS OTHERWISE NOTED.

SITE PLAN KEYNOTES

1. HEAVY BROWN FRESH CONCRETE FINISH.
2. POLISHED CONCRETE (AC) FINISH.
3. CONCRETE WALLS: MEDIUM BROWN FINISH.
4. ACCENT WALLS: MEDIUM BROWN FINISH.
5. 3" POLISHED CONCRETE (AC) FINISH.
6. 1" POLISHED CONCRETE (AC) FINISH.
7. 1" POLISHED CONCRETE (AC) FINISH.
8. 1" POLISHED CONCRETE (AC) FINISH.
9. 1" POLISHED CONCRETE (AC) FINISH.
10. 1" POLISHED CONCRETE (AC) FINISH.
11. 1" POLISHED CONCRETE (AC) FINISH.
12. 1" POLISHED CONCRETE (AC) FINISH.
13. 1" POLISHED CONCRETE (AC) FINISH.
14. 1" POLISHED CONCRETE (AC) FINISH.
15. 1" POLISHED CONCRETE (AC) FINISH.
16. 1" POLISHED CONCRETE (AC) FINISH.



FLOOR SLAB & POUR STRIPS REQ.

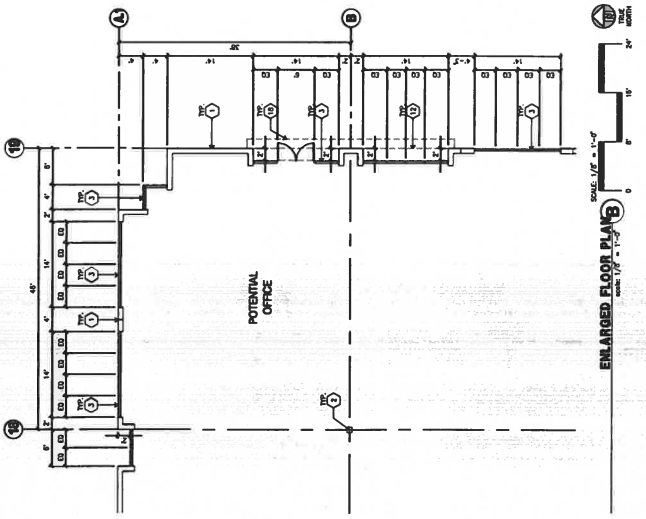
- 1. FLOOR CONCRETE - SEE
- 2. REINFORCEMENT - SEE
- 3. FLOOR SLAB THICKNESS - SEE
- 4. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 5. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 6. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 7. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 8. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 9. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 10. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 11. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.
- 12. ALL CONCRETE & REINFORCEMENT SHALL BE PLACED ON 1" X 1" WOOD FORMS.

FLOOR PLAN GENERAL NOTES

- 1. CONCRETE TIE-UP PANEL.
- 2. TYPICAL REINFORCEMENT SYSTEM WITH CHAIRS, SEE OFFICE PLAN-UP AND CONCRETE TIE-UP PANEL.
- 3. CONCRETE TIE-UP PANEL SHALL BE REINFORCED FOR ALL CONCRETE TIE-UP PANELS.
- 4. CONCRETE TIE-UP PANEL SHALL BE REINFORCED FOR ALL CONCRETE TIE-UP PANELS.
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FLOOR PLAN KEYNOTES

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- 11. CONCRETE TIE-UP PANEL SHALL BE REINFORCED FOR ALL CONCRETE TIE-UP PANELS.
- 12. CONCRETE TIE-UP PANEL SHALL BE REINFORCED FOR ALL CONCRETE TIE-UP PANELS.



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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

JOB NO. 193281.00



01.17.2022

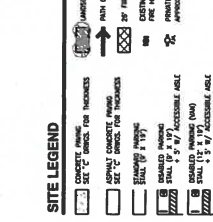
CONCEPTUAL BUILDING ELEVATIONS
RAMONA EXPY. & INDIAN AVE.
CITY OF PERRIS, CA





PERSPECTIVE VIEW AT CORNER OF RAMONA & PERRIS

PERRIS, CA.



