



CITY OF PERRIS PLANNING COMMISSION

AGENDA

December 07, 2022

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

1. CALL TO ORDER:

2. ROLL CALL:

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Lopez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for November 02, 2022

7. PUBLIC HEARING:

A. Specific Plan Amendment 22-05023, Tentative Parcel Map 22-05028 (TPM-38385) and Development Plan Review 20-00021 – A proposal to consider the following entitlements to facilitate the construction of a 254,511 square foot, non refrigerated warehouse and associated improvements: 1) Amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to remove Walnut Street from the Circulation Plan of the PVCCSP; 2) Tentative Parcel Map (TPM-38385) to consolidate six parcels, totaling 12.59 acres, into a single parcel; and 3) Development Plan Review for the site plan and building elevations. The property is located on the east side of Redlands Avenue between Placentia Avenue and Rider Street, in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan.

REQUESTED ACTION: Continuance of this item to off-calendar

B. Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM-38393) and Development Plan Review (DPR) 21-00011 - A proposal to consider the following entitlements to facilitate the construction of a 232,575-square-foot industrial building and future commercial development on 14.93 acres, located on the north side of

Ramona Expressway, between Indian Avenue and Perris Boulevard, in the Perris Valley Commerce Center Specific Plan (APN: 302-060-041): 1) Amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 13.32-acres of the 14.93-acre project site from Commercial (C) Zone to Light Industrial (LI) Zone; 2) Tentative Parcel Map to subdivide the project site into two parcels; and 3) Development Plan Review for the site plan and building elevations. Applicant: Joe McKay, JM Realty.

REQUESTED ACTION: Adopt Resolution No. 22-24 recommending that the City Council adopt the Mitigated Negative Declaration No. 2373 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment 21-05193, Tentative Parcel Map 22-05078, and Development Plan Review 21-00011 to facilitate the construction of a 232,575-square-foot multi-tenant, non-refrigerated warehouse distribution building, based on the findings and subject to the Conditions of Approval.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

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

***LISTENING ASSISTIVE DEVICES** are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible.*

10. COMMISSION MEMBERS' ANNOUNCEMENTS OR REPORTS:

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

12. ADJOURNMENT

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

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

ZOOM MEETING INFORMATION

When: December 07, 2022, 6:00 PM Pacific Time (US and Canada)

Topic: Planning Commission Meeting

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

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_zA3V3VKkSUaFgnQ8H-tuVA

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

Planning Commission Agenda

CITY OF PERRIS

December 07, 2022

Item

7B

***Specific Plan Amendment (SPA) 21-05193,
Tentative Parcel Map 22-05078 (TPM-38393) and
Development Plan Review (DPR) 21-00011***



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: December 7, 2022

SUBJECT: Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM-38393) and Development Plan Review (DPR) 21-00011 - A proposal to consider the following entitlements to facilitate the construction of a 232,575-square-foot industrial building and future commercial development on 14.93 acres located on the north side of Ramona Expressway, between Indian Avenue and Perris Boulevard, in the Perris Valley Commerce Center Specific Plan: 1) Amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 13.32-acres of the 14.93-acre project site from Commercial (C) Zone to Light Industrial (LI) Zone; 2) Tentative Parcel Map to subdivide the project site into two parcels; and 3) Development Plan Review for the site plan and building elevations. (APN: 302-060-041). Applicant: Joe McKay, JM Realty.

REQUESTED ACTION: Adopt Resolution No. 22-24 recommending that the City Council adopt the Mitigated Negative Declaration No. 2373 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment 21-05193, Tentative Parcel Map 22-05078, and Development Plan Review 21-00011 to facilitate the construction of a 232,575-square-foot multi-tenant, non-refrigerated warehouse distribution building, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND

The proposed project site consists of 14.93 vacant acres with frontages on Perris Boulevard, Ramona Expressway, and Indian Avenue. Surrounding uses include vacant land, light industrial, a non-conforming single-family residence, and commercial uses to the north; vacant property to the south across Ramona Expressway; an industrial use to the west across Indian Avenue; and vacant land, vehicle service station and car wash to the east across Perris Boulevard (Exhibit B).

Records show the project site has been previously disturbed and has been used for agricultural purposes. The terrain is relatively flat and slightly lower in elevation than the surrounding streets. The southern portion of the project site includes a surface-level drainage swale, owned and maintained by the Riverside County Flood Control (RCFC) and Water Conservation District (WCD). The drainage swale runs in an east-west direction and connects to the Perris Valley Storm Drain approximately 0.75 miles east of the project site near the Ramona Expressway and East Oleander Avenue intersection.

Half of the site is within Accident Potential Zone (APZ II) II and C1 zone (Primary Approach/Departure Zone) of the March Air Reserve Base Inland Port Airport Land use Compatibility Plan (MARB/IPA ALUCP), which limits allowable commercial uses that would be permitted. Specifically, the APZ II zone 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. In addition, the site is along a Master Drainage Plan corridor that requires the installation of a 14 foot wide by 7 foot tall concrete storm box, known as Line E, as the site significantly floods during a heavy rain event. The applicant will be constructing this storm drain line along the property length from Indian Avenue to Perris Boulevard, where the City initially planned to build this storm drain improvement under its Capital Improvement Plan. The applicant has volunteered not to seek the allowable reimbursement for the storm drain improvements, estimated to be approximately \$700,000, as provided by the Area Drainage Fee program.

PROJECT DESCRIPTION

The applicant is proposing an amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 13.32 acres of a larger 14.93-acre parcel from Commercial (C) to Light Industrial (LI) (Exhibit C); a Tentative Parcel Map (TPM-38393) to subdivide the project site into two parcels; and Development Plan Review for the site design and building elevations of a proposed warehouse distribution building. Following is a summary of the proposed development (Exhibit D):

1. Parcel 1

Parcel 1 consists of 13.32 acres and is proposed to be developed with a 232,575-square-foot non-refrigerated warehouse distribution building consisting of a 5,000-square-foot mezzanine and a 10,000-square-foot office area. A total of 39 loading dock doors are proposed on the north side of the building, and a 120-square-foot guard shack is proposed at the truck access drive aisle secured with an 8-foot high wrought iron gate with mesh screening. Screening of the loading area from Indian Avenue and Perris Boulevard will be provided by a 14-foot-high decorative masonry screen wall with scored lines painted in complementary shades of gray. The project site will be served by 215 parking spaces and 52 trailer parking spaces.

Access to the project site is proposed via two driveways, a restricted, right-in/right-out driveway, along Indian Avenue, for trucks only to access the loading area of the warehouse building; and a right-in/right-out access driveway, along Ramona Expressway, for passenger vehicles only.

2. Parcel 2

Parcel 2 consists of 1.61 acres and is located on the east side of Perris Boulevard and north of Ramona Expressway. It is proposed to remain commercially zoned for future commercial development to be consistent with the existing commercial zone properties to the north (vacant land), south (existing gas station and carwash), and east (existing retail shopping center). Access is proposed via a driveway along Perris Boulevard on the west side of the project site. Any future commercial development on proposed Parcel 2 would require the approval of a separate Development Plan Review. Future commercial uses would also need to be consistent with the Project specific environmental assessment.

The applicant has indicated that a tenant for the proposed warehouse distribution building is unknown. It is anticipated the business operation will be 24 hours per day, seven days a week.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, Title 18 Subdivision guidelines, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
<p>Consistency with the General Plan, Perris Valley Commerce Center (PVCC) Specific Plan, and Zoning Code</p> <p>The project site is within the PVCC Specific Plan area. This site is intended for retail, professional office, and service-oriented business activities. The Project proposes to amend the PVCCSP to rezone 13.32-acres of the 14.93-acre project site from Commercial (C) Zone to Light Industrial (LI) Zone to facilitate the construction of a 232,575-square-foot multi-tenant, warehouse distribution building. The zone of the remaining 1.61-acres is not proposed to change to be consistent with zoning to the north, south, and east. The proposed amendment will ensure the project site is developed in compliance with the LI and Commercial Zones as envisioned in the PVCCSP. With the requested zone change, the Project will be consistent with the General Plan, PVCC Specific Plan, and Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with Title 18 - Subdivisions</p> <p>The Project proposes to subdivide the 14.93-acre project site into two parcels. Parcel 1 will be 13.32 acres in size and Parcel 2 will be 1.61 acres in size. Both parcels meet the minimum lot depth and width of the requested LI Zone and the underlying C Zone of the PVCC Specific Plan. Thus, the Project will be consistent with the PVCC Specific Plan and Title 18 - Subdivisions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Zone B1 (Inner Approach/Departure Zone), Accident Potential Zone (APZ II), and C1 (Primary Approach/Departure Zone) of the MARB/IPA ALUCP. Compatibility Zone B1 is a high noise zone and high accident potential risk zone, and Zone C1 is a primary approach/departure zone with moderate accident potential risk. The proposed Project was analyzed by ALUC on April 14, 2022, for consistency with the Zone B1 APZ II and C1 Zones and was determined to be conditionally consistent with the MARB/IPA ALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes the Project's consistency with the development standards of the Light Industrial zone subject to the approval of the land use change.

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards					
Standard		Proposed	Consistent	Inconsistent	
Lot Coverage	50 percent maximum	40 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR (Floor Area Ratio)	0.75	0.40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Size	15,000 square feet (0.34 acres)	Parcel 1 13.32 acres Parcel 2 1.61 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	50 feet	48 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard: Ramona Expwy (South)	20 feet	94 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard (east)	None	58.4 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard: Indian Ave (west)	15 feet	71.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (north) adjacent to residential and loading area - 30 feet		224 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Landscape Coverage	12 percent	13.19 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1space/1000 s.f.)	161 spaces	215 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 s.f. (1 space /2000 s.f.)				
	Over 40,000 s.f. (1 space/5000 s.f.)				
Total Parking		161 spaces	215 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			54 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed warehouse distribution building consists of contemporary architecture. It utilizes varying complementary colors and materials to distinguish the building's base, body, and cap as required by the PVCCSP. The building's design elements include a combination of varying rooflines, decorative cornice (roof cap) treatment, vertical columns, window glazing, brick veneer, and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes a variation of grey shades, blue and white to complement the brick veneer. Rooftop equipment will be screened and not visible from the street.

- **Employee Amenity and Recreation area**

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The proposed project includes multiple outdoor amenity areas, including a landscaped, concrete lunch patio with seating area covered with a trellis structure, a horseshoe/bocce ball sand pit, and a half basketball court. These outdoor amenities are located at the northwest corner of the site for privacy and traffic noise relief. In addition, an indoor gaming area is proposed inside the building. As proposed, the project amenities comply with the requirements of the Code.

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide adequate plant materials along the street frontages, perimeter of the site, throughout the parking areas, adjacent to the buildings, in front of perimeter walls and trash enclosure areas. The proposed on-site landscaping area totals approximately 76,540 square feet or approximately 13.19% of the site, which exceeds the minimum landscape requirement of 12%. As proposed, the conceptual landscaping is in compliance with the landscape requirements of the PVCC Specific Plan.

- **Fencing/Walls**

A combination of decorative screen walls and fencing are proposed for screening, privacy, noise control, and security. Wrought-iron fencing with capped pillars, 8 feet in height, is proposed around the perimeter of the site, except for the area adjacent to the carwash to the south, where there is a wall along the property line, and along the northern boundary adjacent to the existing single-family residence and delivery area where there is already a 13-foot-high wall.

Wrought iron gates are proposed to secure the truck loading and parking area. A 14-foot-tall decorative block wall with intermittent pilasters will screen the truck parking and loading area. In addition, a line-of-sight study was completed demonstrating that the 14-foot-tall wall will adequately screen the loading area and truck from public view and comply with the screening requirements of the PVCC Specific Plan.

- **Circulation**

Truck traffic will be restricted to the truck routes approved by the City Council in August 2022. As such, truck ingress/entrance circulation will be from I-215/Placentia Avenue Interchange (to be completed in December 2022) to Indian Avenue, and right-in into the site. Truck egress/exit from the site will be right-out from Indian Avenue to Harley Knox Boulevard and to I-215/Harley Knox Boulevard Interchange. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment could be reduced to less than significant level with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was published with a public review period starting on July 29, 2022 and ending on August 29, 2022. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND has been available for public review at the Development Services public counter, and on the City's website.

During the thirty-day comment period, the City received eight (8) comment letters from the following interested parties (Exhibit E – Appendix K of the IS/MND):

1. Eastern Municipal Water District
2. Riverside County Flood Control and Water Conservation District
3. Mr. Kelly Klaus
4. Western Municipal Water District
5. California Department of Fish and Wildlife
6. Lozeau Drury LLP (on behalf of Supporters Alliance for Environmental Responsibility)
7. Blum Collins & Ho LLP (on behalf of Golden State Environmental Justice Alliance)
8. Riverside Transit Agency

The letters from Lozeau Drury LLP, on behalf of Supporters Alliance for Environmental Responsibility, and Blum Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance, were subsequently withdrawn as a result of discussions with the applicant (Exhibit E).

The comment letters and Responses to Comments are included in the IS/MND in Appendix K. 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 IS/MND (Exhibit E).

PUBLIC HEARING NOTICE:

A notice of public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of the staff report, no additional comments have been received by staff.

RECOMMENDATION:

Adopt Resolution No. 22-24 recommending that the City Council adopt Mitigated Negative Declaration No. 2374 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment 21-05193, Development Plan Review 21-00011 and Tentative Parcel Map 22-05078 to allow the construction of 232,575 square foot, multi-tenant, warehouse distribution building on 13.32-acres of a larger 14.93-acre project site, located at the north side of Ramona Expressway between Indian Avenue and Perris Boulevard, within the Perris Valley Commerce Center Specific Plan, based on the findings and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this Project since all project costs are borne by the applicant.

Prepared by: Mary Blais, Planning Consultant
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 22-24 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building & Safety)
- B. Aerial Map
- C. Existing and Proposed PVCC Specific Plan Maps
- D. Project Plans (Parcel Map, Site Plan, Floor Plan, Building Elevations, Fence/Wall Plan, and Conceptual Landscape Plan)
- E. Initial Study/MND, Associated Technical Studies, and Comment Letters/
Responses to Comments in Appendix K

Due to the size of the files, the environmental documents in Exhibit E are located at the following webpage link:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-339>

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

EXHIBIT A

Resolution 22-24 Approving Conditions of
Approval (Planning, Engineering, Public
Works, Fire and Building & Safety)

RESOLUTION NUMBER 22-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION 2373 AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE SPECIFIC PLAN AMENDMENT 21-05193, TENTATIVE PARCEL MAP 22-05078 (TPM-38393) AND DEVELOPMENT PLAN REVIEW 21-00011 TO ALLOW THE CONSTRUCTION OF 232,575 SQUARE FOOT (SF) MULTI-TENANT, NON-REFRIGERATED WAREHOUSE DISTRIBUTION BUILDING ON 13.32-ACRES OF A LARGER 14.93-ACRE PROJECT LOCATED ON THE NORTH SIDE OF RAMONA EXPRESSWAY BETWEEN INDIAN AVENUE AND PERRIS BOULEVARD, WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, BASED ON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL.

WHEREAS, the Indian-Ramona Warehouse Project applicant, Joe McKay, JM Realty, proposes to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 13.32-acres of a larger 14.93-acre parcel from Commercial (C) to Light Industrial (LI) (see Exhibit C) and to subdivide the site into two separate parcels, including a 13.32-acre parcel to facilitate the construction of 232,575-square-foot (sf) non-refrigerated warehouse distribution building and a 1.61-acre remainder parcel for future commercial development located at the northeast corner of Indian Avenue and Ramona Expressway which is located in the Perris Valley Commerce Center Specific Plan ("PVCCSP") ("Project"); and

WHEREAS, the applicant submitted Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM 38393) and Development Plan Review (DPR) 21-00011 to rezone, subdivide and design review consideration of the Project; and

WHEREAS, the proposed Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM 38393) and Development Plan Review (DPR) 21-00011 is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, on April 14, 2022, the Riverside County Airport Land Use Commission (ALUC) determined that Project was conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and Conditions (attached and incorporated into the Planning Conditions of Approval); and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (IS) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration 2373 was prepared for the Project; and

WHEREAS, the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Specific Plan Amendment, Development Plan Reviews, and Tentative Tract Maps; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 7, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2373 has been prepared, with findings that:

- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2373, which has been prepared for this Project.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflects the independent judgment of the City.

Section 3. Specific Plan Amendment (SPA) 21-05193. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission finds, with respect to Specific Plan Amendment 21-05193, that:

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

The PVCCSP sets specific goals to achieving the vision established by the Perris General Plan Policy III.A which states, “Commerce and industry to provide jobs for residents at all economic levels” with Policy III.A adding: “Accommodate diversity in the local economy”. The proposed Light Industrial land use and operation will help to ensure that adequate jobs are available at all skill levels of employment in the City of Perris. The pay for warehouse jobs ranges from minimum wage to professional wages. Warehouse jobs are available to City of Perris residents at any time, and public transportation is also available. Employees living close to the Project have the option to bicycle to work, and bicycle racks are a mandatory requirement for the Project.

2) *The Specific Plan Amendment provides adequate text and diagrams to adequately address the following issues in detail.*

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

The proposed Specific Plan Amendment is a logical extension of the existing Light Industrial zoning pattern to the north and west, which are developed with similar warehouse facilities. The provision for open space is not applicable to industrial or business park development, and there is no land set aside for parks in the PVCCSP. However, park fees have been adopted for industrial development, and will be collected at issuance of building permits for an industrial project in the PVCCSP to pay for renovation and expansion of parks that, through their attraction of workers, may indirectly contribute to population growth in the city and necessitate additional park construction. Further, the installation a Class I Multipurpose Trail (behind the curb) at the Ramona Expressway intersections per the Perris Bikeway Master Plan. Since the Rider Street Bike Trail runs east to west from Ramona Expressway to East Frontage Road and would be accessible from the Project site to further encourage employee use of this trail, twenty bike stalls will to be installed in several alcoves adjacent to the primary office area and main entrances

b. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be*

located within the area covered by the Plan and needed to support the land uses described in the Plan.

The Specific Plan contains an Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development. Light Industrial is a less intense use than Commercial; thus, the infrastructure plan is designed to accommodate the proposed land use change.

The PVCCSP Amendments will modify Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 13.32-acres from Commercial to Light Industrial (LI) for the property bound by Indian Avenue to the west and Ramona Expressway to the South.

c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. An IS MND with a Mitigation, Monitoring and Reporting Plan (MMRP) was prepared for the Project and adequately provides for the conservation, development, and utilization of natural resources, as applicable, and the proposed Specific Plan Amendment is subject to compliance with these requirements.

d. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Development under the proposed land use change will require implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Section 4. Tentative Parcel Map 22-05078 (TPM 38393). Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission finds, with respect to Tentative Parcel Map 22-05078 (TPM-38393), that:

1) *The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been reviewed by the City Engineering Department and the Planning Division to ensure compliance with the city codes and all other applicable regulations, subject to the land use change proposed by SPA that would amend the PVCCSP by changing 13.32-acres of the 14.93-acre site from Commercial to Light Industrial to build a warehouse project. The proposed map would create a 13.32-acre parcel for the warehouse project and a smaller 1.61-acre parcel, which will remain zoned as Commercial for future commercial development. All necessary, roadway improvements adjacent to the property will be constructed along with payment of development impact fees are required for the project to support the extension of utility infrastructure, builds roads, and improve the freeway interchanges and Ramona Expressway. Thus, Tentative Parcel Map (TPM) 38393 is consistent with the Perris Valley Commerce Center Specific Plan Light Industrial provisions and policies, in that the map configuration meets the intent of the relevant Specific Plan provisions.

2) *The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

The proposed change to the PVCCSP land use designation from Commercial to Light Industrial would reduce the overall density and intensity of the use on the Project site. The Project was evaluated by ALUC and found to be conditional consistent. Thus, the proposed TPM-38393 is consistent with the goals and policies of the Land Use Element of the General Plan and the Perris Valley Commerce Center Specific Plan land use designation of Light Industrial, in that it meets the intent of the General Plan policies as well as the development and subdivision design standards relating to lot size, configuration, dimensions and access that were established for the underlying Light Industrial Zone District within the Specific Plan.

3) *The site is physically suitable for the type of future development.*

The proposed TPM-38393, as conditioned, is physically suitable for future Light Industrial development, in that it has been designed to be consistent with city standards, ordinances, and policies, in that adequate, and safe access is available for each proposed parcel; lot sizes are adequate to facilitate future light industrial development; and appropriate improvements will be constructed to mitigate impacts to adjacent roadways.

4) *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed TPM-38393 project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the site is disturbed. Further, the proposed subdivision has been evaluated as part of the IS/MND 2373 and, mitigation measures ensure that the project will not cause substantial environmental damage or be injurious to fish or wildlife or their habitat.

5) *The design of the subdivision or the type of improvements will not cause serious public health problems.*

The proposed TPM-38393 project will not affect health, safety, and welfare, in that utilities and services are readily available to serve the site and required improvements will be in accordance with applicable city and affected agency policies and regulations.

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

The proposed TPM-38393 project will not conflict with existing easements of record or easements established by court judgment or the public for access through or use of the property as the map has been designed to prevent easement conflict and meets subdivision design requirements relating to access and service easements.

7) *All requirements of CEQA have been met.*

The proposed project has undergone a CEQA review and an IS/MND number 2373 was prepared for the project, which includes mitigation measures.