KEYNOTES - SCREENWALL

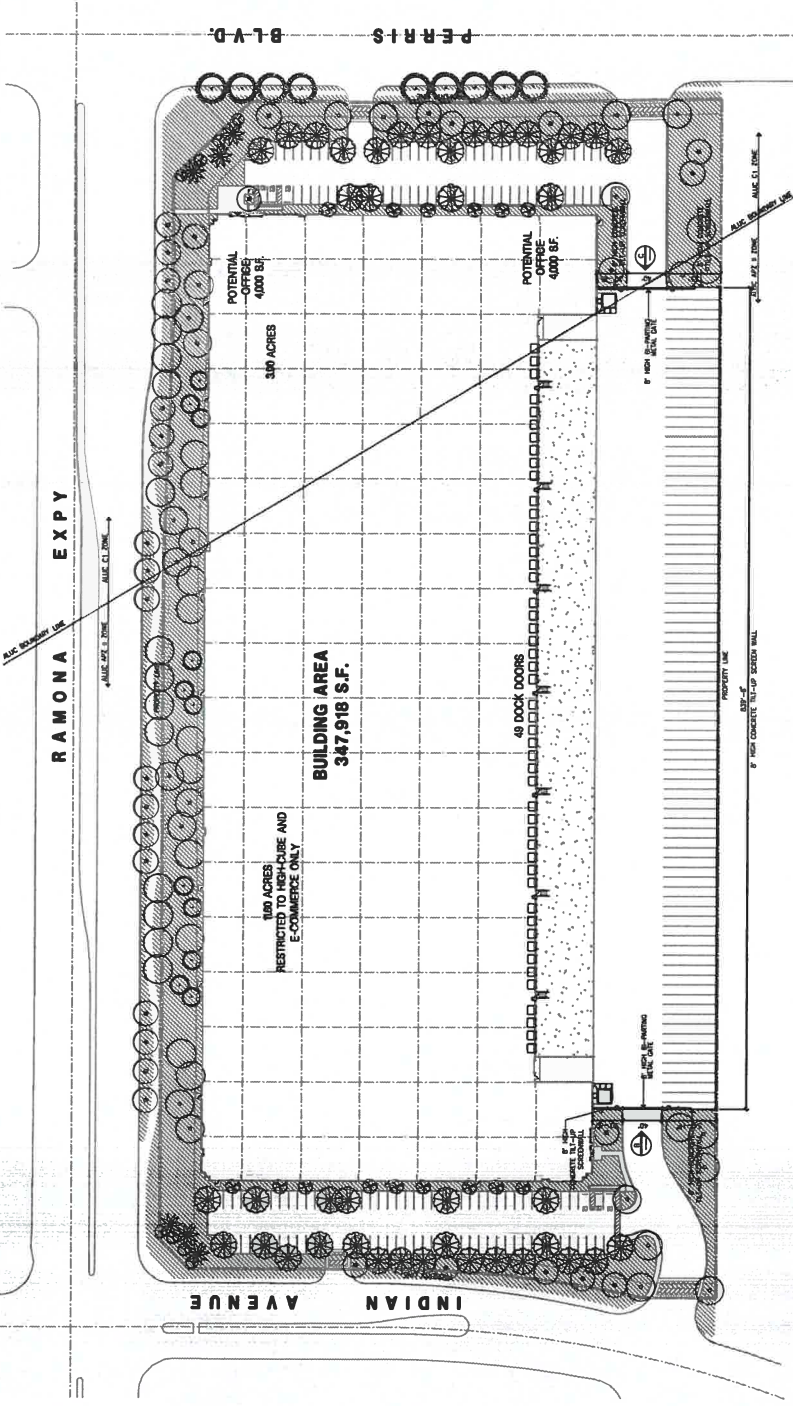
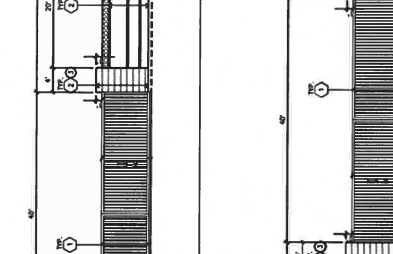
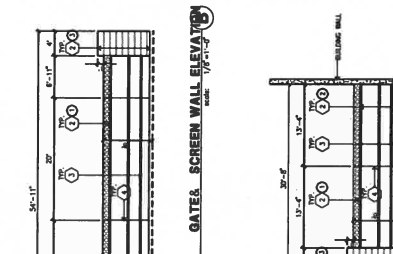
1. IN OTHER AREAS OTHER THAN EXIST'G, FENCED AREAS, SCREEN WALL SHALL BE CONSTRUCTED AS PER SECTION 03050, PART 1, DIVISION 5, SECTION 05100, PART 1.
2. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICKNESS.
3. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 24" HEIGHT.
4. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE ABOVE GROUND.
5. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT WALLS.
6. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT FOUNDATIONS.
7. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT ROADS.
8. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT UTILITIES.
9. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT STRUCTURES.
10. SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT LANDSCAPE.

GENERAL NOTES - SCREENWALL

1. CONTRACTOR TO VERIFY ALL SCREENWALLS VERTICAL ALIGNMENT SHALL BE VERIFY WITH LOCAL AGENCIES.
2. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICKNESS.
3. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 24" HEIGHT.
4. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE ABOVE GROUND.
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8. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT UTILITIES.
9. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT STRUCTURES.
10. ALL SCREENWALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" CLEARANCE FROM ADJACENT LANDSCAPE.

COLOR SCHEDULE - SCREENWALL

- 1. PAINT COLOR: SCREENWALLS TO 2014 PANTONE BLUE
- 2. PAINT COLOR: SCREENWALLS TO 2014 PANTONE RED
- 3. PAINT COLOR: SCREENWALLS TO 2014 PANTONE GREEN



HPA
architecture

Hpa, Inc.
15011 Golden Avenue - Ste. 100
San Juan Capistrano, CA 92675
Tel: 949-488-1770
Fax: 949-488-1771
www.hpaarchitecture.com

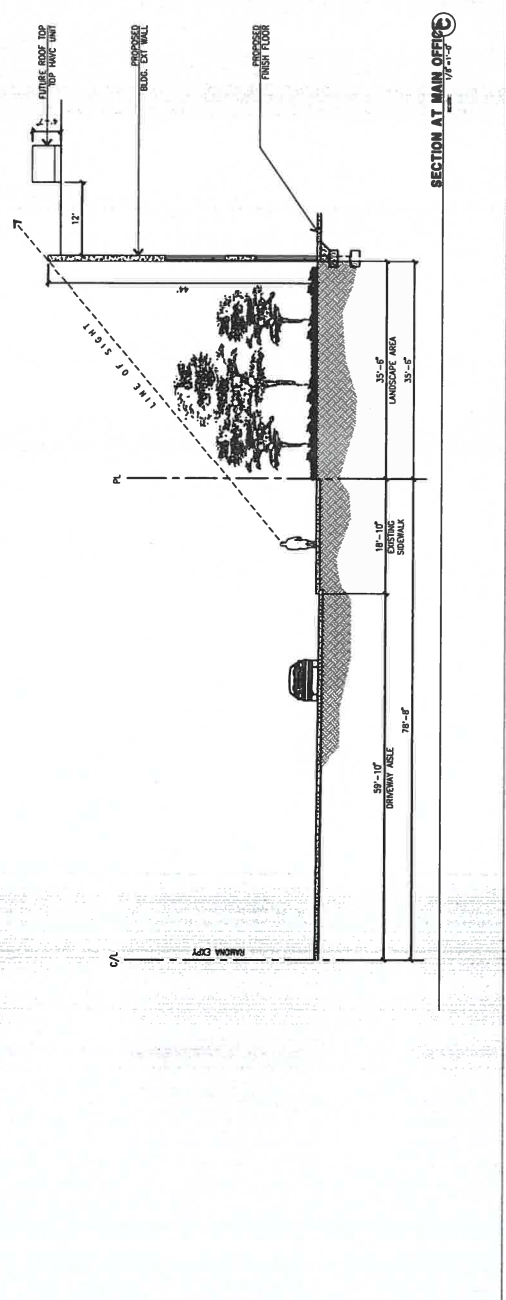
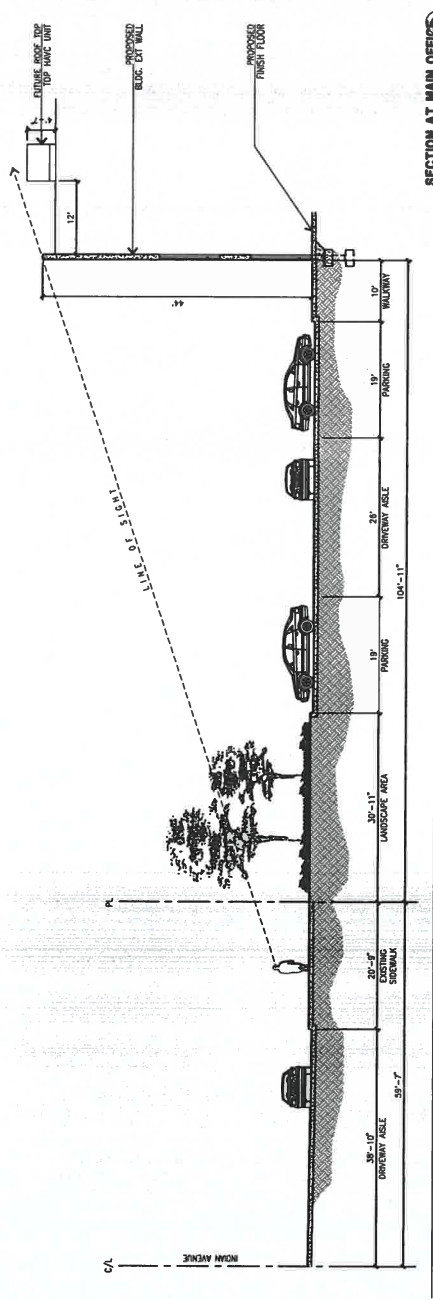
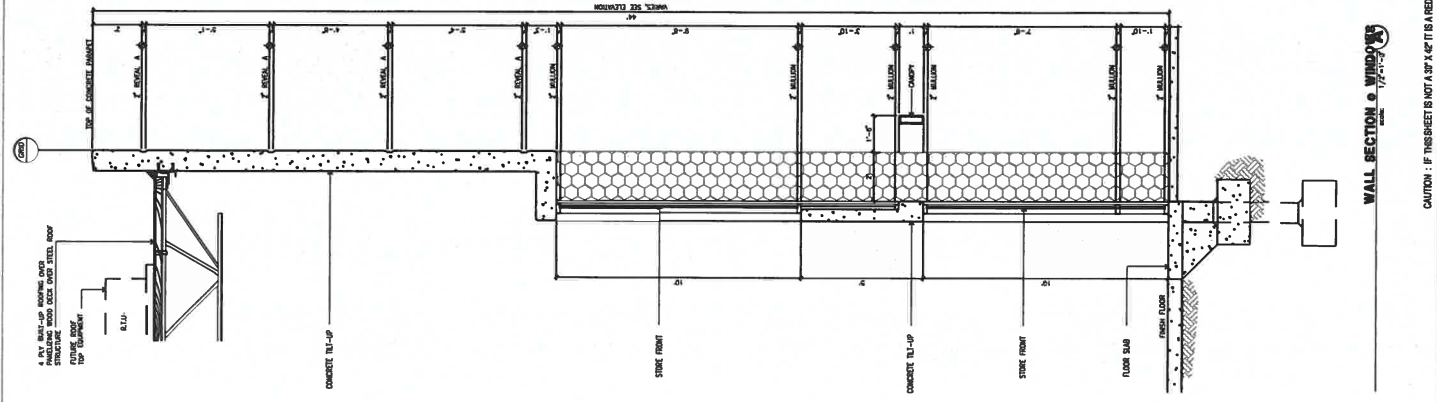
OWNER:
PR PARTNERS, LLC
C/O

PROJECT:
RAMONA EXPY. & INDIAN AVE.
FERRIS, CA

CONSULTANTS:
Civil, Structural, Mechanical, Plumbing, Electrical, Landscape, Fire Protection, S&B Engineer.

PROJECT NUMBER: 15004
CREATED BY: JAC
DATE: 08/19/15
DATE: 08/19/15

PROJECT: DAB-A4.1



WALL SECTION & WINDOWS

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HPA, Inc.
18511 Station Avenue - 4th
Fremont, CA 94538
Tel: (925) 553-1770
Fax: (925) 553-1770
www.hpaarchitecture.com

Client:
PR PARTNERS, LLC

Project:
RAMONA EXPY. & INDIAN AVE.