8) *The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.*

Tentative Parcel Map No. 38393 will not violate State Regional Water Quality Control Board (SRWQCB) requirements, in that it is conditioned to meet all regional SRWQCB regulations.

Section 5. Development Plan Review (DPR) 21-00011 Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission finds, with respect to Development Plan Review 21-00011, that:

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

The General Industrial land use provides for the development of industrial uses, which support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. The proposed Project is consistent with the General Plan and Perris Valley Commerce Center Specific Plan ("PVCCSP"), as well as the proposed LI zoning designation on the site, and the existing land uses in the area. The Project, as conditioned, meets or exceeds all design and development criteria of the proposed underlying LI zoning district, which implements the development

standards and policies of the City and the PVCCSP.

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

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located at the northeast corner of Indian Avenue and Ramona Expressway, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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

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

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

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

The Light Industrial land use provides for the development of industrial uses, which support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. The proposed Project is consistent with the General Plan and Perris Valley Commerce Center Specific Plan ("PVCCSP"), as well as the LI zoning designation on the site, and the existing land uses in the area. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying LI zoning district, which implements the development standards and policies of the City and the PVCCSP.

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

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located at the northeast corner of Indian Avenue and Ramona Expressway, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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

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

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

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

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in the PVCCSP. A minimum of 12% coverage, and the Project is proposing 13.5%. It provides a mix of native and drought-tolerant trees,

shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas and trash enclosures.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment A, and mitigation measures found in Mitigated Negative Declaration No. 2373, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

Section 6. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission adopts Mitigated Negative Declaration No. 2373 and Mitigation Monitoring Reporting Program.

Section 7. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on December 7, 2022, the Planning Commission hereby determines that the Project is covered under Mitigated Negative Declaration No. 2373, as adopted, and hereby approves the Project (Development Plan Review 21-00011) to construct a 232,575 square foot industrial building on approximately 13.32 acres of land located at the northeast corner of Indian Street and Ramona Expressway; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment A, and incorporated herein by this reference.

Section 8. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED, and APPROVED this 7th day of December 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 22-24 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7th day of December 2022, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

ATTACHMENT A

Conditions of Approval

(Planning, Engineering, Public Works, Fire
and Building & Safety)

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

CONDITIONS OF APPROVAL

Specific Plan Amendment (SPA) 21-05193, Tentative Tract Map 22-05078 (TPM-38393) and Development Plan Review (DPR) 21-00011

December 7, 2022

PROJECT: Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM-38393) and Development Plan Review (DPR) 21-00011 - A proposal to consider the following entitlements to facilitate the construction of a 232,575-square-foot industrial building and future commercial development on 14.93 acres located on the north side of Ramona Expressway, between Indian Avenue and Perris Boulevard, in the Perris Valley Commerce Center Specific Plan: 1) Amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 13.32-acres of the 14.93-acre project site from Commercial (C) Zone to Light Industrial (LI) Zone; 2) Tentative Parcel Map to subdivide the project site into two parcels; and 3) Development Plan Review for the site plan and building elevations. (APN: 302-060-041). Applicant: Joe McKay, JM Realty.

General Requirements:

1. **Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the Mitigation Monitoring and Reporting Program (MMRP) for the IS/MND 2373.
2. **Development Standards.** The project shall conform to all requirements of the Perris Valley Commerce Center Specific Plan (PVCCSP) and City of Perris Municipal Code Title 19.
3. **Specific Plan Compliance.** The Industrial Warehouse Building shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
4. **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 **December 7, 2022** Planning Commission hearing, or as amended by these conditions and as approved by the City Council. Any deviation shall require appropriate Planning Division review and approval.
5. **Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of six (6) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval. No time extension may be granted for applications received after the expiration date of the map.
3. **Development Plan Review Term of Approval.** The Development Plan Review processed in conjunction with the Tentative Parcel Map shall expire in two years from the City Council

final action for consistency with the time limits of the map. Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of six (6) one-year extensions may be requested for consistency with the related Tentative Parcel Map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.

6. **Val Verde Unified School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde Unified School District*.
7. **Riverside Transit Agency (RTA).** All future bus stop locations, material, architecture, and colors shall conform to the Green Valley Specific Plan.
8. **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).
9. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
10. **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 Specific Plan Amendment (SPA) 21-05193, Tentative Parcel Map 22-05078 (TPM 38393) and Development Plan Review (DPR) 21-00011. 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.
11. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
12. **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).

13. **Public Works Conditions.** The project shall comply with all requirements of the Public Works Administration Department as indicated in the Conditions of Approval dated November 19, 2021.
14. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated, revised November 21, 2022.
15. **Community Services Conditions.** The project shall comply with all requirements of the Community Services Department.
16. **Unit Identification.** Each unit shall include an interior lighted address fixture. This fixture shall allow for replacement of the bulbs and shall be reviewed and approved by the Planning Division.
17. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.
18. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
19. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
20. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
21. **Energy Conservation.** To improve local air quality, the applicant shall comply with the energy-conservation features into the project (as feasible) per the ISMND and Design Guidelines. An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.
22. **Glazing.** Highly-reflective glass shall not be used for architectural elevations.
23. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
24. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations
25. **Vehicle Parking.** Parking for high-occupancy vehicles (HOV) and rideshare vans, Electric

Vehicles and for High-Efficiency Vehicles (HEV) and other fuel-efficient vehicles shall be provided as required by the Mitigation Monitoring and Reporting Plan (MMRP). Design of parking stalls shall comply with PMC 19.69.030C.5b ("double-striping"). All designated parking stalls shall be marked as required.

26. **Employee Amenities.** Outdoor amenities, shall include a landscaped, concrete lunch patio with seating, which provides landscaping and a covered tubular-steel trellis for shade that is architecturally similar in colors and materials to the warehouse building. In addition, a horse-shoe/bocce ball sand pit, and half basketball court shall be provided. Indoor amenities shall include an indoor gaming area.
27. **Preliminary Water Quality Management Plan (Pre-WQMP for all Tract Maps).** A Preliminary WQMP was prepared for the proposed project site. All Pre-WQMPs were determined to be in substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bio-retention basins and self-retaining landscape. The Public Works Department shall review and approve the final WQMP text, plans and details.
28. **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1471MA21:
 - a. Any new outdoor lighting that is 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.
 - b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (i) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
 - (ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft

engaged in a straight or circling final approach towards a landing at an airport.

- (iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, 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.)
 - (iv) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (v) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials and critical community infrastructure facilities.
 - (vi) Highly noise-sensitive outdoor non-residential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls, and drive-in theaters.
 - (vii) Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57 Appendix 2, Table 1.
 - (viii) Other hazards to flight.
- c. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority or its successor in interested, or provide evidence that such easement has previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656- 7000 for additional information.
 - d. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
 - e. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. Any new 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 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 sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- f. 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.
- g. This project has been evaluated for 221,935 square feet of e-commerce warehouse area, 5,209 square feet of first floor office area, and 4,791 square feet of second floor office mezzanine area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
- h. Zoned fire sprinkler systems shall be required throughout the building.
- i. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- j. 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.
- k. The applicant has agreed to accept a Covenant which will be recorded on the title of the property restricting the actual occupancy of the buildings to the limits of the Air Force Instruction. The project shall be in compliance with the recorded and executed Covenant, which limits building occupancy to a maximum of 25 people in any given acre in APZ-I, and 50 people in any given acre in APZ-II. The Covenant shall include the following

language:

“Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) one hundred thirty-nine (139) occupants (“Density Cap”) [THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.]; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet (“Square Area”) for all Square Areas within portions of the building of the Project within APZ I, and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within APZ II. Requirement (ii) and (iii) are collectively the “Density Restrictions”, and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited, including an increase in building area, without further review by the City and MARB representatives, and consent and approval provided through an amendment to this covenant.”

Compliance shall be verified by City or third-party inspections and reports on a schedule agreed upon by the applicant/project operator, the City, and MARB representatives.

TPM 38393 - FINAL MAP RECORDATION

29. **Application.** The Final Map application shall be submitted to the City Engineering Department with payment of appropriate fees for review and approval concurrently with the application to the City Engineer. The Final Map application shall include all necessary road dedications, appropriate easements and street vacations.
30. **Map Recordation.** Prior to recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
 - b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
 - c. Any other required approval from an outside agency.

Prior to Issuance of Grading Permits

31. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
32. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
33. **Southern California Edison.** Prior to issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms prior to commencement of construction.

34. **Final Water Quality Management Plan (F-WQMP for all Tract Maps).** The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bio-retention basin, detention basin, self-retaining landscaping, and roof drains to vegetation. The Public Works Department shall review and approve the final WQMP text, plans and details.
35. **Mitigation Measures for Prior to Grading and during Grading.** Prior to grading permit issuance, the applicant is required to adhere to the Mitigation Monitoring and Reporting Program (MMRP) mitigation measures prior to grading and during grading.

Prior to Issuance of Building Permits

36. **Building Plans.** All Planning, Public Works Administration, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
37. **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 38398 shall be submitted for Final Map approval to the City Engineering Department and be recorded with the County of Riverside, with proof of recording provided to the City Planning Division and Engineering Division. The Final Map shall conform substantially to the approved Tentative Map.
38. **March Air Reserve Base and Perris Valley Airport.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated April 14, 2022 (Attached), the eleven (11) conditions of approval enumerated in the conditional approval letter shall be implemented to address the project's location within Airport Influence Area.
39. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
- a. **Water Quality Basins and Large Swales.** Tiered landscaping with mature trees (24" to 36" box) shall be planted in these areas, including berms.
 - b. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site

- c. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - d. **Street Trees.** All street trees within the public right of way on Perris Blvd., Indian Avenue and Ramona Expressway be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway.
 - e. **Employee Amenity Areas.** Outdoor employee break areas shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
 - f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
 - g. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - h. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
 - j. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
40. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Indian Avenue, Ramona Expressway, Perris Boulevard and Perry Avenue) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
- a. **Decorative Screen Walls.** Decorative screen walls shall be 14 feet in height with pilasters at every 100 linear feet and include a decorative cap, subject to the review and approval of the Planning Division.
 - b. **Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height, and be screened by a high quality view-obscuring material, subject to Planning review and approval.
 - c. **Perimeter Wrought Iron Fence.** Black, eight (8) foot high tubular steel fence with capped decorative pilasters at regular intervals shall be utilized for perimeter fencing in areas where screen walls or existing walls and fencing are not provided.
 - d. **Graffiti.** All decorative block/tilt-up screen walls shall be treated with a graffiti-resistant coat.
 - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
41. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Charging Stations.** The applicant shall install two Electric Vehicle charging stations

- for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
- b. **Parking stalls** for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
42. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details and light standard elevations. High efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.
43. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
44. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Appropriate Road and Bridge Benefit District fees.
 - f. Perris Master Drainage Plan Fees
45. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that **benefit** the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
1. Landscape Maintenance District No. 1;
 2. Flood Control Maintenance District No. 1;
 3. Maintenance District No. 84-1; and
 4. North Perris Road and Bridge Benefit District

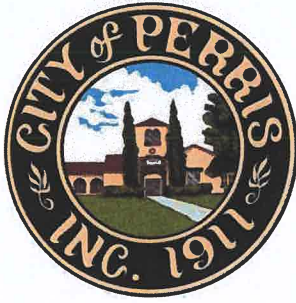
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

46. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.
47. **Multipurpose Trail.** Installation of a Class I Multipurpose Trail (behind the curb) at the

Ramona Expressway intersections per the Perris Bikeway Master Plan subject to the approval of the Planning Division and the City Engineer's office.

48. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.
49. **Off-site Landscaping Plans.** Similar to onsite landscape submittal, three copies of conceptual Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division accompanied by the appropriate filing fee. These plans will be forwarded to Public Works Administration for review and approval. The landscape plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Zoning Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Conceptual Off-site Landscape Plan 17-00002" and exclude private on-site landscaping, unless intended to be included in landscape easement and annexation. The Conceptual Landscape Plan shall include but not be limited to:
- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb and fully dimensioned, 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.
 - b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, an ET based controller with weather station (Hunter or equal), Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal) (if one is not already in place).
 - c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e., SF of planting areas, turf, number of trees, SF of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
 - d. **Meters** – If landscape system will be separate from on-site meter water and power, provide new water meter and electrical service. If system is separate, system and accounts to be turned over to landscape district, and district will assume costs for water and power. Each district is required to be metered separately. Show locations of water and electrical meter for landscape district.

End of conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1480

November 21, 2022

DPR 21-00011 - TPM 38393

NE Corner of Ramona Expy. & Indian Ave.

APN 302-060-041

MB 017/032

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements 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 conditions 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.

DEPARTMENT OF ENGINEERING

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

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

3. Site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.

4. Truck access to the site shall be limited to Indian Avenue only. Truck ingress/entrance shall be from I-215/Placentia Avenue Interchange to Indian Avenue, and right-in into the site. Truck egress/exit from the site shall be right-out from Indian Avenue, to Harley Knox Boulevard and to I-215/Harley Knox Boulevard Interchange.

Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

Prior to Recordation of the Parcel Map:

5. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

6. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plan. Plans shall show the approved WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans
- e. Hydrology and Hydraulic Report
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Final WQMP (for reference)

The design shall be in conformance with Eastern Municipal Water District (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.

7. Perris Boulevard is classified as a Primary Arterial (128'/94') per the General Plan. Adequate right-of-way shall be dedicated on Perris Boulevard along the property frontage to accommodate a 64 foot half width dedicated right-of-way plus adequate right-of-way/easement to accommodate the parkway as approved by the Public Works Department.

8. Ramona Expressway is classified as an Expressway (184'/134') per the General Plan. Adequate right-of-way shall be dedicated on Ramona Expressway along the property frontage to accommodate a 92 foot half width dedicated right-of-way plus adequate right-of-way/easement to accommodate the deceleration and acceleration lanes and the parkway as approved by the Public Works Department.

9. Indian Avenue is classified as a Secondary Arterial (94'/70') per the General Plan. Adequate right-of-way shall be dedicated on Ramona Expressway along the property frontage to accommodate a 47 foot half width dedicated right-of-way.

10. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

11. 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.

12. Relinquish and waive rights of access to and from Perris Boulevard, Ramona Expressway and Indian Avenue on the Map other than the access opening as shown on the site plan.

13. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

14. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit for the map, and that the property owner

prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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

Prior to Issuance of Grading Permit:

16. The developer/property owner shall adhere to the following design criteria for construction of Line E of the Perris Valley Master Drainage Plan facility: an underground Reinforced Concrete Box (RCB) to collect runoff discharged from the existing drainage facility to the west and convey the flows through the property to Perris Boulevard. As an interim measure to dewater the RCB, a low flow pump lift station shall be required on the west side of Perris Boulevard to discharge the runoff to the existing storm drain located within Perris Boulevard.

The project is eligible for Riverside County Flood Control and Water Conservation District (RCFCD) Area Drainage Plan (ADP) fee credit for installation of Line E to offset the project's drainage fee obligation only. The developer/property owner has offered to not seek further credit for the construction of Line E beyond its fee obligation.

17. A storm drain easement shall be recorded as part of the map process.

18. The driveway on Perris Boulevard shall be designated to auto access only and shall be restricted to right-in/right-out only. Adequate separation shall be provided between this driveway and the existing driveway to the south as approved by the City Engineer.

19. The driveway on Ramona Expressway shall be designated to auto access only and shall be restricted to right-in/right-out only.

A deceleration lane shall be provided on Ramona Expressway at the driveway; the width and length as determined by the project's Traffic Engineer as approved by the City engineer.

20. The driveway on Indian Avenue shall be designated to truck access only and shall be restricted to right-in/right-out only.

21. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance to ADA standards and requirements.

22. The developer/property owner shall submit the following to the City Engineer and RCFCD for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plan. Plans shall show the approved WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Hydrology and Hydraulic Report
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Final WQMP (for reference)

The design shall be in conformance with Eastern Municipal Water District (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.

23. The developer/property owner shall pay the City \$150,000 for their contribution to I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements. This one-time contribution is above and beyond DIF, TUMF, RBBB and other City fees, and is not reimbursable.

Prior to Issuance of Building Permit:

24. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be 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.

25. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.

26. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.

27. Paved access shall be provided to the proposed building per the Precise Grading Plan.

28. 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:

29. Ramona Expressway (Expressway - 184'/134') along the property frontage within the dedicated right-of-way shall be improved to provide for a deceleration lane, width and length as determined by the project Traffic Engineer as approved by the City Engineer, asphalt paving (using a TI of 11.0 and PG 70-10), 8 inch curb and gutter and Class I Shared Use Path per the Active Transportation Plan and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

30. Indian Avenue (Secondary Arterial - 94'/70') along the property frontage within the dedicated right-of-way shall be improved to provide for a 6 foot wide sidewalk and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

31. The conditions of the existing pavement on Perris Boulevard, Ramona Expressway and Indian Avenue along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved by City Engineer. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

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

33. 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

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: November 19, 2021

To: Matthew Evans, Project Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: DPR 21-00011 – Conditions of Approval

Proposal to construct a 232,637 square foot industrial building on 17.7 acres within the Perris Valley Commerce Center Specific Plan area on Ramona Expressway and Indian Ave.

-
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ramona Expressway** - Provide offer of dedication as needed to provide for full half width Street, (184' ROW (92' halfwidth), curb gutter, median, Class 1 shared use path, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 25' public parkway from face of curb.
 - **Indian Ave** - Provide offer of dedication as needed to provide for full half width Street, (94' ROW (47' halfwidth), curb gutter, median, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from face of curb.
 - **Perris Boulevard** - Provide offer of dedication as needed to provide for full half width Street, (128' ROW (64' halfwidth), curb gutter, median, sidewalk and off-site landscaping requirements, per City General Plan, including minimum parkway, plus an additional 3' easement totaling a 20' public parkway from face of curb to match the existing development south along Perris Blvd.
 - Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 - Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants

shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR 21-00011" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **Ramona Expressway** – Per 6.0-13 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-3 of the PVCCSP for sizing and spacing requirements. Planting will complement the planting pallet west of this project along Ramona Expressway prior to Indian Ave. Primary trees: Platanus acerifolia London plane tree, secondary tree Lagerstroemia Indica Tonto Grape Myrtle, Olea Europaea Majestic Beauty Fruitless olive multi trunk in alternating Groups of three. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis Dwarf weeping bottle brush, Grevillea Noellii Noel Grevillea, Officinalis rosemarinus Hunting Carpet rosemary, Tulbaghia Violaagea Tricolor Society Gralic.
 - **Ramona Expressway median** - The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Ramona Expressway which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities.
 - **Indian Ave.** – Per 6.0-16 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-6 of the PVCCSP for sizing and spacing requirement. Planting will consist of the following: Primary Tree Brachychiton populneua Bottle Tree, secondary tree Lagerstroemia indica Tuscarora Grape Myrtle. Use of drought resistant shrubs and ground cover including but not limited to the following: Lantana camara Patriot Rainbird compact lantana, Lantana New Gold, Rhabphiolepis umbellate Dwarf Yedda Hawthorn, Muhlenbergia lindheimeri Lindheimers's Muhly.
 - **Indian Ave. Median** - The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Indian Ave which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities
 - **Perris Blvd.** – Per 6.0-14 Streetscape Landscape design guidelines and planting pallet for Arterial and figure 6.0-4 of the PVCCSP for sizing and spacing requirement. Planting will consist of the following: Primary Tree Ulmus parvifolia Chinese elm, secondary tree Lagerstroemia indica Tuscarora Grape Myrtle, Olea eropaea Majastic beauty fruitless Olive. Use of drought resistant shrubs and ground cover including but not limited to the following: Grevillea Noell Grevillea, Lantana New Gold, Nandina domestica Woods Dwarf Heavenly Bamboo, Officinalis Rosmarinus Huntington Carpet Rosemary, Tulbaghia Violaagea Tricolor Society Garlic, achelosperrum Jasminoides Variegated Star Jasmine.
 - **Perris Blvd. Median** - The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Perris Blvd. which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens

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

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

rodent intrusion.

- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.

4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.

- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
- **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
- **Turn-Over Inspection**– On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

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

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

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape and shared use path proposed by the project and pay its fair share of the maintenance for the existing medians on Ramona Expressway, Indian Ave, and Perris Blvd.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
 - a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.

- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

April 21, 2022

City of Perris
Attn: Mathew W. Evans
135 N. D Street
Perris, CA 92570-2200

Subject: Development Plan Review for DPR21-00011/SPA21-05193

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

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. The private underground fire-line system shall be a looped design.
4. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
5. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
6. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
7. 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.
8. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
9. 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.

10. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
11. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
12. 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.
13. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
14. 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.
15. 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.
16. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

Respectfully,



Dennis J. Grubb, CFPE

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00011

Case Planner: Mary Blais 951-943-5003

Applicant: Nick Johnson

Location:

Project: Proposal to construct a 232,637 SF Industrial Building

APN(s):

Reviewed By: David J. Martinez, CBO

Date: 08-18-2022

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the complex,
5. The proposed structures will have to have fire sprinklers
6. The proposed structure can not be built across any property lines. The parcels will have to be consolidated prior to the issuance of any building permits.
7. If the proposed development plans are submitted for plan review on or after January 1, 2023 the development will have to comply with the 2022 editions of the California Codes.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

EXHIBIT B
AERIAL MAP



EXHIBIT C

PVCC Specific Plan

Existing and Proposed Zoning Maps

EXISTING PVCC SPECIFIC PLAN ZONING



PROPOSED PVCC SP ZONING

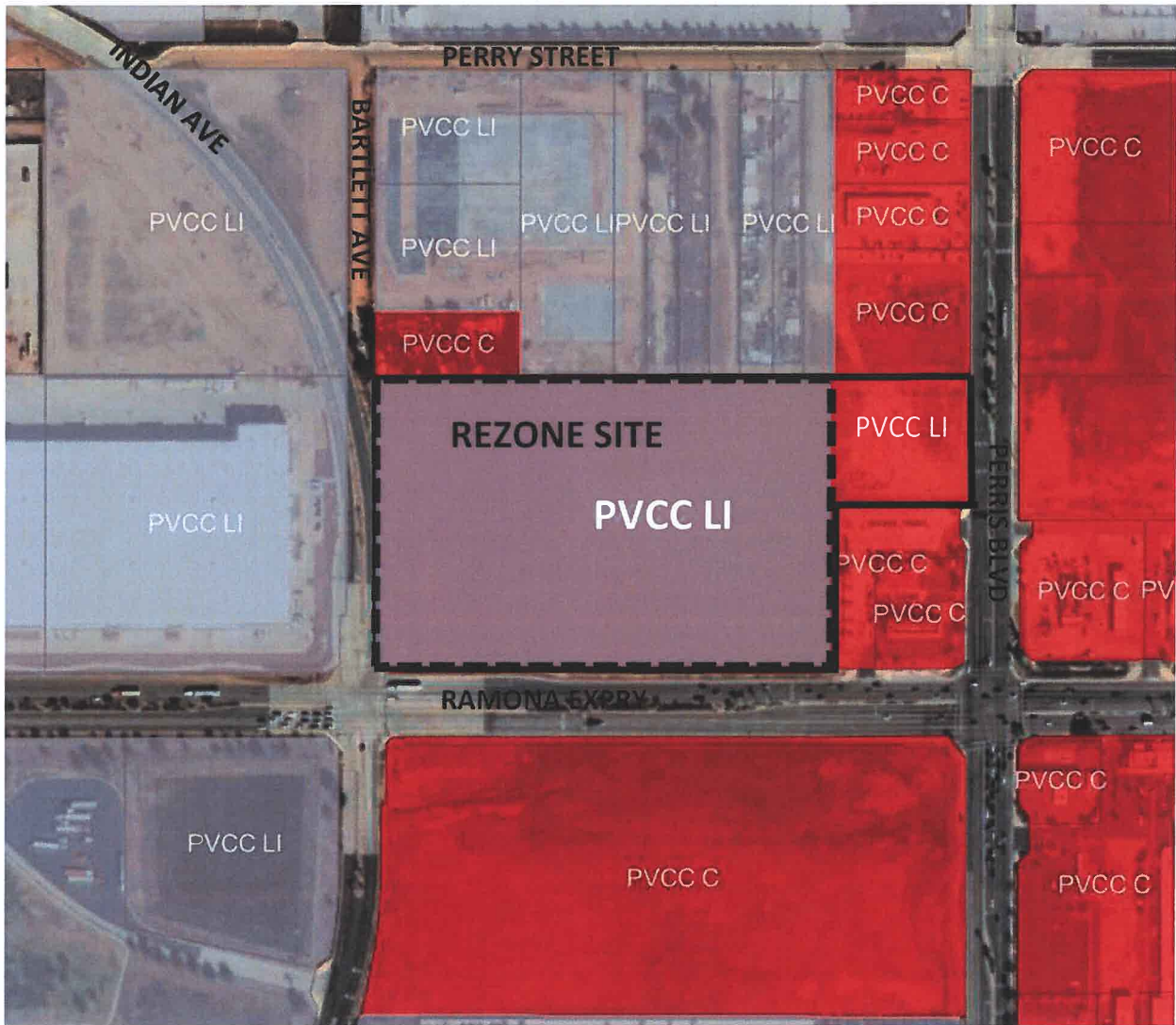


EXHIBIT D

Project Plans

**(Tentative Parcel Map, Site Plan, Floor Plan,
Building Elevations, Fence/Wall Plan, and
Conceptual Landscape Plan)**

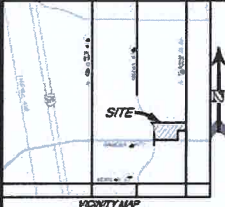


INDIAN AVENUE RENDERING

RGGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
Tel: 949-341-0930
Fax: 949-341-0922

IN THE CITY OF FERRIS, COUNTY OF MERCER, STATE OF GEORGIA
TENTATIVE PARCEL MAP 38393
RAMONA E-COMMERCE PARK

THIS PARCEL MAP IS
 A PRELIMINARY MAP
 AND IS NOT TO BE USED
 FOR ANY OTHER PURPOSE



QUADRANT/CANT

APN

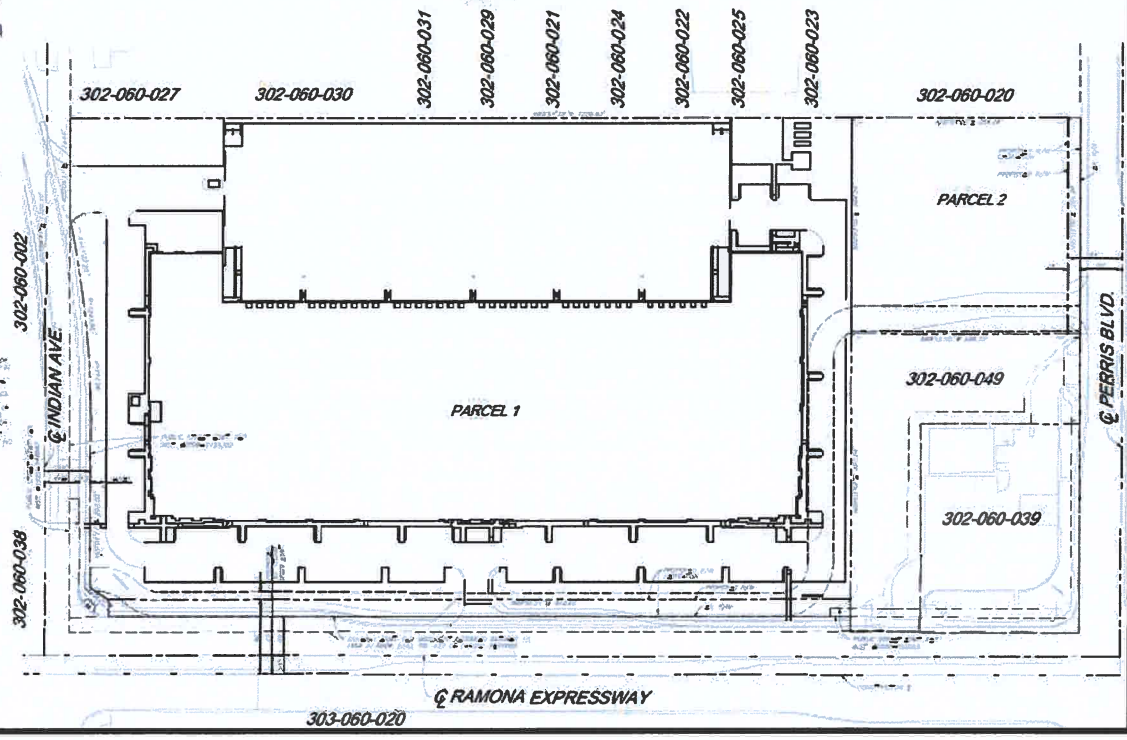
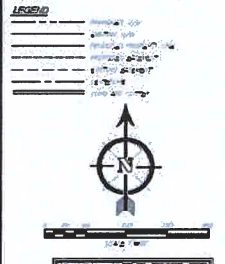
BASES OF BEARINGS

ENCASERS

TOPOGRAPHY SOURCE

PARCEL INFO

LEGAL DESCRIPTION



PROJECT NO.	2108
SHEET NO.	1
SHEET TOTAL	1

RAMONA EXPRESSWAY / INDIAN AVENUE E-COMMERCE PARK
0000 RAMONA EXPRESSWAY
CITY OF FERRIS, CA

JM REALTY
3280 SHAW BLVD
ONTARIO, CA 91764
OWNER: JOE MCKAY

DATE	02/28/2021
DRAWN BY	JM
CHECKED BY	JM
SCALE	AS SHOWN
TITLE	SITE PLAN

PROJECT DATA

SITE AREA	698,662 SF / 15.85 AC
COMMERCIAL SITE AREA	70,132 SF / 1.61 AC
INDUSTRIAL SITE AREA	598,430 SF / 13.24 AC
TRUCK TRAIL AREA	272,452 SF
FIRE PUMP ROOM	4,000 SF
GLASS ELEVATOR	4,000 SF
TOTAL	232,978 SF
TOTAL INCLUDED PLANNED OFFICE AREA	10,000 SF
LOT COVERAGE (70% MAX)	47.7%
AUTOMATIC FIRE ALARMS	20 STALLS
MANUAL FIRE ALARMS	20 STALLS
STANDARD STALLS	101 STALLS
30' TRUCK LOCATIONS	47 TRUCKS

AVIATION DATA

LAND AREA	70,132 SF / 1.61 AC
OUTSIDE AREA	38,025 SF / 0.87 AC
TOTAL SITE AREA	598,430 SF / 13.24 AC
BUILDING AREA	11,000 SF
OUTSIDE AREA	11,000 SF
TOTAL AREA	22,000 SF