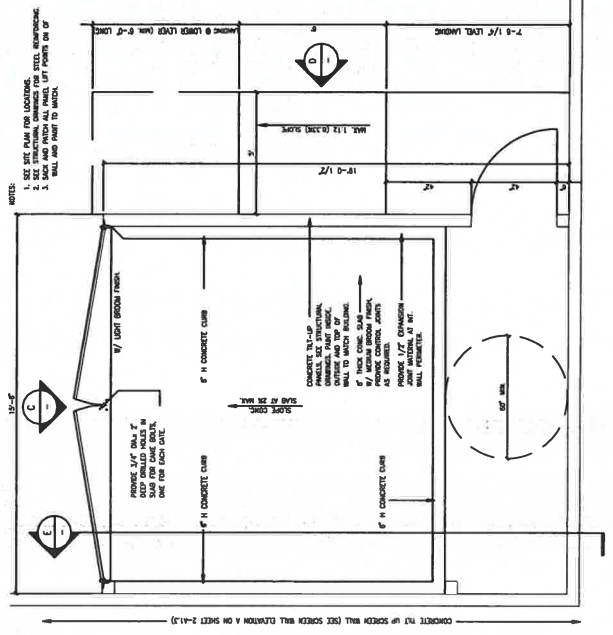
Site:
3220 RANCHO VIEJO RD
SAN JUAN CAPISTRANO, CA 92675
Tel: (949) 481-0252

Project:
RAMONA EXPY. & INDIAN AVE.

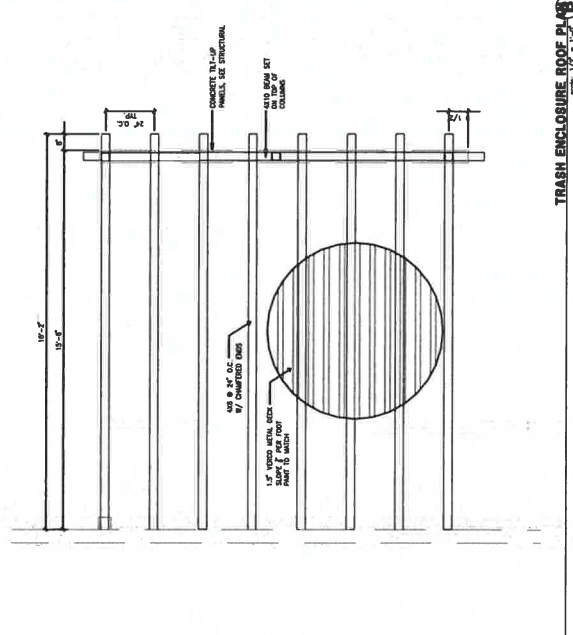
City:
FERRIS, CA

Project Number: 19201
Drawn by: JLP
Date: 09/19/19
Revision:

Sheet:
DAB-A4.2

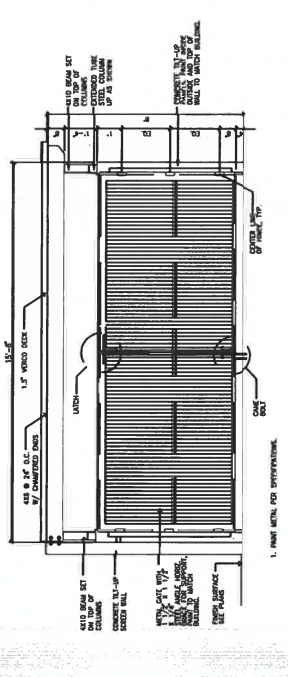


TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

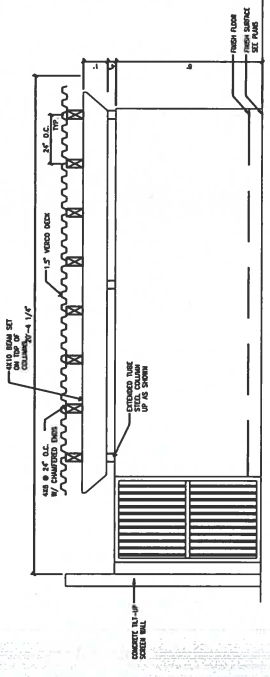


TRASH ENCLOSURE ROOF PLAN
SCALE: 1/2" = 1'-0"