ASSESSOR'S PARCEL NUMBERS

APN: 745 031 001

APPLICATION TYPE: UNDEVELOPED LAND, FUTURE PLANNED

PERMITTED LAND USE: OFFICE, RETAIL, FOOD SERVICE, HOTEL, RESIDENTIAL

PROJECT DESCRIPTION

PROPOSED E-COMMERCE PARK WITH TRUCK TRAIL LOCATIONS TO THE SOUTH WEST CORNER

LAND OWNER

JM REALTY
3280 SHAW BLVD
ONTARIO, CA 91764

APPLICANT

JM REALTY
3280 SHAW BLVD
ONTARIO, CA 91764

UTILITIES & SERVICES

SEE CIVIL DRAWINGS

LEGAL DESCRIPTION

SECTION 19, T4S, R23E, S20W, SAN DIEGO COUNTY, CALIFORNIA

ACCORDING TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA

REMARKS

1. PERMITTED TO BE USED FOR OFFICE / TRUCK TRAIL / MANUFACTURING FACILITY

2. BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA

3. BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA

4. TYPICAL STANDARD PARKING SPACES SHALL BE 9' X 21' PER CITY STANDARD

5. TRUCK TRAIL PARKING

6. BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA

7. BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA

8. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

9. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

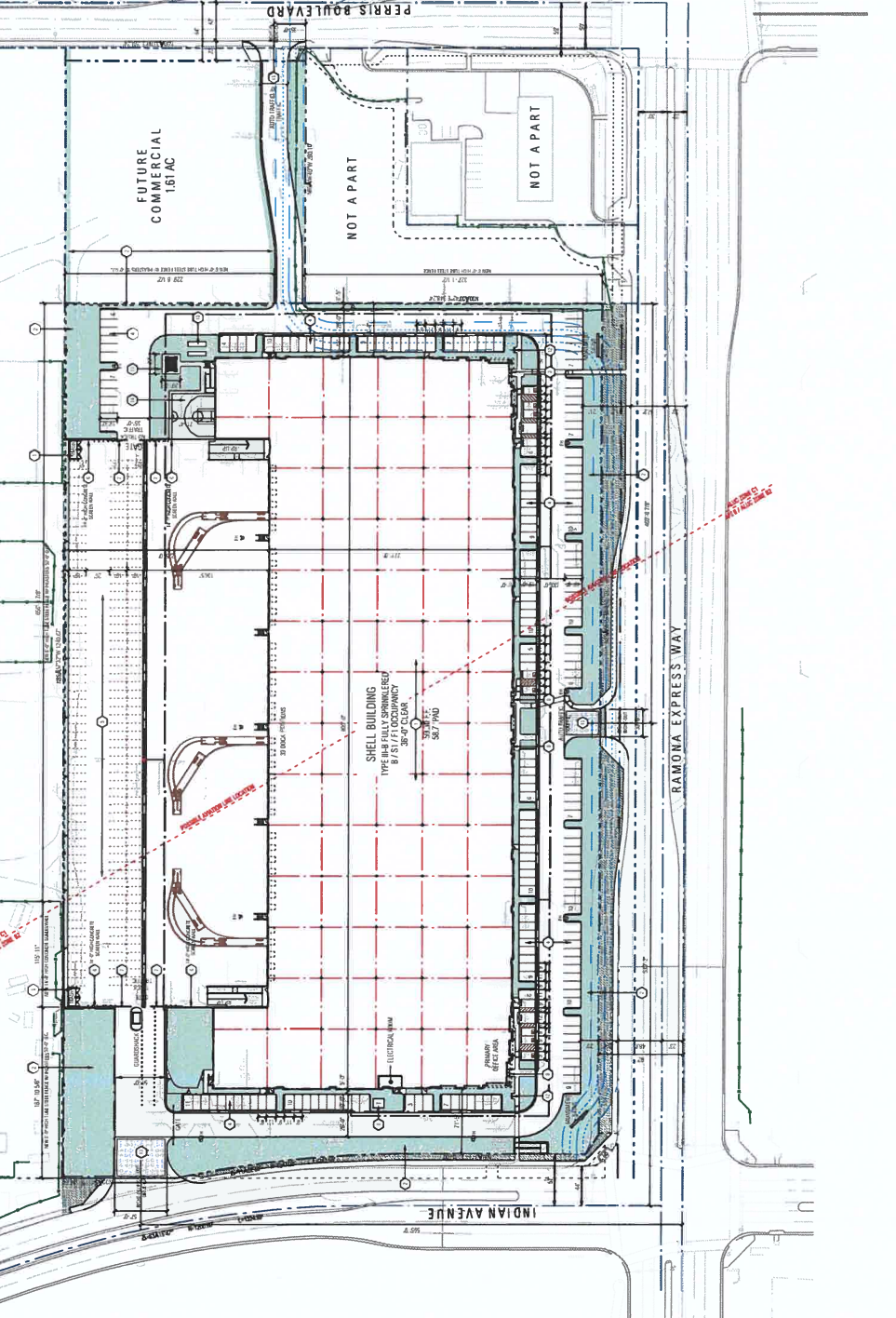
10. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

11. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

12. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

13. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD

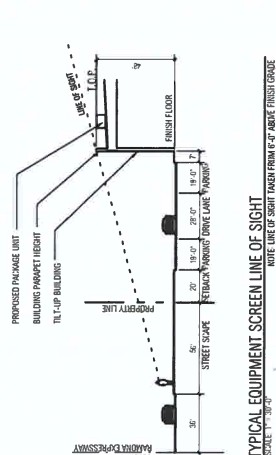
14. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER CITY STANDARD



- GENERAL NOTES**
- PROVIDE LIGHT COLORED SURFACES OVER THE OFFICE AREA.
 - BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA.
 - PROVIDE UP TO 10 ELECTRIC VEHICLE CHARGING STATIONS.
 - PERMITTED TO BE USED FOR OFFICE / TRUCK TRAIL / MANUFACTURING FACILITY.
 - CONCRETE UNDER THE BUILDING SHALL BE ELECTRIC OR COMPRESSIVE STRENGTH CONCRETE.
 - ALL TRUCK TRAIL PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA.
 - ALL LANDSCAPING SHALL BE DONE BY A P.E. LANDSCAPE CONTRACTOR.
 - A LIGHT PLAN SHALL BE SUBMITTED WITH THE PLANNING PERMIT FOR THE BUILDING TO THE CITY OF FERRIS, CALIFORNIA.
 - ALL PROJECTS SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS, CALIFORNIA.
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SITE LEGEND:

- OFFICE BUILDING
- TRUCK TRAIL PARKING
- COMMERCIAL TRUCK TRAIL
- STREET
- UTILITY
- PROPERTY LINE
- SETBACK
- STREET SHADE
- STREET LIGHT



SITE PLAN
SCALE: 1" = 50'-0"

NO.	DATE	DESCRIPTION
01	11/07/12	SCHEMATIC DESIGN
02	11/07/12	CONCEPT DESIGN
03	11/07/12	PRELIMINARY DESIGN
04	11/07/12	FINAL DESIGN
05	11/07/12	CONSTRUCTION DOCUMENTS
PROJECT NO. 2013.03		
OWNER PROJECT NO. 000000		
DRAWN BY: JSM		
CHECKED BY: JSM		
DATE: 11/07/12		
PROJECT NAME: 01/08/13 JTP		
SHEET NO. 20		
SHEET TITLE		

DELUXE GUARD BOOTH STYLE
 MANUFACTURED FOR:
 BY: B.I.G. ENTERPRISES
 9702 E. RUBEN ST
 SOUTH LA, MICHIGAN CA 91753

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/07/12
2	REVISED PER COMMENTS	11/07/12
3	REVISED PER COMMENTS	11/07/12
4	REVISED PER COMMENTS	11/07/12
5	REVISED PER COMMENTS	11/07/12
6	REVISED PER COMMENTS	11/07/12
7	REVISED PER COMMENTS	11/07/12
8	REVISED PER COMMENTS	11/07/12
9	REVISED PER COMMENTS	11/07/12
10	REVISED PER COMMENTS	11/07/12
11	REVISED PER COMMENTS	11/07/12
12	REVISED PER COMMENTS	11/07/12

BIG
 B.I.G. ENTERPRISES, INC.
 9702 E. RUBEN ST
 SOUTH LA, MICHIGAN CA 91753

FIELD INSTALLED EQUIPMENT
 THE FOLLOWING ITEMS ARE NOT INSTALLED AT THE MANUFACTURER'S OPTION AND WILL BE INSTALLED BY THE OWNER OR HIS CONTRACTOR. THE MANUFACTURER'S INSTRUCTIONS MUST BE REFERRED TO FOR THE CORRECT SUBJECT TO THE FOLLOWING: 1. ALL ELECTRICAL EQUIPMENT MUST BE INSTALLED BY A LICENSED ELECTRICIAN. 2. ALL MECHANICAL EQUIPMENT MUST BE INSTALLED BY A LICENSED MECHANIC. 3. ALL PLUMBING EQUIPMENT MUST BE INSTALLED BY A LICENSED PLUMBER. 4. ALL PAINTING MUST BE DONE BY A LICENSED PAINTER. 5. ALL WELDING MUST BE DONE BY A LICENSED WELDER. 6. ALL ROOFING MUST BE DONE BY A LICENSED ROOFER. 7. ALL CONCRETE WORK MUST BE DONE BY A LICENSED CONCRETE WORKER. 8. ALL GROUNDING MUST BE DONE BY A LICENSED ELECTRICIAN. 9. ALL INSULATION MUST BE DONE BY A LICENSED INSULATOR. 10. ALL CEILING WORK MUST BE DONE BY A LICENSED CARPENTER. 11. ALL FLOORING MUST BE DONE BY A LICENSED FLOORING CONTRACTOR. 12. ALL FINISHES MUST BE DONE BY A LICENSED FINISHER.

GENERAL NOTES:
 1. SEE GENERAL NOTES AND SPECIFICATIONS.
 2. SEE FIELD INSTALLED EQUIPMENT LIST.
 3. SEE ELECTRICAL SCHEDULE.
 4. SEE MECHANICAL SCHEDULE.
 5. SEE PLUMBING SCHEDULE.
 6. SEE PAINTING SCHEDULE.
 7. SEE WELDING SCHEDULE.
 8. SEE ROOFING SCHEDULE.
 9. SEE CONCRETE SCHEDULE.
 10. SEE INSULATION SCHEDULE.
 11. SEE CEILING SCHEDULE.
 12. SEE FLOORING SCHEDULE.
 13. SEE FINISHES SCHEDULE.

SEISMIC DESIGN DATA
 MAYNED SPECTRAL RESPONSE, $S_{M1} = 1.0$, $S_{M2} = 0.4$
 SITE CLASSIFICATION: $S_{M1} = 1.0$, $S_{M2} = 0.4$
 BASIC SEISMIC FORCE RESISTING SYSTEM: C-F STRUCTURE
 RESPONSE MODIFICATION FACTOR: $R = 5$
 ANALYSIS PROCEDURAL TEST: ALLOWABLE STRESS DESIGN

DESIGN CODES
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA ELECTION CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA PLUMBING CODE

FOUNDATION
 FOUNDATION WORK IS TO BE PERFORMED AND VERIFIED BY OTHERS IN ACCORDANCE WITH LOCAL CODES AND SOIL CONDITIONS.

CONSTRUCTION NOTES:
 1. SEE GENERAL NOTES AND SPECIFICATIONS.
 2. SEE FIELD INSTALLED EQUIPMENT LIST.
 3. SEE ELECTRICAL SCHEDULE.
 4. SEE MECHANICAL SCHEDULE.
 5. SEE PLUMBING SCHEDULE.
 6. SEE PAINTING SCHEDULE.
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 13. SEE FINISHES SCHEDULE.

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 11. SEE CEILING SCHEDULE.
 12. SEE FLOORING SCHEDULE.
 13. SEE FINISHES SCHEDULE.