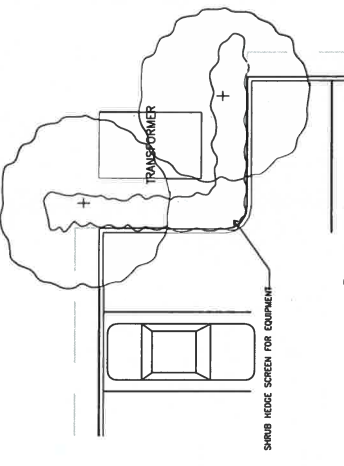
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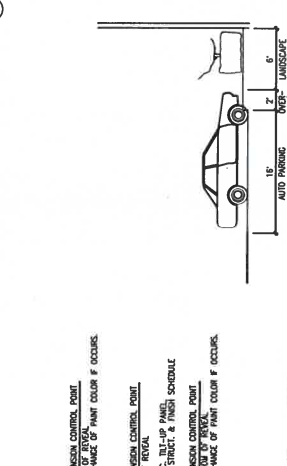
TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



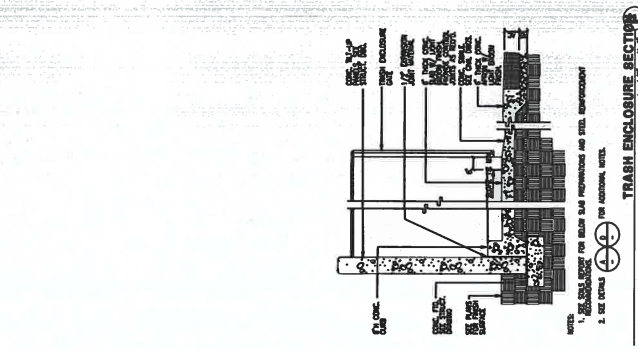
TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



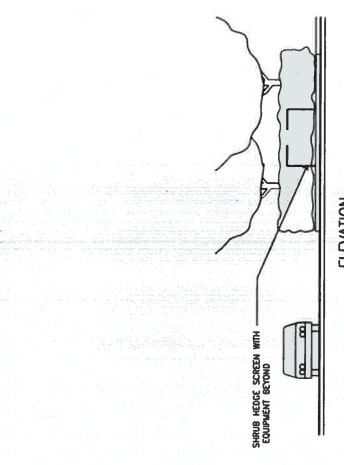
**PLAN VIEW
GROUND MOUNTED EQUIPMENT SCREENING**
SCALE: 1/2" = 1'-0"



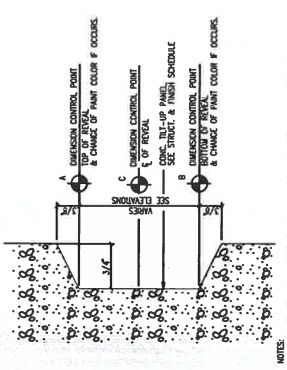
TYPICAL PARKING SECTION
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



ELEVATION



TYP. CONCRETE REVEMENT
SCALE: 1/2" = 1'-0"

NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE FINISHES. THESE COLORS SEE WALL SECTIONS.
2. FINISH COLORS CHANGED TO MATCH COLORS AT CONTROL POINT "A" OR "B"