SECTION A-A
 SCALE: 1/4" = 1'-0"

ELECTRICAL CABINET DETAIL
 SCALE: 1/2" = 1'-0"

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

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E1 ELEVATION
 SCALE: 1/8" = 1'-0"

E2 ELEVATION
 SCALE: 1/8" = 1'-0"

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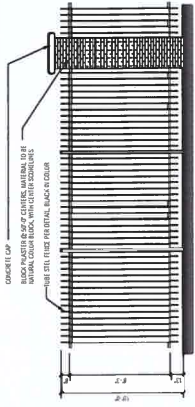
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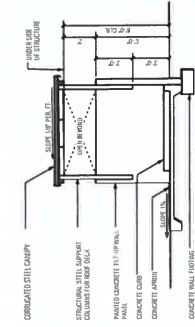
E3 ELEVATION
 SCALE: 1/8" = 1'-0"

E4 ELEVATION
 SCALE: 1/8" = 1'-0"

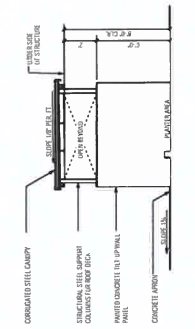
NO.	DATE	DESCRIPTION
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2	11/10/10	ISSUE FOR PERMITS
3	11/10/10	ISSUE FOR PERMITS
4	11/10/10	ISSUE FOR PERMITS
5	11/10/10	ISSUE FOR PERMITS
6	11/10/10	ISSUE FOR PERMITS
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25	11/10/10	ISSUE FOR PERMITS
26	11/10/10	ISSUE FOR PERMITS
27	11/10/10	ISSUE FOR PERMITS
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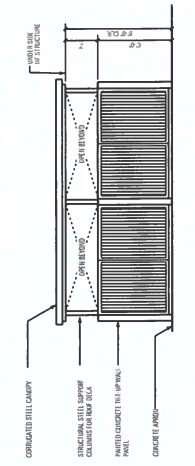
TYPICAL TUBE STEEL FENCE ELEVATION
 SCALE: 1/4" = 1'-0"



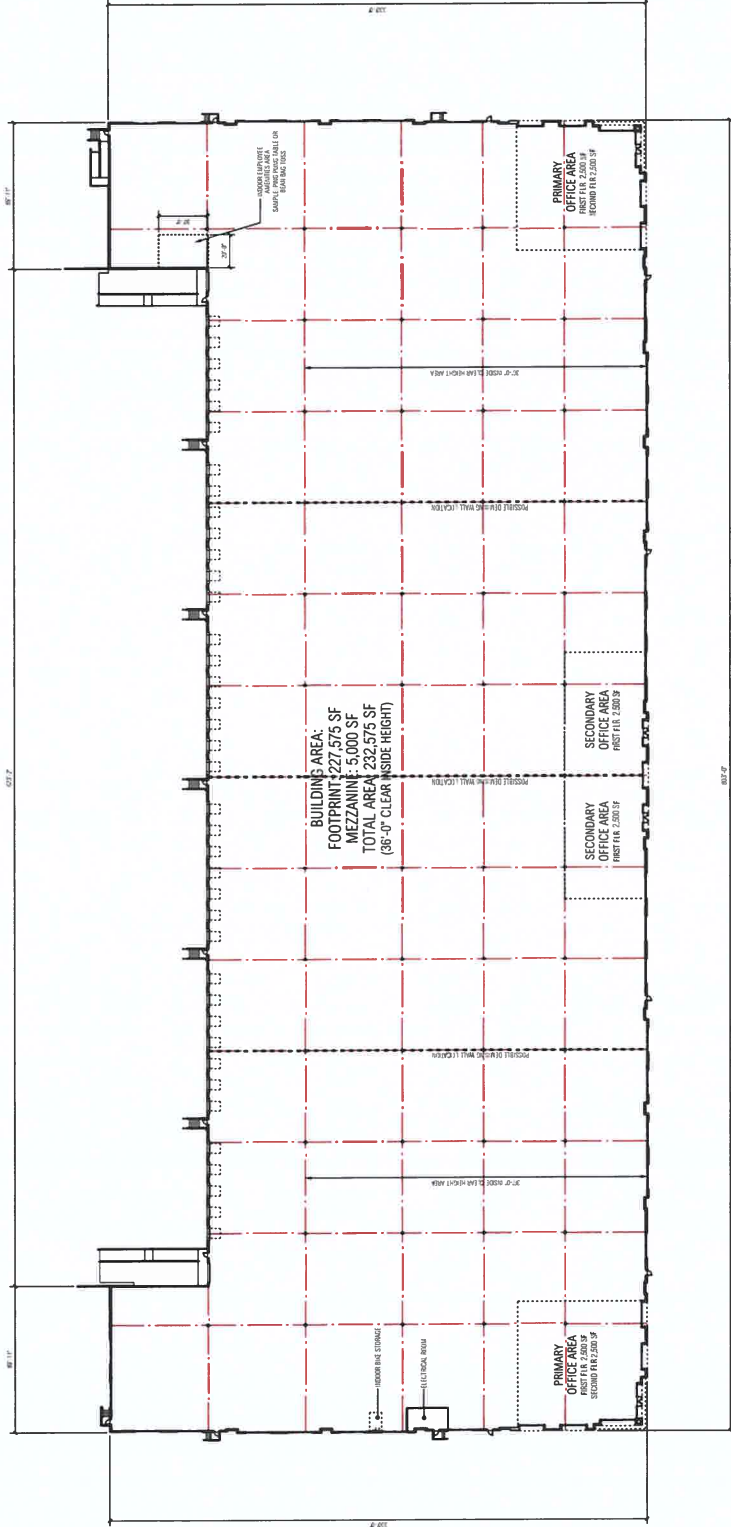
TYPICAL TRASH ENCLOSURE SECTION
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATIONS
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATIONS
 SCALE: 1/4" = 1'-0"



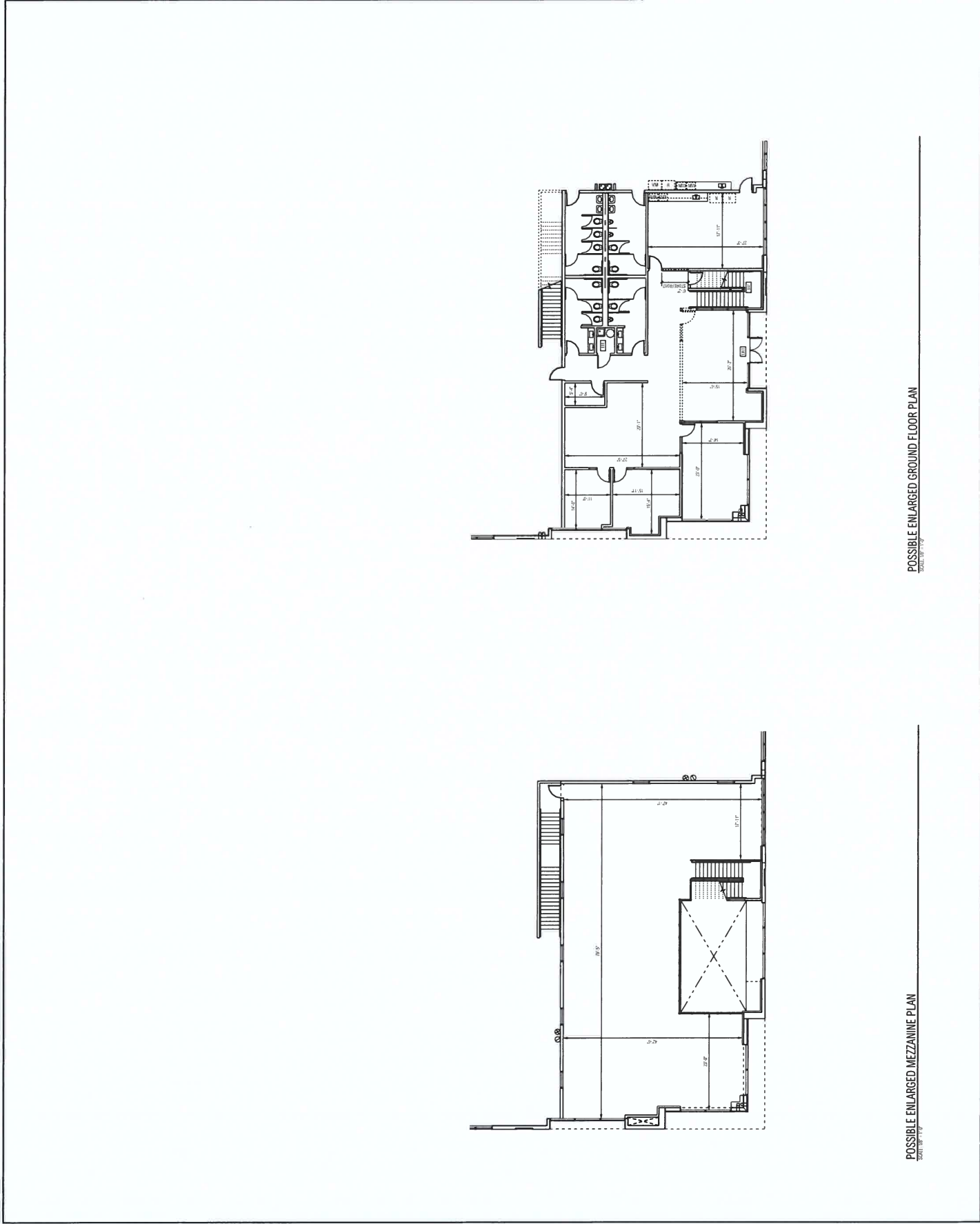
FLOOR PLAN
 SCALE: 1" = 30'-0"

CONTRACT NO.
PROFESSIONAL SEAL

RAMONA EXPRESSWAY /
INDIAN AVENUE
E-COMMERCE PARK
0000 RAMONA EXPRESSWAY
CITY OF FERRIS, CA

JM REALTY
3335 INDIAN BLVD.
DUBLINO, CA 94568
OWNER: JIM MCKAY

NO.	DATE	DESCRIPTION
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POSSIBLE ENLARGED MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