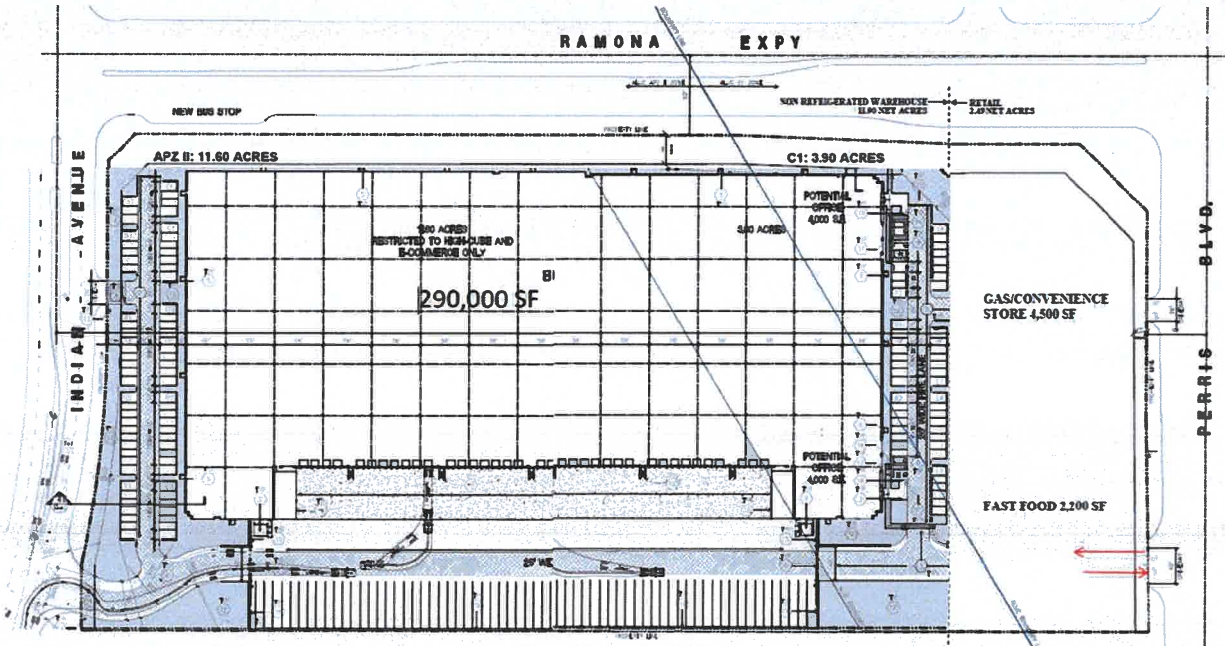
EXHIBIT G

STAFF RECOMMENDED

ALTERNATIVE 2 SITE PLAN COMPARED TO

APPLICANT PROPOSED SITE PLAN

Staff Recommended Alternative 2 Site Plan



Applicant Proposed Site Plan

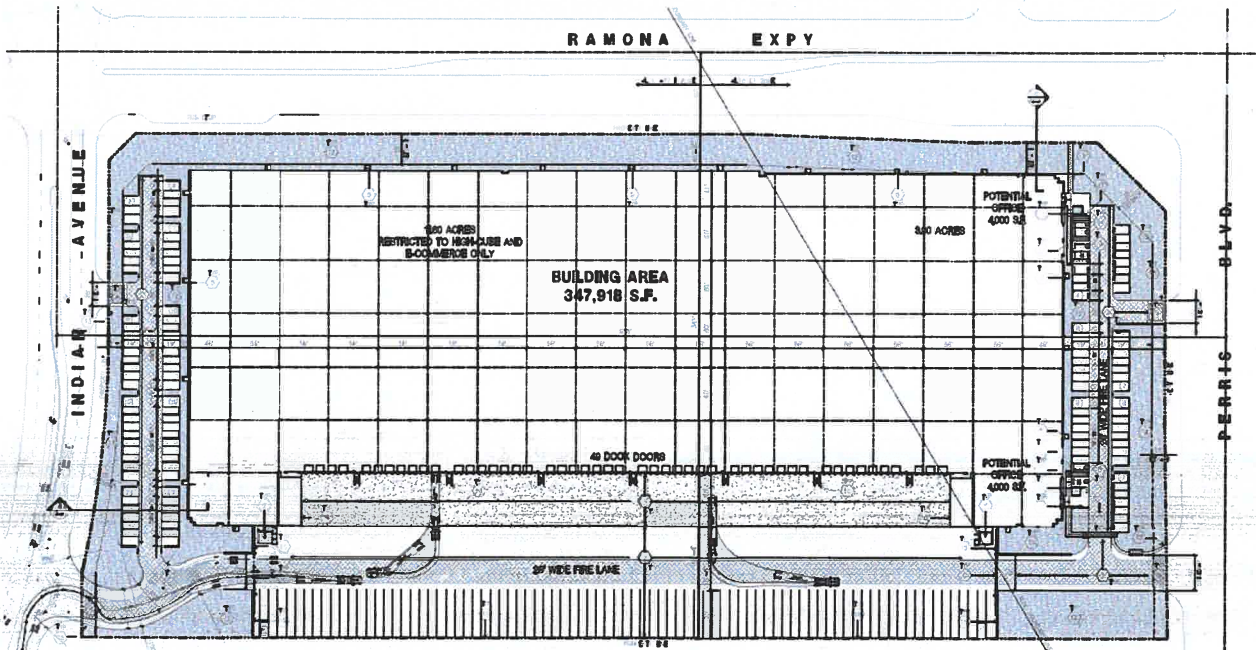


EXHIBIT H

Planning Commission staff report package

dated May 18, 2022

Due to the size of the document, only the staff report is included as a hard copy. The

entire staff report package is available online at:

<https://www.cityofperris.org/home/showpublisheddocument/14284>