POSSIBLE ENLARGED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

OFFICE FLOOR PLANS
SHEET TITLE

- KEYNOTES**
1. PRIMARY ACCESSIBLE ENTRANCE EVERY
 2. ALL DOORS SHALL BE 48" MINIMUM CLEARANCE FROM FINISH FLOOR TO TOP OF DOOR. ALL DOORS SHALL BE 36" MINIMUM CLEARANCE TO CLEARANCE TO TOP OF DOOR.
 3. FINISH FLOOR SHALL BE FINISH FLOOR.
 4. DOOR LEAF SHALL BE FINISH FLOOR.
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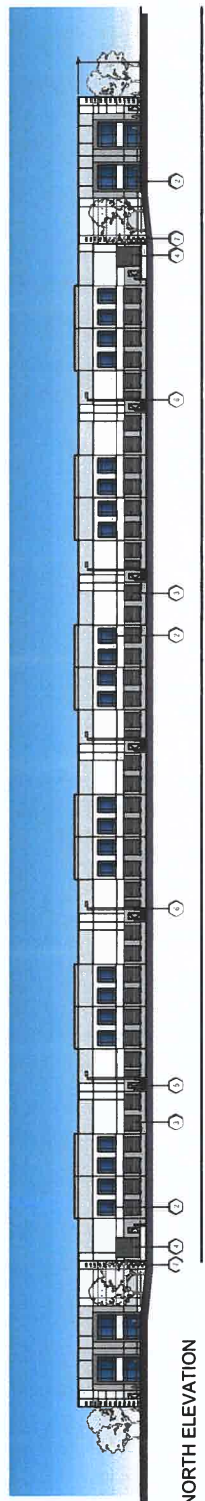
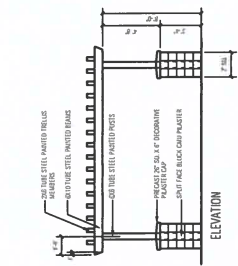
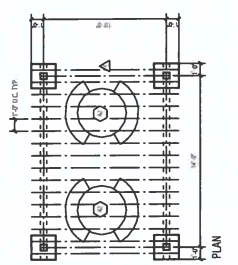
FINISH SCHEDULE

NO.	DESCRIPTION	FINISH
P-1	CONCRETE WALL	PAINTED
P-2	CONCRETE WALL	PAINTED
P-3	CONCRETE WALL	PAINTED
P-4	CONCRETE WALL	PAINTED
P-5	CONCRETE WALL	PAINTED
CL-1	CONCRETE WALL	PAINTED
M-1	CONCRETE WALL	PAINTED

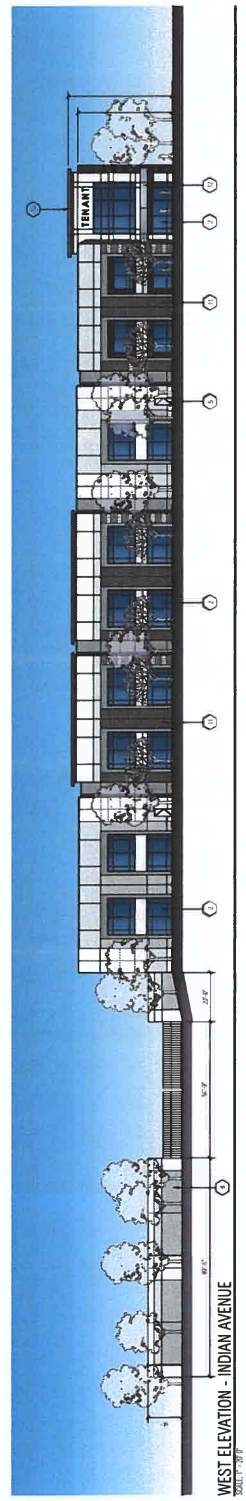
FINISH SCHEDULE

NO.	DESCRIPTION	FINISH
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9	CONCRETE WALL	PAINTED
10	CONCRETE WALL	PAINTED
11	CONCRETE WALL	PAINTED
12	CONCRETE WALL	PAINTED

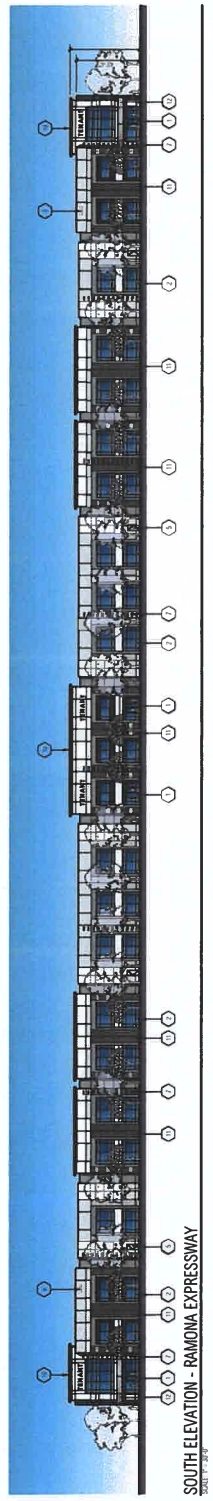
NO.	DESCRIPTION	FINISH
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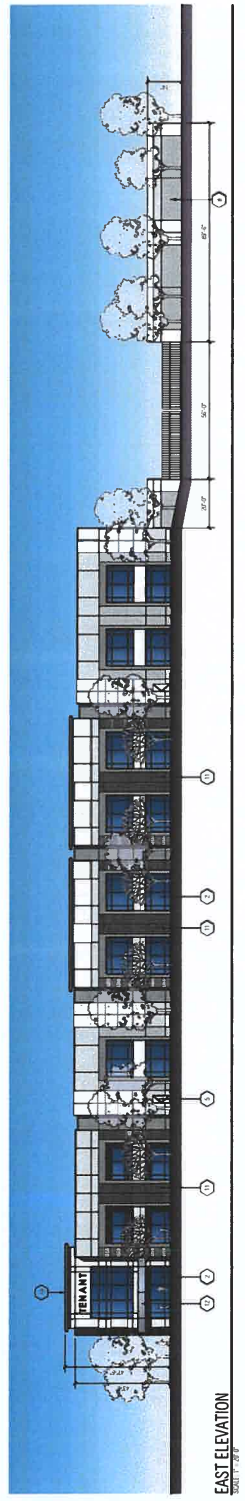
NORTH ELEVATION



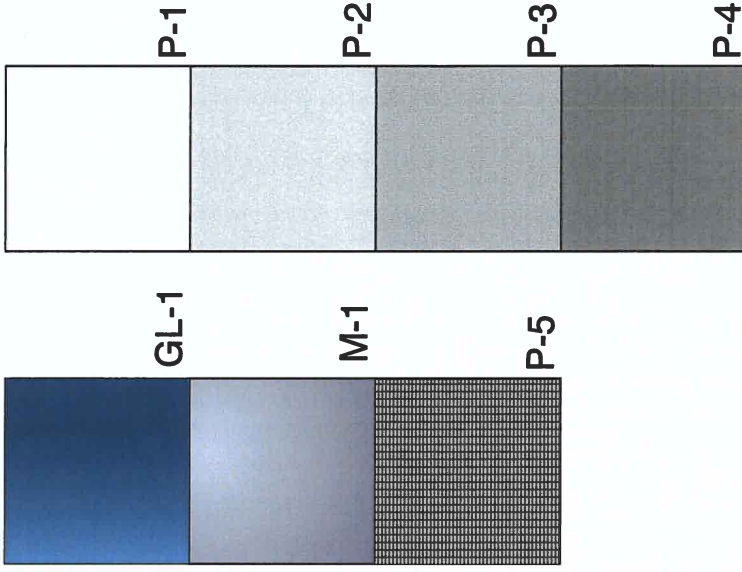
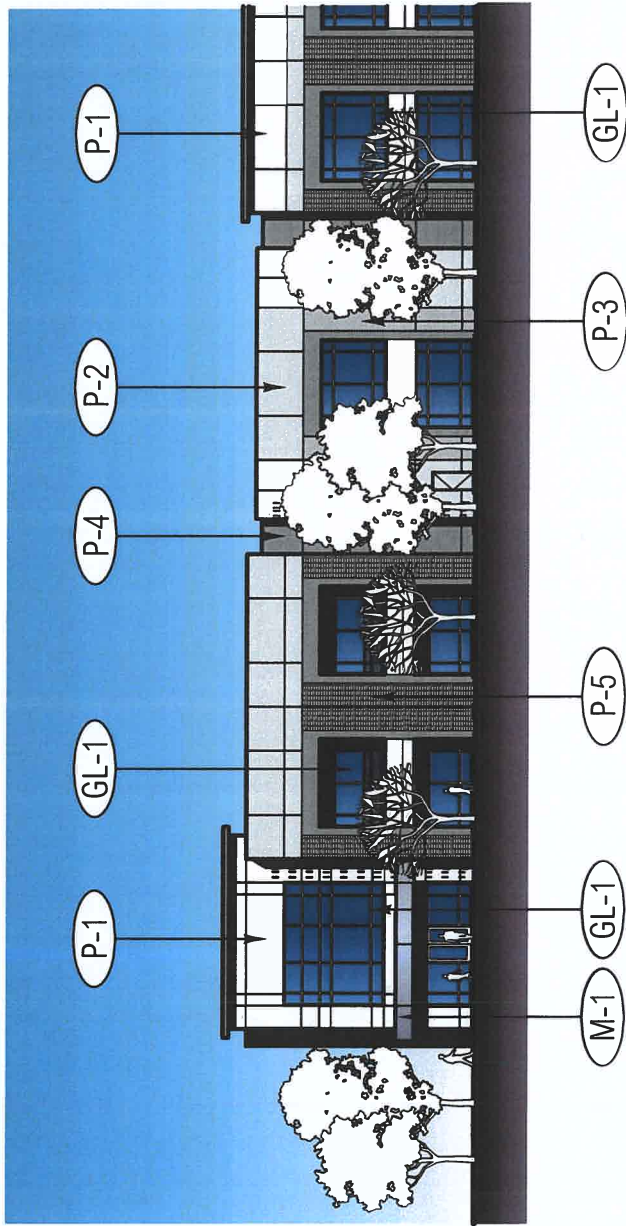
WEST ELEVATION - INDIAN AVENUE



SOUTH ELEVATION - RAMONA EXPRESSWAY



EAST ELEVATION



PARTIAL ENTRY ELEVATION

SCALE 1" = 30'-0"

FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	BASE ACCENT COLOR	SW 7063 - NEBULOUS WHITE
P-2	ACCENT COLOR	SW 7650 - ELLIE GRAY
P-3	ACCENT COLOR	SW 7067 - CITYSCAPE
P-4	ACCENT COLOR - BASE COLOR	SW 7069 - GRIZZLE GRAY
P-5	STONE - ACME BRICK	STONE - BRICK MATERIAL - RUSHMORE
GL-1	GLAZING	PPG SOLARCOOL PACIFICA
M-1	MULLIONS	CLEAR ANODIZED

RAMONA EXPRESSWAY /
INDIAN AVENUE
OFFICE / WAREHOUSE

00000 RAMONA EXPRESSWAY
PERRIS, CA

JM REALTY
3535 INLAND EMPIRE BLVD
ONTARIO, CA. 91764

RG A

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

EXHIBIT E

Initial Study/MND, Associated Technical Studies, and Comment Letters/ Responses to Comments in Appendix K

Due to the size of the files, the documents are located at the following webpage link:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-339>